

Crooks Housing and Redevelopment Commission
Regular Meeting
April 16, 2019

1. The meeting was called to order at 7:00 PM by Chairman Harstad.
In attendance were board members Kringen, Moller, Rounds, Harstad, and Nelson.
Tobias Schantz and approximately 25 guests were present. The Pledge of Allegiance was recited by all.
2. The agenda has been posted. Rounds motioned to approve, Moller seconded the motion. Harstad called the vote, all voted aye.
3. Meeting Minutes: The 3-19-19 minutes were reviewed. Kringen motioned to approve, Rounds seconded the motion. Harstad called the vote, all voted aye.
4. Bills and Communications: Claims were reviewed. Kringen motioned to approve, Moller seconded the motion. Harstad called the vote, all voted aye.
5. Financials: Financials were reviewed. Rounds motioned to approve, Kringen seconded the motion. The financials show that unrestricted cash net portion is \$747,154.45. Harstad called the vote, all voted aye.
6. Open comments: None.
7. New Business:

- a. Dust control on West 4th Street was discussed. Rounds motioned to proceed with dust control, Nelson seconded the motion. Harstad called the vote, all voted aye.

A question was asked about asphaltting 4th street. It was relayed that Asphalt is definitely in the plan but will be late summer or early fall of 2019 before this can happen.

- b. A DGR Engineering plan dated 4/11/19 was passed out. This plan shows a lot layout for Phase II. Anticipated lot costs were discussed. Phase I lot cost were \$3.25/SF + water & sewer hookup fees. There was some discussion about orientation of the plan.

Comment – The east lots have been talked about for a location of twin homes but would need wider lots than what is shown. CHRC responded that when builders come in, lot sizes can be adjusted accordingly.

Comment – Where is the Recreation Center? CHRC responded that the lots for the Center are Tract C + (2) lots north.

Comment – Is there any commercial in Phase II? CHRC responded that there is not any commercial in Phase II. It is located elsewhere.

Comment – Is the 93,010 parking and Recreation Center? CHRC Responded that it is not both, just the parking/plaza space. The lots for the Center are Tract C + (2) lots north. Rounds reviewed the older illustrations of the space with the group.

A guest commented that they had information on Webster's rec center. They had \$17,500 of income and \$96,000 of expenses.

There was much interest in a Recreation Center update. Nelson informed the group that the Rec Committee's next meeting in 4-17.

It was discussed as to how to move forward with the DGR proposed lot layout. Nelson motioned to approve the proposed layout, Rounds Seconded. There were then considerable discussions on lot adjustments north of the parking/plaza space. With a motion on the table, Harstad called the vote, (2) voted aye and (3) voted nay, the motion failed. Moller motions an alternative with a change to 3 uniform lots to the north of the parking/plaza space with the drive on the west side. Kringen seconded the motion. Harstad called the vote and all voted aye.

- c. The lot cost set 3 years ago for Phase I were reviewed. Then, the cost was \$3.25. Harstad recently completed a similar study to that which was done in 2016 and came up with an adjusted lot cost of \$3.63. Nelson motioned to make the new costs at \$3.65 per square foot + water & sewer hookup fees. This cost would be inclusive of any unsold lots in Phase I. Rounds seconded the motion with a comment that the upcoming 4th street paving will add value to these lots. Harstad called the vote and all voted aye.

Rounds motioned that the City authorize the CHRC to recoup $\frac{1}{2}$ the expenses of the paving of 4th street to the property owner to the north side of 4th street. Kringen seconded the motion. Harstad called the vote, all voted aye.

- d. Rounds motioned to close the escrow account at DNB National Bank. Moller seconded the motion. Harstad called the vote, all voted aye.
- e. Moller motioned to remove Amy VanderMey as a signatory on the DNB accounts. Rounds seconded the motion. Harstad called the vote, all voted aye.
- f. With the work at Palmira park, that ball field will be lost this summer. It was asked if a temporary field could be constructed in the NE corner of the Phase II property. Nelson motion to setup a temporary field, Rounds seconded the motion. Harstad called the vote, all voted aye.

8. Old Business

- a. The West avenue property is available for purchase at this time. The CHRC would sell the property with utilities the responsibility of the buyer or install utilities and pass along the costs.
- b. Nelson reported that the utility is working on the trail lighting now. A proposal for City Banners plus seasonal banners and Christmas decorations was approved by the City Council so once light are installed, we will have our banners and decorations ready.

CHRC meeting concluded. Rounds motioned for adjournment, Kringen seconded the motion. Harstad called the vote, all voted aye.

End of CHRC meeting minutes.

Respectfully submitted,
Jeff Nelson, CHRC Secretary