

CITY OF PLEASANTVILLE
SPECIAL CITY COUNCIL MEETING
March 16, 2023 at 5:30PM

Mayor Brandon Pennington opened the meeting with council members Kody Jurgens, Rachel Lopez, Kyle Patterson, and Jordan Van Ness present. Council member Jon Koehn was present via zoom.

Mrstik explained to the council that the Adkins Development design includes a lift station to serve industrial, commercial, and residential for future growth. He also explained the land where the lift station will be located will have to be purchased from Tony Vermeer. The cost of that property is \$70,000. Once the city has the property, it will be surveyed so the city can sell off the portion that doesn't include the lift station and that revenue will be used to pay off the debt service. He explained there are other steps the city can take in future TIF areas to help offset the cost and pay towards the debt service.

Chip Schultz, with Northland Public Finance, provided the council with an updated overall funding scope. Nearly 58% of the funding is from outside sources. There would be a modest increase in the city's debt levy to \$3.25 per taxable thousand which is an increase of \$0.53 from the FY 2021-22 debt levy.

The council discussed the project and the design. Council member Jurgens expressed that he believes there were additions to the design that the council was unaware of and he believes these items should be cut from the design to save the city a significant amount of money. Van Ness expressed that this would add more tax base and set the city up for residential growth for many years to come. Council member Lopez expressed concerns about the "what ifs". Patterson expressed this development will be great for Pleasantville, but also feels the council didn't have a lot of lead up time and that things were rushed for the council to approve. Koehn expressed that he knows this is a lot for the council to consider and that it is an expensive project, but it will be beneficial to the city.

City Clerk, Rachel Reed, informed the council that the next item on the agenda is a resolution to approve the plans, specifications, form of contract and estimate of cost for the Adkins Development/RISE Projects and that this resolution is not the resolution to award contract.

Motion by Van Ness, seconded by Patterson to approve Resolution 23-15, approving the plans, specifications, form of contract and estimate of cost for the Adkins Development/RISE Project. All voting in favor motion carried.

Motion by Van Ness, seconded by Patterson to approve Resolution 23-16, awarding contract for the Adkins Development/RISE Project. Patterson aye, Koehn aye, Jurgens nay, Lopez nay, Van Ness aye. Motion carried.

Motion by Van Ness, seconded by Patterson to adjourn. All voting in favor motion carried.

Mayor Brandon Pennington

City Clerk, Rachel Reed