

# City Administrator Memo



# City Council Memo

Meeting Date: December 27, 2011

From the Desk of Ryan C. Heiar

## Upcoming Meetings & Events

### Friday, Dec 23

Christmas Holiday, City Offices Closed

### Monday, Dec 26

Christmas Holiday, City Offices Closed

### Tuesday, Dec 27 7:00 P.M.

City Council

### Friday, Dec 30

New Year Holiday, City Offices Closed

### Monday, Jan 2

New Year Holiday, City Offices Closed

### Tuesday, Jan 3

Planning & Zoning Commission

### Tuesday, Jan 10

City Council

### Tuesday, Jan 17

City Council Budget Work Session

### Need more Information?

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### Consent Agenda

The following items are on the consent agenda and included in your packet:

- City Council Minutes (12/13/11)
- Claims
- November Revenues
- Pay Application #5, Jones Boulevard Project, Horsfield Construction, \$592,121.23.

### UNESCO Presentation

Jeanette Pilak will be at the meeting to present a UNESCO City of Literature Update. Included in your packet is information about recent UNESCO activities as provide by Ms. Pilak.

### Highway 965 Phase II Agreement

On the agenda is an amended agreement with McClure Engineering for Phase 2 of the Highway 965 project planned for construction year 2013, in the amount of \$108,200. Phase 2 originally consisted of improvements from Penn Street north to 230<sup>th</sup> Street. The revised project includes the original section of improvements, plus adding a turn lane at the driveway between Fareway and Quail Creek Plaza, widening the lanes between Penn Street and Community Drive in order to avoid throwaway costs and removing the medians at Zeller and Westwood so the turn lanes can be better aligned. The total estimated project cost for Phase 2 is \$7 million, which includes the construction of Pheasant Lane. The City has been awarded \$1.125 million of federal STP fund to help with this project.

### Casey's Site Plan

Casey's has submitted a site plan to construct a filing station and convenience store in Liberty Centre, just south of Cherry Street, along Highway 965. Planning Commission reviewed the site plan and subsequently recommended denial of the plan. Commission's concern is constructing a gas station in this location. Staff initially recommended approval of the plan as we feel it is a nice site plan; however, after recently seeing a newer store in another metro area, staff has suggested to Casey's that they consider upgrading the elevation of their proposed building to something similar, which would better fit at Liberty Centre. To date, Casey's has been unwilling to change their proposed design and is asking Council to consider the site plan included in your packet.

### **Sign Ordinance Amendment**

Staff has recently updated the sign ordinance and added provisions for somewhat larger signs in the I-380 corridor (see section 173.10). Other changes include mainly cleanup items, clarifications and slight rewordings to match current practice. The Planning and Zoning Commission has reviewed the proposed changes and is recommending approval.

### **Assessment Resolution**

The City has mowed a property, after notification of the owner, as per our grass and weeds code section and is now requesting authorization to assess the fees to the owner's tax bill. The resolution in your packet would allow staff to file a lien with the county is the amount of \$1,965.57.

### **Saints Corridor, Part 2 Final Plat**

Improvements for Saints Corridor, Part 2 and progress Park, Part 11, both located north of Penn Street and west of Alexander Way, which include the installation of Nick Drive, are complete. Staff is recommending approval of both final plats and acceptance of Nick Drive.

### **Road Use Tax Issuance**

Included in your packet is a resolution setting a public hearing to borrow up to \$2.2 in Road Use Tax Revenue Bonds for the construction of the Street Maintenance Facility (SMF). The \$2.2 million number is larger than originally discussed; however, this is a not to exceed number set for public hearing purposes only.

The bids for the SMF, which are included in your packet, came in about where we expected, which means the bid alternates are unaffordable based on the current budget. Staff would like some additional time to review the budget and possibly propose some ideas to Council that may allow for the construction of the wash bay, staff's number one bid alternate priority.

Prior to the January 10 Council meeting, I will be sending Council additional information about this project and its budget. In the meantime, staff is recommending setting the hearing date for January 10 as described in the included resolution.

### **Autumn Ridge, Part 3 Developer's Agreement**

The developer's agreement for Autumn Ridge Part 3, which is for the newly rezoned area along Stewart Street, is included in your packet. Staff is recommending approval of the agreement.

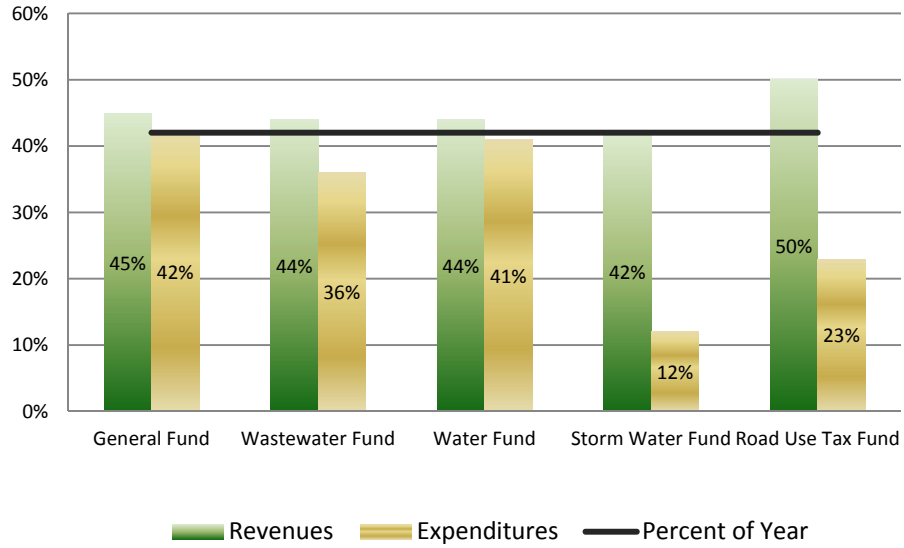
### **Urban Renewal Plan Update**

The Community Center is located in an urban renewal area and has been since 1989, which allows the City to use Tax Increment Financing dollars for the library project, as has been the plan. Our bond Counsel is recommending that we amend the urban renewal plan, stating that the enhancement of the library facilities is an economic development initiative to be pursued under the plan. The resolution on the agenda is setting a hearing date to make this proposed minor modification to the plan so that we can move forward with the library expansion.

### **Documents Included For Your Review**

- Library Director's Report

# Fi\$cal Fact\$



Month Ending, November 2011

If you have any questions, concerns or comments about the agenda, memo or packet, please contact me prior to the meeting.