



Common Council Meeting – Minutes for March 20, 2023

Council Members in Attendance: Ben Leavitt, Amy Rosa, Dustin Geyer, Kelbi Veenstra

Also Present: Mayor: Phil Jenkins, **City Attorney:** Brian Hoffer, **Clerk-Treasurer Office Manager:** Nikki Ramer, **Guests:** 8 (5 IP, 3 OL) and 1 member of the press (IP).

- Call to Order: Mayor Jenkins called the meeting to order at 7:00 pm and led the Council in the Pledge of Allegiance. Councilman Geyer opened with prayer.
- Roll Call: Council members listed above were in attendance.
- Approval of Minutes from the March 6, 2023, Council meeting: Councilman Leavitt motioned to approve the minutes. Councilwoman Veenstra seconded. The minutes were approved unanimously by voice vote.
- There were no petitions or comments by citizens, and no reports of committees, boards, or commissions.
- Unfinished business:

- 2nd Reading – Ordinance 1619 – Wellfield Residential TIF Bond Ordinance: Mayor Jenkins presented the ordinance. The Economic Development Commission met last Monday approved the financing of the project. The Redevelopment Commission has passed the Declaratory and Confirmatory Resolutions. All of the attachments were included in the Council’s meeting materials. The City will assist with the financing by pledging tax increment finance dollars to the Redevelopment Commission. No property taxes will be affected in the City. City Attorney Hoffer noted that since some of the blanks in the document had been filled in after the first reading, this should be treated as an amendment addressed on second reading. Councilwoman Rosa motioned to approve the amendments. Councilman Geyer seconded. There were no further questions or comments regarding the amendments. The amendments to Ordinance 1619 were approved unanimously by voice vote.

Councilman Leavitt motioned to approve the amended ordinance on second reading. Councilwoman Veenstra seconded. The amended version of Ordinance 1619 – Wellfield Residential TIF Bond Ordinance was approved unanimously by voice vote on second reading.

- Suspension of the Rules to Allow for 3rd Reading of Ordinance 1619: Councilwoman Rosa motioned to suspend the rules to allow for the third reading. Councilman Geyer seconded. The rules were suspended by unanimous voice vote.
- 3rd Reading – Ordinance 1619 – Wellfield Residential TIF Bond Ordinance: Councilman Geyer motioned to approve the ordinance on third reading. Councilwoman Rosa seconded. With no further questions or comments, Ordinance 1619 – Wellfield Residential TIF Bond Ordinance was approved unanimously by roll call vote (4-0, Councilman Hollar was not in attendance) on third reading.
- New Business:
 - Resolution 773-23 – Interest in Property: Mayor Jenkins presented the resolution. This resolution pertains to properties the City may be interested in purchasing in relation to the new fire station location. Initially there were 14 sites considered as possibilities. All of the property owners that would have been impacted at those locations were contacted and two public meetings were held to discuss the potential locations. The feedback from those meetings and



comments from the home owners has led to the narrowing down of the properties to three potential sites. At this time the City is confirming its interest in the three locations, which will allow it to move forward in obtaining appraisals. Planning Superintendent Nunemaker referenced the original maps that had been presented and noted the areas are B2, D2, and D3 with 8 total parcels. Letters went out to the owners on Friday. Councilman Geyer asked if the properties under consideration were those owned by residents who were willing to sell and that those who did not wish to sell were no longer under consideration. Mayor Jenkins said that is correct. Mayor Jenkins noted that all 14 of the originally considered sites would have worked and that while the City could have gone the route of eminent domain, it did not wish to do so. Councilman Leavitt asked if any further public meetings will be held. Mayor Jenkins said there is the possibility of having additional hearings as the process moves forward. Councilman Leavitt asked Fire Chief Lehman if he was satisfied with the remaining possible locations. Chief Lehman said any one of the three locations will work. Councilman Leavitt motioned to approve the resolution. Councilwoman Veenstra seconded. With no further questions or comments, Resolution 773-23 – Interest in Property was approved unanimously by voice vote.

- Approval of Accounts Payable Vouchers: 2023 APV's Totaling \$197,158.53: Councilwoman Rosa motioned to approve the APV's. Councilman Geyer seconded. The APV's were approved unanimously by voice vote.
- Reports by City Officers: There were none.
- Adjournment: With no further business to be discussed, Councilwoman Veenstra motioned to adjourn the meeting and Councilman Leavitt seconded. The meeting was adjourned at 7:13 pm by unanimous voice vote.

Phil Jenkins, Mayor

Attest: _____
Jeff Knight, Clerk of the Council