

MILFORD CITY COUNCIL
MINUTES OF MEETING
May 23, 2016

Milford City Council held Public Hearings on Monday, May 23, 2016 in the Joseph Ronnie Rogers Council Chambers at Milford City Hall, 201 South Walnut Street, Milford, Delaware.

PRESIDING: Mayor Bryan W. Shupe

IN ATTENDANCE: Councilpersons Christopher Mergner, Arthur Campbell, James Burk,
Owen Brooks Jr., Douglas Morrow, James Starling Sr. and Katrina Wilson

City Manager Eric Norenberg, Police Chief Kenneth Brown and
Deputy City Clerk Christine Crouch

COUNSEL: City Solicitor James Sharp, Esquire

Mayor Shupe called the Public Hearing to order at 7:01 p.m.

Planning Coordinator Rob Pierce was also present.

*Ordinance 2016-03
Code of the City of Milford Part II-General Legislation
Chapter 230-Zoning Code Article I-General Provisions
§230-4 - Definitions and Word Usage
Adoption/Ordinance 2016-03*

Planner Pierce recalled this ordinance was introduced at the previous meeting and redefines/modifies the language for the planned unit residential development. The actual conditional use criteria conflicted with one another area in regard to whether or not commercial was optional or mandatory and this will clarify it is optional.

Mr. Burk said that currently, the code encourages commercial to have a business use on the first floor in order to have height above what is normal. He asked if that is being eliminated because of a conflict.

Mr. Pierce noted that the city has numerous PUD's with no commercial though they may have community buildings or similar structures.

He confirmed there are no pending applications this amendment will affect. In his opinion, the project being questioned did not meet the various housing requirements in the definition (single family homes, townhouses, duplexes, etc.). Instead it strictly applied to multi-family units. He does not believe removing this will change what is not permitted.

Mr. Pierce further explained that the criteria states up to 25% of the total acreage within the PUD may be available for nonresidential uses including neighborhood commercial which conflicts with what is mandatory. The change would mirror the PUD definitions in other municipal codes.

When Mayor Shupe asked for public comment. There being no comment, the floor was then closed for public comment.

Councilman Mergner moved to adopt Ordinance 2016-03, seconded by Mr. Campbell:

WHEREAS, the City of Milford deems it necessary to classify, regulate and restrict the height, number of stories and size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, courts and other open spaces, the density of population and the location, use and extent of use of buildings, structures and land for residence, trade, industry and other purposes; create districts for said purpose and establish a Board of Adjustment; and impose penalties for violations, so as to lessen congestion in the streets; secure safety from fire, panic and other dangers; provide adequate light and air; prevent undue concentration of population and overcrowding of land; facilitate the adequate

provision of transportation, water, sewage, school, park and other public requirements; conserve the value of buildings and encourage the most appropriate use of land; and promote the health, safety, morals and general welfare of the City of Milford; and

— WHEREAS, the City defines and interprets certain words and phrases used in the Zoning Chapter.

NOW, THEREFORE, THE CITY OF MILFORD HEREBY ORDAINS:

Section 1.

An Ordinance to Amend the Code of the City of Milford by Amending Chapter 230 entitled Zoning.

Section 2.

230-4 Definitions and Word Usage shall be amended as follows:

PLANNED UNIT RESIDENTIAL DEVELOPMENT - A development providing housing of various densities, lot sizes, lot coverage and types, including related ~~commercial~~; recreational and community facilities. **The development may include commercial uses that are designed to serve the convenience needs of the residents of the development.** The area of land required for a planned unit residential development shall be at least 10 contiguous acres except in the City Core area where the required area shall be two acres. For purposes of this definition the City Core area shall be identified as follows:

Starting at the location of the intersection of the center line of US 113 and the center line of DE 14 (also known as NW Front Street in Milford, Delaware), and

Proceeding east along the center line of DE Route 14 (NW Front Street) to the intersection of the center line of DE Route 14 (NW Front Street) and the center line of Truitt Avenue, and

