

Woodward Council Minutes

Mar. 3, 2022 Special Session

Mayor Folkerts called the Mar. 3, 2022 Special Session Council meeting to order at 6pm. Roll Call: Present; Stone, Godwin, Patel, Gough, Kirts.

Motion Kirts to approve the agenda; 2nd Stone, MCU.

Motion Stone to discuss the Springer Development Incentives, 2nd Gough, MCU. Jason Springer is present to discuss some incentive ideas with the city for the potential new development. Mayor Folkerts has had some discussions with Jason this week regarding options the city could offer, to help him decide to purchase the land and develop it. The Mayor discussed offering a \$250,000 incentive. That incentive would be to pay \$100,000 at the time the project is completed and \$150,000 to be paid 12 to 24 months after the project is complete. There are a couple other discussions that need to be had and those include; hooking the new sewer lines to the city's existing lines and paving or asphaltting the road on 9th street east to the new development street.

Jason first thanked the council for taking time out of their evening to meet on such short notice. Jason starts by explaining the high costs for this project and some possibilities to help lower those costs. If Jason and the City can come to an agreement to lower his costs by about \$350,000 this project will be able to happen. Currently Jason has included hooking the new sewer lines to the existing lines and paving the road to the development in his project total. The city will take that cost, because building a sewer lift station on the east side of town benefits the residents in our town right now. The Mayor has spoken with Veenstra & Kimm, and they estimate a cost of about \$50,000 to connect the sewer lines and about \$50 to \$75,000 to pave or asphalt about 300 feet of road on East 9th St. Kirts confirmed that the connecting of the sewer lines should be a city expense and not a developer expense. The Mayor then explains that he would like the \$250,000 in incentive to come from LOST Capital Improvements. Stone asked where the money to connect the sewer lines and pave the road would come from. The Mayor said sewer user fees have a monthly revenue amount that would be able to pay for the connection even with the current sewer bonds that need to be paid annually out of that account. He also said there hasn't been a lot of discussion regarding paving of the roads so he hasn't thought about where that money will come from yet. Godwin asked for confirmation on how the LOST money works and how much the city receives every month. Kirts then asked what kind of time-frame Jason's looking at. If the city is going to pay \$100,000 at the end of the project does that mean 3 mos., 6 mos., 12 mos. or what? Jason said it depends on how quickly he can get builders going. It may be this time next year before the project is done. Godwin asked about TIF and the Mayor said that is a hard number to come up with. Many different possibilities can happen with TIF. Jason would like to bring in bigger builders and better houses for this project. Kirts has had conversations before regarding the city being land-locked and how difficult it can be to build and develop. If there is an opportunity to develop and build a new lift station that will be used by current residents also, then Kirts is all for it. Kirts understands some apprehension, but the city isn't borrowing money and able to use LOST money for some growth. Stone was having the same questions about how to pay for this kind of project, but after hearing the LOST monies that are available to be used for this kind of project, he is more willing to move forward. The Mayor clarified that statement by saying the city will use some sewer user fees to pay for the sewer connection lines. Patel confirms there is no up-front cost for the city. The Mayor and Jason agree that there is no up-front cost. The first \$100,000 will be paid to Jason at the time the project is completed and the remaining \$150,000 will be paid 12 to 24 months after the project is complete. Gough also expressed his skepticism, but feels a lot better about this project after talking to Jason and having his questions answered.

The Mayor would like a yes or no vote to provide Springer Development a \$250,000 incentive, with \$100,000 to come at completion of the project and the other \$150,000 to come 12 to 24 months after the completion. The city will cover the cost of the sewer connection and the street paving. The street paving would be from Cedar Ave east to the driveway of the project, approximately 300 feet. The Mayor asked and all five council members said yes, none opposed. Jason said his idea to name the project is Hawk Landing, and the council like that idea.

Motion Kirts to waive pay for special session, 2nd Gough. Roll Call: Aye; Stone, Godwin, Gough, Kirts, Nay; Patel

The Mayor thanked the council for being available to have the meeting on short notice.

Motion Stone to adjourn at 6:54pm, 2nd Patel.

Angie Hoyt, City Clerk

Attest: Todd Folkerts, Mayor