

COUNCIL PROCEEDINGS  
OCTOBER 25, 2021

Charles City city council met in a planning session on October 25, 2021 at 6:00 p.m. in council chambers. Mayor Dean Andrews presided and the following council members were present: Keith Starr (joined via Zoom at 6:05), Jerry Joerger, DeLaine Freeseaman, Phoebe Pittman and Phillip Knighten. Also present were city administrator Steve Diers, city engineer John Fallis and city attorney Brad Sloter.

A request had been received from Gilbert Starble to have his property, the Hartwood Inn, re-zoned from B-3 to R-3. Mr. Starble was not present so city engineer John Fallis reviewed the information with the council. Starble would like to have multi family residences in these buildings. He had tried to secure the necessary petition to submit this request to planning and zoning previously but was unable to get the required signatures so the process ended then. The other method to request re-zoning involves the city council initiating the request with planning and zoning. Council member Starr joined the meeting at 6:05 p.m. The council can request that planning and zoning review the request and make a recommendation to the council. This process is generally used for rezoning larger multiple parcel areas or to correct errors, which the city has done in the past. Council member Joerger commented that he had two nearby residents of this property contact him with concerns over this and were not in favor of allowing this zoning change. Council member Freeseaman also stated that he had residents near here contact him with concerns as well. Fallis commented that changing this zoning would go against what our comprehensive plan has designated for this area. Council member Knighten stated that he would like this to be sent to planning and zoning for review rather than say no right away. Then council can decide after receiving a recommendation from planning and zoning. Council consensus was that more information is needed from Starble, specifically a business plan, before any decision can be reached. This item will be put on the next planning agenda and Starble will be contacted by staff on what is needed.

Local option sales tax upcoming renewal was discussed. This has been discussed already but a consensus needs to be made now on what we want these funds to be designated for. The last two referendums for this have been 100% for streets. Over the last ten years, this tax has generated approximately seven and a half million dollars and we have used it to complete approximately ten million dollars worth of street projects. City engineer Fallis showed a map and a list of projects we have completed and also a map of upcoming projects we are planning to do. City administrator Diers stated that one possibility would be to allot 10% of the tax to be used toward public safety, which would include police, fire and ambulance. Recent changes made will increase the police operating costs approximately \$165,000 next year, so it would be beneficial. Council member Knighten commented that public safety is a very important service so we should consider it. Others commented on the past success with using it for streets and it's easier to see the results with street projects. After much discussion, consensus was to put 100% for streets in the resolution and see how the vote goes when the time comes.

We have received a request for a tax incentive agreement for a dental office to be built on South Grand. The property will be split into two lots with the second one to be used for future development. It would be a 5 year 86.68% rebate for a total of \$124,490. The legal fees incurred in preparing the documents for this would be deducted from the first rebate. Council member Freeseaman asked if access to the very busy South Grand roadway would be an issue and response was that there is an access there already, so that will be what they use. Any other changes from that would need to be approved by the Iowa DOT.

There being no further business, meeting was adjourned.

Dean Andrews, mayor

Attest:

Trudy O'Donnell, City Clerk