— Proceeding north along the center line of Truitt Avenue to the intersection of the center line of Truitt Ave and North Third Street, and

Proceeding east along the center line of North Third Street to the intersection of the center line of North Third Street and the center line of West Street, and

Proceeding north along the center line of West Street to the intersection of the center line of West Street and the center line of North Fourth Street, and

Proceeding east along the center line of North Fourth Street to the intersection of the center line of North Second Street, and

Hence approximately 290 feet N 50° W along the nearest property lines and hence approximately 1,470 feet N 35° E along the nearest property lines to the center line of Business Route 1 (also known as Rehoboth Boulevard), and

Proceeding southeast along the center line of Business Route 1 to the intersection of the center line of Business Route 1 and South East Front Street, and

Proceeding west along the center line of South East Front Street to the intersection of the center line of South East Front Street and the center line of Walnut Street, and

Proceeding south along the center line of Walnut Street to the intersection of the center line of Walnut Street and the center line of Causey Avenue, and

— Proceeding west along the center line of Causey Avenue to the interception of the center line of Causey Avenue and center line of the railroad right-of-way (also known as the Norfolk Southern tracks), and

Hence approximately 3,280 feet N 70° W along the north shore of Silver Lake as mapped by a solid blue line on the 1993 US Geological Survey Milford DE 7 1/2 minute quadrangle map, to the center line of the north-bound lanes on the US Route 113 bridge over Silver Lake, and

— *Proceeding north along the center line of the northbound lanes of US Route 113 to the point of beginning at the intersection of the center line of the northbound lands of US Route 113 and the center line of DE Route 14 (also known as Northwest Front Street).*

Section 3. Dates.

Planning Commission Review and Public Hearing: 04/19/16

City Council Introduction: May 9, 2016

Adoption: May 23, 2016

Effective: June 2, 2016

Motion carried with no one opposed.

Ordinance 2016-07

Adoption/Ordinance 2016-07/Parks & Recreation/Extends Sunday Park Hours

City Manager Norenberg recalled this ordinance was also introduced at the last meeting noting this is a minor time change to the Parks and Recreation Code relating to special events on Sundays. The proposed change would adjust the time from 1 pm thru 6 pm to noon until 7 pm in which an event could occur on Sundays in city parks.

Mr. Norenberg explained the change is being proposed to align with DMI's Brewgrass Festival already scheduled on Sunday, June 12th. He consulted with one of the neighboring properties (Calvary Church) which is located on the south side of the park to confirm they are comfortable with noon as long as the noise, music and congestion created by this event will not start prior to noon (they have services until noon).

— Mayor Shupe asked for questions or comments from city council; Mr. Morrow verified this time will apply to any future event and not just the Brewgrass Festival. The city manager stated that is correct.

Mayor Shupe asked for comments or questions from the public. There being none, he closed the floor for public comment.

Mr. Starling moved to adopt Ordinance 2016-07 as presented, seconded by Mr. Morrow:

WHEREAS, pursuant to the Code of the City of Milford, City Council is hereby authorized to regulate the public use of the city's facilities, including parks, to provide for the safe and orderly use thereof; and

WHEREAS, Chapter 165 of the Code of the City of Milford, entitled Parks and Recreation was created to develop operational policies and standards for the use of Milford City Parks to be applied in Special Event contracts and the appropriateness of such events throughout the park system; and

WHEREAS, at the time of its adoption, Special Event Hours on Sunday were restricted from 1:00 p.m. until 6:00 p.m.; and

WHEREAS, Downtown Milford, Incorporated properly submitted a request for their 2nd Annual Brewgrass Festival to be held on Sunday, June 12, 2016; and

WHEREAS, on January 11, 2016, City Council approved the Special Event request to begin at 12:00 noon and end at 7:00 p.m., which is in conflict with the current code; and

— *WHEREAS, in an attempt to encourage activity in the downtown area, City Council now deems it suitable to repeal the Sunday hours of 1:00 p.m. through 6:00 p.m. and adopt the amended hours of 12 noon through 7:00 p.m.*

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE CITY OF MILFORD THAT:

*SECTION 1. City Council of the City of Milford hereby amends §165-6 (H)(2) to read as follows:
§ 165-6. - Rules and regulations.*

H. Special event hours are restricted to the following times:

- (2) ~~Sunday 1:00 p.m. to 6:00 p.m.~~*
- (2) Sunday 12 noon to 7:00 p.m.*

SECTION 2. Dates.

