

search for and hire a replacement. The Council discussed the Department's current staff and that two new officers are in schooling. Councilmember Goode asked if the contract they signed requires them to stay for a certain length of time. The Chief explained they signed the Peace Officer Standards Training (POST) contract that guarantees two years but Officer Golightly mentioned it's really hard to enforce if they show any sort of hardship. Mayor Robinson recommended approval to find a replacement officer. Councilmember Goode, seconded by Councilmember Hart moved to approve proceeding with the officer replacement and hiring. All in favor, motion carried.

Adam Hansen on behalf of the Lions Club requested the City's annual support for the Distinguished Young Women's program. He mentioned there are 11 young women participating this year and at least one from all three area schools. The event will be held this year in Grace at the Gem Valley Performing Arts Center. Mr. Hansen mentioned their club lost their long time treasurer and member of the community, Duane Sims. Councilmember Hart moved to approve supporting the program the same as last year with a \$425 sponsorship. Councilmember Goode seconded the motion. All in favor, motion carried. Mr. Hansen clarified all sponsorship funds go directly to the participants as scholarships. The Mayor thanked Mr. Hansen for service as a volunteer in the Club and for all the community volunteers.

Councilmember Lau presented an updated proposal for developing a subdivision at the front of Kelly Park or what he is calling Kelly Park West. He thanked local engineer Chris Guedes for helping develop and creating a draft of the proposal. Councilmember Lau detailed the 62 lot proposal which consists mostly of ½ acre lots with room for a 2000 square foot home and a shop. The proposal includes realigning the canal and the Kelly Park Road and relocating the ice skating rink. The City would maintain ownership of a low maintenance walking path/green belt. Mr. Guedes mentioned this was the 6th revision. Councilmember Lau would be happy for any feedback and would like to continue to move forward with the concept and see if developers were interested. The Mayor stated he is intrigued and would like to continue to pursue the idea. Councilmember Lau offered some statistics on the number of active listings in the surrounding areas, the desperate need for housing and the number of houses that should be available in a stable market. Councilmember Goode asked Attorney Haney if the City has the ability to place stipulations on an auctioning of the land. Attorney Haney stated the City can put stipulations such as requiring a subdivision and certain size houses and if they don't follow through then it converts back to the City. It can also include restrictive covenants. Councilmember Lau suggested two ideas; auction off the lots separately and use the proceeds to put in the improvements or, auction the whole area to a developer. This new proposal of a larger scale development is more feasible and appealing for the City or a developer. Councilmember Goode clarified the property is approximately 43 acres. Councilmember Hart expressed concerns about the ground water being too high and posing a problem which needs to be assessed. He also expressed his concern about a bad perception about what the City is trying to do and his desire for the development to not become a fight between the City and local developers. The Council agreed. Councilmember Hart mentioned the opportunity to provide funding and/or in-kind work on the canal and

pathway through a public/private mitigation partnership and stated he likes the idea a lot and agrees this is an improvement on the previous proposal. Mr. Guedes added there is also a possibility of banking mitigation. Councilmember Goode questioned the effect on property owners of moving the Kelly Park Road and also mentioned there are some community members opposed to taking away the green space in the City. Attorney Haney suggested clarifying what improvements will be required. Engineer Skinner pointed out City Code requires 40 foot streets. Attorney Haney and Mr. Guedes will verify. The Council supported continuing to pursue the idea and thanked Mr. Guedes for his work on the draft plan. The Council briefly discussed a 295 acre high density development in the County currently being pursued which would provide a market for individuals wanting 5 acres over ½ acre lots. Councilmember Lau pointed out the security of the City services compared to the County development. Councilmember Goode mentioned there may be a rural development grant available for the infrastructure. The Council discussed County transactions reported in the newspaper in regards to the requirement for governments to auction real property. Councilmember Goode suggested most are probably a vacation of right-of-way or similar type transaction and also the ability that surplus property can be purchased by an adjoining land owner for appraised value without having to be auctioned.

During the time for citizen input Mayor Robinson reminded everyone as they receive their stimulus funds to support local vendors and businesses in the community. He noted that we should be supporting them all the time anyway. Councilmember Hart mentioned the positive response to the City's Christmas vouchers that supported local restaurants. Councilmember Goode also mentioned it was very preliminary but the City may be in line for over \$600,000 in COVID funds for infrastructure. He noted there will be more details to come. Councilmember Lau recommended being smart and doing something significant for the community.

Councilmember Hart again suggested the need to review and consider changes to the current lease and use of the Ender's Building. He reported that a walk-through of the building was done and overall it looks good. A few things need more emphasis and a few little repairs done. He suggested in order to bring the matter to a decision point that the Mayor establish a work group to dedicate some time to considering what the City wants to do long term and the challenges with the building. Councilmember Hart suggested himself; Councilmember Lau, Attorney Haney and Engineer Skinner meet over the next few weeks and come up with a proposal. The Mayor concurred. Councilmember Hart noted it was an enormous, generous gift but it is not what a City usually does. Councilmember Goode reiterated the Committee's work and the Community's desire for the building to be maintained as a historic asset and suggested if auctioned to put stipulations on it being kept historic. Councilmember Hart stated those are admirable desires but he doesn't want to limit someone's ability to make the venture profitable.

Attorney Haney gave a brief update on the development of the property north of Lewis Subdivision. He stated the Hansen's continue to work on the needed surveys and easement agreements before the City can move forward with vacating the undeveloped street or issuing a building permit.

The ongoing projects and a list of proposed priority projects were briefly reviewed. Attorney Haney presented Engineer Skinner's request for approval to move forward with the security cameras in City Park. Everyone agreed it was a good idea. Engineer Skinner's proposal included the Friends of the Park paying half the cost. The total is estimated to be \$4843. Councilmember Goode moved to proceed with cameras in City Park contingent on the Friends of the Park paying half, seconded by Councilmember Hart. All in favor, motion carried. The Council reviewed and discussed proposed priority projects. It was clarified where Barnett subdivision was and Councilmember Lau suggested it made sense to proceed with the smaller utility replacement project as recommended. Councilmember Lau also strongly suggested getting the engineering done on a couple of the larger projects to be ready in case funds become available through a Federal program. Councilmember Goode would like to know the approximate percentage the engineering will cost to prepare these projects. Councilmember Hart also questioned if there were funds allocated to spend on engineering and expressed concern about spending too much up front and then having to redo to update approvals that expire. He would like to know how much it costs to update the engineering each time. Councilmember Goode stated he is willing to appropriate funds for engineering to be ready in case Federal funds become available. The two major projects the Council agreed should be focused on included 4th South Street and Main Street. It was noted that service lines on Main Street can be replaced and the businesses would be able to make payments to the City over three years.

Councilmember Goode moved to adjourn the meeting at 6:15pm, seconded by Councilmember Lau. All in favor, motion carried.

PASSED AND APPROVED BY THE MAYOR AND CITY COUNCIL THIS 7TH DAY OF APRIL, 2021.

Austin W. Robinson, Mayor

ATTEST:

Tausha Vorwaller, Clerk