

City of Carter Lake
City Hall – 950 Locust St.
Special City Council Meeting
Proceedings: Monday, July 14, 2014 –5:00 PM

Mayor Gerald Waltrip called the special council meeting to order at 5:00 PM.

Roll Call: Present – Council members Dave Huey, Ed Aldmeyer, Ron Cumberledge and Barb Hawkins.

Absent: Council member Barb Melonis

Also present – City Attorney Joe Thornton and City Clerk Doreen Mowery

1. Moved by council member Aldmeyer seconded by council member Cumberledge to adopt a resolution setting the date and time for a public hearing regarding the proposed amendment to the Unified Land Development Ordinance for Monday, July 28, 2014 at 7:00 PM. Ayes: Unanimous.
2. The Attorney has worked on a draft development agreement with Fleetpark, LLC. He has reviewed their request a TIF rebate and determined it is not legally practical. Bond counsel had suggested the council consider a grant in lieu of a tax rebate as allowed under Chapter 15A of the Code of Iowa. The Attorney had proposed a grant for \$10,000 a year for five (5) years as an economic incentive. Fleetpark plans on making some improvements to the property. The Mayor has visited with the County Assessor about the possibility of lowering the assessed value of the property to approximately half of what it is currently valued. Council member Cumberledge would like to see the developer commit to remaining in Carter Lake for a ten year period. The developer is interested in getting the project started in the very near future. The Planning Board has recommended adopting the ordinance to set up a P-I Planned Industrial zone. There are four parcels of property involved in this development. Not all of the parcels need to be rezoned. HGM had several questions about the property that could possibly be included in the Planned Industrial Development. The developer needs to submit an application for rezoning to the new P-I designation showing which parcels of property he wants changed.

This special city council meeting was adjourned at 5:25 PM.

Doreen Mowery, City Clerk

Gerald Waltrip, Mayor