City Council Introduction: May 9, 2016

Adoption: May 23, 2016

Effective: June 2, 2016

Motion carried.

Having no further business, Mr. Mergner moved to adjourn the Public Hearing, seconded by Mr. Starling. Motion carried.

The Public Hearing adjourned at 7:10 p.m.

Respectfully submitted,



Terri K. Hudson, MMC
City Clerk/Transcriber

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A Meeting of Milford City Council was held in the Joseph Ronnie Rogers Council Chambers at Milford City Hall on Monday, May 23, 2016.

PRESIDING: Mayor Bryan W. Shupe

IN ATTENDANCE: Councilpersons Christopher Mergner, Arthur Campbell, James Burk, Owen Brooks Jr., Douglas Morrow, James Starling Sr. and Katrina Wilson
City Manager Eric Norenberg, Police Chief Kenneth Brown and Deputy City Clerk Christine Crouch

COUNSEL: Assistant City Solicitor James Sharp, Esquire

CALL TO ORDER

Mayor Shupe called the Council Meeting to order at 7:11 p.m.

INVOCATION AND PLEDGE

The Pledge of Allegiance, led by Boy Scout Jose' Alveroso, followed the invocation given by Councilman Starling.

RECOGNITION

Proclamation 2016-04/American Cancer Society/Relay for Life/Paint the Town Purple Day

Mayor Shupe read the following proclamation into record:

WHEREAS, an estimated 5,280 people from Delaware are diagnosed with cancer each year and 2,010 people from Delaware will not survive; and

WHEREAS, the City of Milford is joining more than 5,200 other communities worldwide to host the American Cancer Society's Relay for Life, an event that celebrates cancer survivors and remembers those who are no longer with us; and

WHEREAS, Relay for Life raises funds to help the American Cancer Society create a world with less cancer and more birthdays by helping people stay well, get well, find cures and fight back; and

WHEREAS, purple is the signature color of the American Society's Relay for Life events; and

NOW, THEREFORE, I, Bryan W. Shupe, Mayor of the City of Milford, do hereby proclaim June 10, 2016 as

PAINT THE TOWN PURPLE DAY IN THE CITY OF MILFORD

and urge all citizens to recognize and participate in the anti-cancer campaign while remembering loved ones lost to the disease, supporting individuals living with cancer, honoring caregivers and joining the City of Milford's FIGHT AGAIN CANCER. Only together will we find a cure!

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City to be affixed hereto this 23rd day of May 2016.

COMMUNICATIONS & CORRESPONDENCE

Mayor Shupe invited council members and the public to attend Bayhealth's groundbreaking ceremony at their new site tomorrow morning at 10:00 a.m. along with Governor Jack Markell and other dignitaries who will be in attendance.

Councilman Starling informed Mayor Shupe that he has not been able to attend some recent activities due to some health challenges he is currently facing.

City Manager Norenberg reminded council the finance committee will hold their budget hearings on June 7th and June 8th at 5:30 p.m. A third night (June 9th) is also scheduled though he hopes the review and recommendation is complete on Wednesday.

He also recalled that a photographer will be here on June 7th beginning at 4:00 p.m. to take council pictures. Council members will be contacted with available times.

UNFINISHED BUSINESS

Appointment/Workforce Development Commissioner

Appointment/City of Milford Planning Commissioner

Appointment/City of Milford Appeal Board

Mayor Shupe reminded council the application for these vacancies is on the city website. We have received some applications, though a number of residents expressed an interest but have not yet submitted their information.

