

## Lawton City Council Minutes

### **Special Meeting January 11, 2007**

The Lawton City Council met in Special session on Thursday, January 11, 2007, at the Lawton City Hall in Lawton. Council members answering roll: Terry Masching, Tony Bengford, Don Grigg and Perry Ludwig. Rick Schorg was absent. Also in attendance were Clerk Patricia Washburn, Maintenance Lowell Anderson, Attorney Glenn Metcalf, Engineer Jerry Steffen, Dale Peterson, Willard Brian McNaughton, Jeanine Chartier, Kent Baker, Deb Furlich and Doug Furlich. Mayor Jeff Nitzschke called the meeting to order at 5:00 p.m.

Guests were welcomed.

Attorney Metcalf explained TIF procedure and how it pertains to Char-Mac Urban Renewal Plan. Jeanine Chartier clarified she would want streets in expansion maintained by city. After sharing list of benefits to city, Chartier requested TIF funds be used for several infrastructure items including sewer with lift station, water, hydrants, streets, sidewalks, city park and trees. Attorney did not feel trees fell under TIF regulations. Chartier also stated an alternative route into the property could be from the east end of Char-Mac Dr. rather than from the west end as was shown on preliminary plat.

Neighboring property owner to the west, Dale Peterson, stated his concern of erosion with water runoff from property.

Property owner Willard Brian McNaughton owns property adjacent to west end of Char-Mac Dr. McNaughton stated he would be interested in selling his property to assist with the project. Land and buildings could be sold, or land only. If land only was sold, McNaughton would need two to three years to move buildings.

Attorney stated City and Char-Mac could enter into "Minimum Guaranteed Assessment Agreement" to assure minimum tax income in future years. Attorney will contact Woodbury County Auditor regarding current TIF area and time constraints with it. City passed Resolution 2005-03 in February, 2005 regarding intent to amend Char-Mac Urban Renewal Plan district to include additional land.

Attorney presented **RESOLUTION 2007-02 – RESOLUTION PROPOSING AMENDMENT TO THE CHAR-MAC ADDITION URBAN RENEWAL PLAN AND TAX INCREMENT FINANCE DISTRICT.** In furtherance of the economic development of the City of Lawton, the City Council proposes changes in the Char-Mac Addition urban renewal plan to include expanded development of the described properties. **Change 1:** The present land use provides for "multi-family residential structures". This shall be modified to provide "multi-family residential structures, single family residential structures, and limited commercial development". **Change 2:** The property to be included by modification in the plan consists of the property known as Peterson Subdivision as well as property known as West Creek Addition to the City of Lawton. Legal description of both properties is available at Lawton City Hall. These two changes constitute modifications to the project description, found in "A.1. Boundaries" and will be incorporated by modification in the Urban Renewal Plan. Upon hearing Resolution 2007-02, Grigg moved to approve said Resolution and to set Public Hearing date of February 6, 2007 at 5:00 p.m. to allow public input to the proposed changes. Thereafter the changes will be confirmed by resolution and ordinance as required by the plan and Code of Iowa. Motion seconded by Ludwig. Roll call vote 4-0. Schorg absent. Resolution 2007-02 passed and approved this 11<sup>th</sup> day of January, 2007. Complete text of resolution on file at Lawton City Hall.

Mayor discussed Christiansen Construction bond and warranty work to be completed at water treatment facility. Forrest Kraemer informed Mayor work could be completed within two weeks. Project engineer apparently specified wrong item in project specs.

Council discussed Maple Street replacement project. After considerable discussion, Ludwig made motion that City would pay 65% of total project cost plus cost of intersections on east and west ends of 400 block of Maple Street. Specifically, those

intersections are Maple Street & Tara Way, and Maple Street & Linden Street. Adjacent property owners would be assessed remaining 35% of project cost with cost to each owner dependent upon the lineal footage of street adjacent to their property. Grigg seconded motion. Motion carried on roll 3-0. Bengford abstained, Schorg absent.

Bids for Maple Street Replacement Project will be opened after Public Hearing on February 6. Award of contract will take place as soon as possible after bids are verified.

Another citizen complaint has come in regarding an abandoned car. City will tag and tow if need be.

Clerk distributed Fire Chief's annual fire report. Call locations were not disclosed. Clerk will contact Chief for that information.

Attorney presented Council with Fire Protection Contract and discussed fact-finding call he made to Iowa League of Cities. Council will peruse contract and decide at February meeting how to proceed.

Council discussed concerns of individuals approaching city employees expressing displeasure with decisions made by the Council. Individuals are requested to come before the Council rather than to city employees.

With no further business to come before the meeting, Bengford moved to adjourn. Masching seconded. Mayor declared the meeting adjourned at 8:30 p.m.

SIGNED BY: \_\_\_\_\_  
Jeff Nitzschke, Mayor

ATTESTED BY: \_\_\_\_\_  
Patricia L Washburn, City Clerk