

MINUTES Tuesday, November 19, 2013

Land Use Committee 4:50 PM

Carnegie Town Hall

235 West 10th Street

Members Present: Council Member Kermit L. Staggers, 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; and Jim David, Legislative/Operations Manager

Guests: Sue Aguilar, Michelle Erpenbach, and Greg Jamison

1. Call To Order

Committee Chair Rex Roling called the meeting to order at 4:50 p.m.

2. Approval of Minutes

A. Tuesday, October 15, 2013

A motion was made by Kenny Anderson Jr. and seconded by Dean Karsky to approve the minutes of Tuesday, October 15, 2013.

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

Motion Passed.

3. Discussion

Annexation Studies - Prairie Meadows/Klein Addition by Mike Cooper, Director of Planning and Building Services; Mark Cotter, Director of Public Works; and Jeff Schmitt, Chief Planning and Zoning Official

Jeff Schmitt, Chief Planning and Zoning Official, led a PowerPoint presentation on the annexation studies of Prairie Meadows. He began by providing background information on the project and presented proposed assessment costs. Schmitt explained that it would cost approximately \$25,000 per 100 foot frontage for utilities: sanitary sewer, water main, storm sewer, curb and gutter, surfacing, sidewalk, and lights. He reviewed a potential payment plan for the residents. Schmitt said the majority of residents are in favor of annexation, but are worried about the costs for paying for the infrastructure.

Prairie Meadows resident and board member Merlyn Tieszen, said he is in favor of annexation. He described the current problems with sewer drainage in the neighborhood. Tieszen said there are 72 residents in Prairie Meadows. He requested a 20 year payment plan, for infrastructure costs, to make things affordable for residents.

Anderson Jr. described what he has seen in Prairie Meadows. He also met with City officials, in Prairie Meadows, to discuss the problems of the

neighborhood. Discussion followed.

Anderson Jr. and Karsky said they are both in favor of annexing Prairie Meadows. They also were wondering what can be done financially to assist the residents with the annexation costs. Discussion followed.

Council Member Kermit Stagers said he is opposed to forced annexation, but he is in favor of enticing people to be annexed. He questioned if all of the utilities were needed for annexation. Discussion followed.

Jon Brown, with Stockwell Engineers, spoke about a Department of Energy and Natural Resources grant for Prairie Meadows' sanitary sewer improvements.

Karsky asked about the process for Prairie Meadows residents to seek annexation. Discussion followed.

Rolfing asked if work would have to be done in the Daniels' Addition prior to working in Prairie Meadows. Discussion followed.

Anderson Jr. and Rolfing wanted to make sure that there was a policy in place to follow for future annexations, regarding financing. Tracy Turbak, Director of Finance, spoke briefly about an ordinance that would focus on the rate of interest for assessments. Discussion followed.

City staff was asked to return in January with some ideas on financing, terms and how changes can be made to an ordinance to make annexation financing more feasible.

#### 4. Open Discussion

Rolfing said at the committee's last meeting, they posed some questions to Chad Huwe, the City Engineer, regarding insurance. Huwe responded with a memo. Rolfing read the response into record.

#### 5. Adjournment

A motion was made by Kenny Anderson Jr. and seconded by Dean Karsky to adjourn at 5:43 p.m.

Rolfing called for a voice vote. All members voted yes.

Motion Passed.

Denise D. Tucker, CMC

Assistant City  
Clerk