He encouraged council to contact any potential constituent to apply.

Downtown Development District Amended Presentation/Planning Coordinator Rob Pierce

The planning coordinator referenced the following items that have been modified since its original presentation. (presentation attached):

4.0-Local Incentives

Water, Sewer and Electric Impact Fee Waivers

Other Permit and Fee Waivers

Land Installment Contract

Property Tax Abatement

Realty Transfer Tax Rebate

Streamlined Permitting and Approval Process DMI Revolving Fund Loan

Mr. Pierce explained that initially the city was waiving any revenue fee or source associated with a building permit. However, that has since been scaled back to exclude utility service connection fees. As a result, water, sewer and electric impact fee waivers will remain, as well as the building permit fee, land use application fee, engineering review and professional services (legal, etc.)

The property tax abatement proposal has also been slightly modified. Initially, properties converting from rental units to 'first-time home buyers' would be eligible for the property tax abatement. The first time requirement has been changed to 'owner-occupied housing' with a potential full tax abatement of up to ten years, subject to continued occupancy by that property owner.

The realty transfer tax rebate initially stated 'rental properties' converting to 'owner occupied'. Contrary to the previous property tax abatement, 'owner occupied' was removed and the realty transfer tax abatement will only apply to the buyer

who qualifies as a first-time home buyer as stated in Chapter 178-2(D).

The planner then referenced a summary table outlining incentives for both residential and commercial properties within the district.

When asked by Mr. Campbell what the policy for tax abatements has been in the past, Mr. Pierce explained there is nothing in writing. Tax abatements were presented on a case-by-case basis and he is unsure how the terms were decided.

Mr. Burk confirmed the city is using third parties for legal and engineering services because we do not have a city engineer; Mr. Pierce stated that is correct and a line item is included in the planning department and public works' budget.

Mr. Burk asked if that would include a legal challenge from an adjoining property owner on a land issue, according to the planner, that was not taken into consideration.

Mr. Norenberg explained that if a nearby resident was to challenge a project, the applicant would be challenging the decision made by the city.

Mr. Burk said the engineering concerns him as council has the potential to see some sizable projects that could result in some very large bills; in particular he is referring to those he has seen as a member of the community affairs committee. Mr. Pierce commented that most of the planning review is now done in house and he anticipates even more public works' review in house once the new public works director is hired. He thought about removing it because those fees can be significant, though he can only think of two or three projects that would require formal site plan and utility reviews.

Mr. Pierce then referenced the hypothetical summary mixed-use development involving 48 units at a construction cost of \$5 million. Upon completion, the estimated assessment would be almost \$8 million. Actual construction and related fees were broken out and the result is a \$611,000 city incentive package. The full 20% DDD rebate from the State of Delaware would be another \$1 million for a total of \$1.6 million in incentives.

Ms. Wilson expressed concern with the ten-year tax abatement. She is excited to get this point but as a taxpayer, she feels we should consider a shorter term before this is finalized.

Mr. Brooks asked if reducing the tax abatement to five years would hurt our chances for the designation. Mr. Pierce said that is difficult to answer and pointed out that Milford's application will mirror the incentives offered by the successful towns and cities designated during the first round. When asked for specifics, he reported the City of Dover offers a ten-year tax abatement, the City of Seaford offers only a few incentives and the City of Wilmington has a similar package to what Dover provides.

It was confirmed that the City of Seaford offered very few incentives, though they were awarded the designation.

Mayor Shupe is unsure if reducing the tax abatement to five years would eliminate Milford from the competition based on the other incentives we are offering.

Mr. Campbell agrees with Ms. Wilson that ten years is a very long time. He noted that the average appears to be five to seven years and that ten years is a long time.

Mr. Pierce said any modifications can be made at the time the resolution is adopted.

The planner then referenced similar scenarios for a residential rehab and/or commercial rehab, in which the abatement/incentives would be based on whether or not the value of the improvement is 50% more/less of the property value.

