

AGENDA

COUNCIL MEETING
Tuesday, September 8, 2015
5:30 P.M.

CITY HALL COUNCIL CHAMBERS

I. CALL TO ORDER:

II. OPEN FORUM: This is a time for any concerned citizen to speak to the Council on an item that is not on the agenda.

III. CONSENT ITEMS:

- A. 8/25/15 council minutes.
- B. 9/2/15 Special meeting Council minutes
- C. Payment of monthly bills

IV. NEW BUSINESS:

- A. Public hearing for rezoning of lots 2, 3 & 4 in GCDC West Business Park from Light Industrial to Highway Commercial.
- B. First reading of an ordinance to rezone lots 2, 3 & 4 in GCDC West Business Park from Light Industrial to Highway Commercial.
- C. Jefferson Community Golf Course report from Micah Destival.
- D. Set date for priority workshop.
- E. Discussion of amending Lincoln Ridge Estates development agreement and creating development agreement for Briarwood Bend.

V. REPORTS:

- A. Mayor
- B. Engineer
- C. City Clerk
- D. Attorney
- E. City Administrator
- F. Council & Committees

VI. ADJOURN.

AGENDA SUMMARY

DATE 9/8/15

NEW BUSINESS

- A. **Public hearing for rezoning of lots 2, 3 & 4 in GCDC West Business Park from Light Industrial to Highway Commercial.** The Planning Commission reviewed the proposal and recommends to rezone lots 2, 3 & 4 in GCDC West Business Park from Light Industrial to Highway Commercial.
- B. **First reading of an ordinance to rezone lots 2, 3 & 4 in GCDC West Business Park from Light Industrial to Highway Commercial.**
- C. **Jefferson Community Golf Course report from Micah Destival.**
- D. **Set date for priority workshop.** The recommended date is the Council meeting on 9/22/15.
- E. **Discussion of amending Lincoln Ridge Estates development agreement and creating development agreement for Briarwood Bend.** The current agreement provides for Lincoln Ridge Estates to certify the development for Tax Increment Financing (TIF) in three phases. The belief at the time of the agreement was the lots in the subdivision would be built out with in a very short time allowing for 6-8 houses to be certified in each phase. However approximately 2-4 houses have been certified in each phase. The developer is asking to modify the agreement by adding additional phases or eliminating the phase system in favor of a fixed number of years to certify houses. The Council amended the urban renewal area to include Briarwood which now makes the development eligible for TIF. Utilizing TIF would require a development agreement.

COUNCIL MEETING

August 25, 2015

5:30 P.M.

PRESENT: Ahrenholtz, Teeples, Black, Jaskey, Von Ahsen

ABSENT: None

Mayor Berry presided.

No citizens spoke during the Open Forum.

On motion by Jaskey, second by Black, the Council approved the following consent agenda:
August 11, 2015 Council Minutes.

AYE: Ahrenholtz, Jaskey, Teeples, Von Ahsen, Black

NAY: None

After a discussion on considering approval of guidelines for hotel/motel tax reimbursement, the decision was made to have it be taken back to the Committee.

RESOLUTION NO. 44-15

On motion by Von Ahsen, second by Teeples, the Council approved Resolution No. 44-15, a resolution awarding contract for North Walnut Street Water Line Products to Hatch Grading & Construction, Inc. for the bid amount of \$58,480.00 for 2015 Water line replacement project in preparation for the 44 unit residential development. The new 6 inch line would replace an existing 4 inch line on Walnut St between Mahlon and Central.

AYE: Black, Jaskey, Ahrenholtz, Teeples, Von Ahsen

NAY: None

On motion by Jaskey, second by Black, the Council reset a Public Hearing for September 8th at 5:30 p.m. for rezoning of lots 2, 3 & 4 in GCDC West Business Park from Light Industrial to Highway Commercial.

AYE: Teeples, Ahrenholtz, Jaskey, Von Ahsen, Black

NAY: None

RESOLUTION NO. 45A-15

On motion by Teeples, second by Ahrenholtz, the Council approved Resolution No. 45-15, a resolution approving end of Fiscal Year 2015-2016 transfers.

AYE: Jaskey, Ahrenholtz, Teeples, Black, Von Ahsen

NAY: None

On motion by Ahrenholtz, second by Von Ahsen, the Council approved Main Street Iowa Challenge Grant application for 205 N. Wilson Street building.

AYE: Teeples, Von Ahsen, Black, Jaskey, Ahrenholtz

NAY: None

On motion by Jaskey, second by Ahrenholtz, the Council approved agreement with Region XII Council of Governments for technical and professional services to apply for Community Development Block Grant (CDBG) for Downtown Revitalization Application.

AYE: Black, Ahrenholtz, Von Ahsen, Jaskey, Teeples

NAY: None

On motion by Von Ahsen, second by Jaskey, the Council approved publishing requests for architectural services for Community Development Block Grant (CDBG) application.

AYE: Von Ahsen, Teeples, Ahrenholtz, Jaskey, Black

NAY: None

A quarterly workshop with Main Street Committee was held to update the Council on activities with the Main Street Program.

There being no further business the Council agreed to adjourn.

Craig J. Berry, Mayor

Diane M. Kennedy, City Clerk

SPECIAL COUNCIL MEETING

SEPTEMBER 2, 2015

12:00 NOON

PRESENT: Ahrenholtz, Teeples, Jaskey, Von Ahsen

ABSENT: Black

Mayor Berry presided.

On motion by Ahrenholtz, second by Teeples, the Council approved a Class B Beer Permit for Beer Here Entertainment LLC (Peddlers Jamboree).

AYE: Jaskey, Ahrenholtz, Von Ahsen, Teeples

NAY: None

There being no further business the Council agreed to adjourn.

Craig J. Berry, Mayor

Diane M. Kennedy, City Clerk