

MINUTE	Tuesday, September 17, 2013		
Land Use Committee		5:36 PM	
Hall			Carnegie Town
Street			235 West 10th

Members Present: Council Member Kermit L. Stagers, Council Member Kenny Anderson Jr., Council Member Dean Karsky, Council Member Rex Roling  
Members Absent: None  
Staff Present: Denise D. Tucker, CMC, Assistant City Clerk; David Bixler, Budget Analyst; Jim David, Legislative/Operations Manager  
Guests: Sue Aguilar, Michelle Erpenbach, Jim Entenman, Greg Jamison, David Pfeifle

1. Call To Order

Committee Chair Rex Roling called the meeting to order at 5:36 p.m.

2. Approval of Minutes

A. Tuesday, July 16, 2013

A motion was made by Kenny Anderson Jr. and seconded by Dean Karsky to approve the minutes of Tuesday, July 16, 2013.

Roling called for a voice vote. All members voted yes.  
Motion Passed.

3. Discussion

A. Annexations - Pending, Lawsuit and Upcoming Non-Petitioned Annexations by Jeff Schmitt, Chief Planning & Zoning Official

Schmitt provided a brief review of annexations. He explained that there are two types of annexations: petition by land owners or without a petition. Schmitt said 99 percent of the annexations are requested by land owners and they do about 15 a year. The other annexations, without a petition, are considered studies and they take about nine years to complete. He provided examples of both types of annexations.

He presented an annexation map, which displayed different colored sections called waves. The waves, first through fifth, are the order in which the future 50 annexations will occur.

Council Member Dean Karsky asked how closely they follow the wave order. He wanted to know if someone wanted to be annexed into the City prior to when they are slated too if that is alright. Schmitt said this isn't something that is hard and fast. He explained that annexation isn't up to one property owner, it

involves multiple property owners and that is why the process can take years.

Council Member Kermit Staggers asked about the annexation on tonight's meeting. Discussion followed.

Council Member Kenny Anderson Jr. asked about the area of 42nd, 46th and Tea/Ellis Road (Prairie Meadows). Anderson Jr. said he and Schmitt went to speak to some homeowners and one of the topics was annexation. Schmitt spoke about meetings with approximately 70 property owners of Prairie Meadows. If annexed into the city limits, each lot owner would be assessed approximately \$25,000 for an updated sewer system, water system, storm system, curb and gutter, sidewalks, roads, fire hydrants, street lights. Karsky asked how the assessment is to be paid. Schmitt explained the payment process. Discussion followed.

Jon Brown, Stockwell Engineers, spoke about making annexation assessment costs feasible.

Karsky asked how did a situation like Prairie Meadows occur and how do they prevent it from happening in the future. Discussion followed.

Anderson Jr. said this issue and financing need to continue to be looked at. Rolwing said that Schmitt and Mike Cooper, Director of Planning and Building Services, should return to the Land Use Committee, in a couple of months, to discuss resources and staffing, and a financing plan. Discussion followed.

B. TIF Ordinance by Darrin Smith, Director of Community Development; and Brent O'Neil, Economic Development Manager

Smith said for most of the past year they have been reviewing and evaluating the Tax Increment Financing (TIF) process. He said they plan to bring an ordinance forward in October, along with a more detailed presentation.

O'Neil gave an overview of updates for both the notification and application process. He said they are planning to bring forth an application fee in October. O'Neil said they are still discussing the fee amount. Discussion followed.

A motion was made by Kenny Anderson Jr. and seconded by Dean Karsky to have a TIF ordinance presentation at the Informational Meeting on October 1st, have the 1st Reading of the Ordinance on October 8th, and the 2nd Reading of the Ordinance on October 15th.

Committee Chair Rex Rolwing called for a voice vote. All members voted yes. Motion Passed.

4. Open Discussion

There was none.

5. Adjournment

A motion was made by Kenny Anderson Jr. and seconded by Dean Karsky to adjourn at 6:28 p.m.

Committee Chair Rex Rolwing called for a voice vote. All members voted yes.  
Motion Passed.

Denise D. Tucker, CMC

Assistant City Clerk