Mr. Mergner asked what happens to the tax abatement if the property is sold; Mr. Pierce said that needs to be clarified as well. He said the one that converted from a rental to home ownership states 'with continued occupancy' though he will clarify if that should remain only with the owner/applicant.

Mr. Burk asked to consider keeping the ten-year tax rebate for residential but not commercial; Mr. Mergner pointed out that is a lesser value.

Mr. Norenberg said he reviewed the Wilmington application in which similar incentives were discussed though not in terms of years. He does not believe reducing the abatement term to five years will be a deal breaker though we are facing a stiffer group of competition in the second round.

Mr. Pierce then continued his review of the amended application referencing Section 5.0 Consistency with Planning Documents:

Comprehensive Plan
State Strategies for Spending
Plan and Land Use Regulations
Special Districts
Energy Efficiency and Environmentally Sensitive Development

He commented that some of the large projects do not meet the current zoning requirements. Potentially, we would need to create a new zoning category for this district. He recalled that earlier this month, the community affairs committee met to discuss a possible amendment to the zoning code which would allow for increased height or density. The application indicated the city is aware that some of the proposals are inconsistent with the code and that we will work together to come up with a potential solution. The committee discussed similar districts in Smyrna, Dover, Georgetown, Seaford and Harrington and compared downtown height/density.

At some point a draft ordinance will be prepared for review by the planning commission and city council based on the current C-2 Central Business District and focusing on the promotion of mixed use developments.

Community Affairs Committee Member Burk then reported that the proposal was for six stories. Following a lengthy conversation and considering the pros and cons, the consensus of the committee was that four stories was more appropriate.

Mr. Pierce said he did not commit to any particular number in the application nor does he want council to commit to anything here because this is not the proper format in which to discuss a zoning code change.

After discussing a new condominium building in downtown Dover that is extremely tall, Mr. Brooks stated that several stories can be added but it needs to be in area where it fits. Putting it in the middle of a single family home district will not work.

Mr. Pierce said he will provide the same data so he will have some idea of what to put in the first draft. After tonight, he will update the public participation and council approval process based on these recommendations.

Adoption/Resolution 2016-08/Authorization to Submit DDD Application

Ms. Wilson moved to adopt Resolution 2016-08 with an amendment to the plan to reduce the Real Estate Property Tax Abatement as stated from a ten-year abatement to a five-year abatement on new residential and commercial construction and ten-year abatement on new residential and commercial rehabilitations, seconded by Councilman Burk:

WHEREAS, under the Downtown Development Districts Act, 22 Del.C. §§ 1901 et seq. (the "Act"), the State of Delaware may designate districts within Delaware's cities, towns, and unincorporated areas that will qualify for significant development incentives and other State benefits; and

WHEREAS, these districts are to be known as Downtown Development Districts ("Districts"); and

WHEREAS, the State is accepting applications for the designation of the second round of Districts, with such applications being due on June 1, 2016; and

WHEREAS, under the Act, each applicant must submit a plan that includes the boundaries of, and a detailed planning and development strategy for, the proposed District (the "District Plan"); and

WHEREAS, under the Act, each applicant must also propose incentives that address local economic and community conditions that will help achieve the purposes set forth in the Act (the "Local Incentives"); and

WHEREAS, if an application is successful and the City of Milford receives District designation, the District Plan and Local Incentives proposed by an applicant shall be binding upon the applicant; and

WHEREAS, the incentives associated with designation as a Downtown Development District would greatly benefit current and future residents, businesses, nonprofit organizations and others within the City of Milford; and

WHEREAS, the City Council of the City of Milford strongly believes that it is in the best interest of the City of Milford to reapply for the District designation.

NOW, THEREFORE, Be It Resolved, by The City of Milford:

- 1. The City Council supports the Application for Designation as a Downtown Development District prepared by the City of Milford Planning Department dated May 24, 2016 (the "Application"); and*
- 2. The City of Milford is authorized to appoint a District administrator (the "Administrator") to file the Application on behalf of the City, and to provide such other documents and information as may be necessary or desirable in connection with the Application; and*
- 3. If the Application is successful and the City of Milford receives notice that it has been selected for designation as a District:*
 - a. The City shall adhere to the District Plan and the Local Incentives contained in the Application for the duration of the District designation; and*
 - b. The Mayor and/or City Manager, as applicable, is authorized to execute such documents and enter into such agreements as may be necessary or desirable in connection with the Downtown Development Districts program and the rights and obligations of the City of Milford thereunder; and*
 - c. The Administrator, or his or her designee(s), is authorized to carry out all District administrative and reporting requirements on behalf of the City of Milford for the duration of the District.*

Motion carried.

NEW BUSINESS

Bid Award/DBF/Truitt Avenue and Washington Street Utility Repair Project

City Manager Norenberg reported that this work ties into the ongoing Truitt Avenue Rehabilitation Project. There was a delay in awarding the street repair portion of the project because the video of the sewer lines was needed beneath the street where several problem areas were found and needed addressing. DBF's opinion was to do a lining project of the sewer versus removing/replacing it.

Because the street project is underway, it was felt this was urgent and after consulting our city solicitor, the city followed an emergency procurement process whereby the formal bidding process was waived and instead four vendors contracted for quotes.

He reported that one is favorable and within our budget and referenced the following letter of recommendation from Randy Duplechain PE of Davis. Bowen and Friedel:

As you are aware our office prepared project specifications and bid documents and then solicited bid quotes from four (4) qualified contractors to perform the work associated with the above-referenced project. The work in general includes the interior structural lining of approximately 1,300 linear feet of gravity sewer on Truitt Avenue and 70 linear feet of gravity sewer on Washington Street. Also included is the sectional lining of a portion of leaking storm sewer pipe on Washington Street.

Of the four companies contacted only one responded to our request for a project quote. We have reviewed the attached bid and find it to be in order. We therefore recommend City Council award this project to Fast Pipe Lining East, Inc. for the estimated amount of \$67,615.00.

Total project costs including engineering, contract administration and inspection services are estimated to be \$75,000.00. The funds necessary to cover the project cost are already included in the Public Works Department's sewer budget, however, the three-year funding limit to utilize this money expires at the end of June. We therefore request that as part of this approval City Council extend the time to utilize the already budgeted funds so this project can be completed.

Mr. Morrow moved to award the Truitt Avenue/Washington Street Utility Repair Project to Fast Pipe Line East, Incorporated in the amount of \$67,615.00, seconded by Mr. Brooks. Motion carried.

Chapter 77 Waiver/Chamber of Commerce for Greater Milford/Alcohol Waiver/Red, White & Brew 5K

The following request for a Special Event Alcohol Waiver was received from Executive Director Jo Schmeiser:

The Chamber of Commerce for Greater Milford is preparing for their annual Red, White and Brew 5K Run/Walk. The date for the event will be Saturday, June 11, 2016 at 9:30 a.m. and the location will be the Greater Milford Business Park and Independence Commons.

The start and ending location will be at Cross Fit Vicarious at 1008 Matlind Way in the city's business park. Because of the number of participants expected, this will most likely occur outside the facility.

Because Chapter 77 of the Milford City Code prohibits the possession of open containers of alcoholic beverages, we are respectfully requesting your permission that beer be permitted in the outside areas surrounding Cross Fit Vicarious for this special event. Those consuming alcohol would be restricted to their property. An application for a Gathering License has been submitted to the State of Delaware Division of Alcohol and Tobacco Enforcement. We understand the city's approval is contingent upon the state's approval.

Assistant Solicitor Sharp asked the record reflect that because he is a Board Member of the Chamber of Commerce for Greater Milford, he will recuse himself from any questions or comments needed.

Mr. Morrow moved to approve the waiver as requested, seconded by Ms. Wilson. Motion carried.

FY 2015-16 Budget Adjustment/Council Expense/International Association of Chiefs of Police Conference Expenses/Councilman Morrow & Burk

City Manager Norenberg explained that he can approve transfers administratively within a particular department's budget if funds are available in another line if it is a legitimate expense. However, cross department or transfers that

require additional appropriations require council approval.

Because this is the second conference paid from this fiscal year, there are insufficient funds to pay the airline and police chiefs' conference registration fees. As result, a transfer will be approved.

Mr. Morrow moved to authorize the transfer of \$2,300 from General Fund Reserves into the Council Expense account 101-1110-411.68.13 to cover the cost of the airline and registration fees for Councilman Morrow and Councilman Burk to attend the 2016 Police Chiefs' Conference in San Diego, seconded by Mr. Mergner. Motion carried.

FY 2015-16 Budget Adjustment/Council Expense/Laptop Replacement

The city manager explained that a replacement laptop was needed for our newest council member and he is unable to approve transfers from one department to another which is why this was added to the agenda.

Mr. Brooks moved to transfer \$450 from the Election Salary account 101-1210-414.10-10 to the Council Expense account 101-1110-411.68.13, seconded by Mr. Burk. Motion carried.

EXECUTIVE SESSION

Mr. Mergner moved to go into Executive Session reference below reasons, seconded by Ms. Wilson:

Pursuant to 29 Del. C. §10004(b)(4) Collective Bargaining Update

Pursuant to 29 Del. C. §10004(b)(2) Purchase and Sale of Land

Pursuant to 29 Del. C. §10004(b)(2) Purchase of Land

Motion carried.

Mayor Shupe recessed the Council Meeting at 7:45 p.m. for the purpose of an Executive Session as permitted by Delaware's Freedom of Information Act.

RETURN TO OPEN SESSION

City Council returned to Open Session at 8:11 p.m.

Teamsters Local 326 Agreement

No action needed as reported by Mayor Shupe.

Purchase & Sale of City Property

Ms. Wilson moved that City Council authorize the purchase of the property discussed in Executive Session using the economic development fund and that the same property be subsequently resold, as discussed, using a land installment contract, seconded by Mr. Mergner. Motion carried.

Confirmation/Funding Source/Previously Approved Land Purchase

Mr. Mergner moved that City Council confirm that the property previously authorized by City Council to be purchased for economic development purposes be paid for using the economic development fund and funds allocated under Resolution 2015-03 committed for the implementation of the final downtown master plan, seconded by Ms. Wilson. Motion carried.

ADJOURN

Having no further business, Mr. Mergner moved to adjourn the Public Hearing, seconded by Mr. Starling. Motion carried. The Council Meeting adjourned at 8:16 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Terri K. Hudson". The signature is written in a cursive style with a large initial "T".

Terri K. Hudson, MMC
City Clerk/Transcriber

Attachment:

DDD Incentive Summary Table

Type	Project		Electric Impact Fee Waiver	Water Impact Fee Waiver	Sewer Impact Fee Waiver	Building Permit Fee Waiver
Residential	New Development		X	X	X	X
	New Construction		X	X	X	X
	Renovation	> 50% of Assessed Value	X	X	X	X
		< 50% of Assessed Value	X	X	X	X
	First Time Homebuyer					
	Rental converted to Owner Occupied					
Commercial	New Development		X	X	X	X
	New Construction		X	X	X	X
	Renovation	> 50% of Assessed Value	X	X	X	X
		< 50% of Assessed Value	X	X	X	X

Type	Project		10-Year Tax Abatement	10-Year Tax Abatement on Value of Improvements	Transfer Tax Waiver	Land Use Application Fee Waiver	Legal & Engineering Fee Waiver
Residential	New Development		X			X	X
	New Construction		X				
	Renovation	> 50% of Assessed Value	X				
		< 50% of Assessed Value		X			
	First Time Homebuyer				X		
	Rental converted to Owner Occupied		X				
Commercial	New Development		X			X	X
	New Construction		X				
	Renovation	> 50% of Assessed Value	X				
		< 50% of Assessed Value		X			

