

**FAYETTEVILLE CITY COUNCIL  
AGENDA  
WORK SESSION  
APRIL 6, 2009  
5:00 P.M.**

**VISION STATEMENT**

**The City of Fayetteville  
is a GREAT PLACE TO LIVE with  
a choice of DESIRABLE NEIGHBORHOODS,  
LEISURE OPPORTUNITIES FOR ALL,  
and BEAUTY BY DESIGN.**

**Our City has a VIBRANT DOWNTOWN,  
the CAPE FEAR RIVER to ENJOY, and  
a STRONG LOCAL ECONOMY.**

**Our City is a PARTNERSHIP of CITIZENS  
with a DIVERSE CULTURE and RICH HERITAGE,  
creating a SUSTAINABLE COMMUNITY.**

**FAYETTEVILLE CITY COUNCIL  
WORK SESSION AGENDA  
APRIL 6, 2009  
5:00 P.M.  
CITY HALL COUNCIL CHAMBERS**

**CALL TO ORDER**

**INVOCATION**

**ITEM 1. APPROVAL OF AGENDA**

**ITEM 2. DISCUSSION OF THE DRAFT 2009-2010 COMMUNITY DEVELOPMENT ANNUAL ACTION PLAN**

**PRESENTED BY:** Victor Sharpe, Community Development Director

**PAGE: 4**

**ITEM 3. CRIME STRATEGY REPORT**

**PRESENTED BY:** Chief Bergamine, Fayetteville Police Department

**PAGE: 7**

**ITEM 4. EVALUATION OF CITY'S LEASED PROPERTIES**

Last year during the budget process, questions were raised regarding the lease rates and the City's maintenance responsibility for the properties being leased. In response, staff evaluated the current lease rates on all properties and proposed changes to the lease policy. Changes to the policy regarding residential properties were approved on January 30, 2008. The attached are recommended changes to the existing City Lease Property regarding non-profit and for-profit organizations.

**PRESENTED BY:** Dale Iman, City Manager

**PAGE: 8**

**ITEM 5. UPDATE ON GOVERNMENT ACCESS CHANNEL CONCEPT, COUNCIL CHAMBER IMPROVEMENTS AND TELEVISIONING CITY COUNCIL WORK SESSIONS**

**PRESENTED BY:** Doug Hewett, Assistant City Manager

**PAGE: 10**

**ITEM 6. CHANGES TO THE CITY'S PROPERTY TAX GRANTBACK PROGRAM FOR THE CITY'S ECONOMIC DEVELOPMENT ZONE**

**PRESENTED BY:** Rob Anderson, Chief Development Officer

**PAGE: 12**

**ITEM 7. COUNCIL MEMBER REQUESTS**

**A. 2009-2010 CITY COUNCIL BUDGET GUIDANCE TO THE CITY MANAGER AND STAFF**

**REQUESTED BY:** Council Member Mohn

**PAGE:** 17

**B. CITY COUNCIL PAY RAISE**

**REQUESTED BY:** Council Member Bates

**PAGE:** 18

**COUNCIL MEETING WILL BE AIRED**

**APRIL 6, 2009 - 5:00 PM**

**COMMUNITY CHANNEL 7**

**COUNCIL MEETING WILL BE RE-AIRED**

**APRIL 8, 2009 - 10:00 PM**

**COMMUNITY CHANNEL 7**

**Notice Under the Americans with Disabilities Act (ADA):** *The City of Fayetteville will not discriminate against qualified individuals with disabilities on the basis of disability in the City's services, programs, or activities. The City will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in the City's programs, services, and activities. The City will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all City programs, services, and activities. Anyone who requires an auxiliary aid or service for effective communications, or a modification of policies or procedures to participate in the City program, service, or activity, should contact the office of Ron McElrath, Acting ADA Coordinator, at [mcelrath@ci.fay.nc.us](mailto:mcelrath@ci.fay.nc.us), 910-433-1605 or 910-433-1696, or the City Clerk at [cwhite@ci.fay.nc.us](mailto:cwhite@ci.fay.nc.us), or 910-433-1989, as soon as possible but no later than 48 hours before the scheduled event.*

# CITY COUNCIL ACTION MEMO

To: Dale Iman, City Manager  
From: Victor D. Sharpe, Community Development Director  
Date: April 6, 2009  
Re: 2009-2010 Annual Action Plan

**THE QUESTION:** Does the 2009-2010 Annual Action Plan address the goals and objectives of the 2005-2010 Consolidated Plan?

**RELATIONSHIP TO STRATEGIC PLAN:** More Attractive City – Clean and Beautiful, Revitalized Downtown – A Community Focal Point, Growing City, Livable Neighborhoods – A Great Place To Live and Greater Tax Base Diversity- Strong Local Economy.

**BACKGROUND:**

- The 2009-2010 Annual Action Plan is based on the goals set forth in the 2005-2010 Consolidated Plan. The Consolidated Plan is designed to address the City's housing, economic development, community development and homeless needs for a five-year period.
- The annual action plan contains goals and objectives and describes projects and activities that implement strategies established in the consolidated plan. It sets forth a description of activities for the use of funds that are expected to become available in the upcoming fiscal year.
- In an effort to provide citizens an opportunity to participate in the process of developing our action plan, the Community Development Staff held a series of six citizen participation meetings in various locations throughout the City. The Fayetteville Redevelopment Commission will hold a public hearing on April 9, 2009.
- A draft copy of the action plan is being made available in various locations for review and comments for 30 days from March 31 – April 29, 2009.

**ISSUES:** N/A

**RECOMMENDATIONS:** The Community Development 2009-2010 Annual Action Plan is being presented for informational purposes. It is proposed that this item be listed on the April 27, 2009 City Council meeting agenda for approval.

**ATTACHMENT:** 2007-2008 Community Development Annual Action Plan Project Summary & Budget

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ITEM

2.

## 2009-2010 One-year Action Plan

The 2009-2010 One-Year Action Plan describes the activities to be funded or implemented during the program year. The plan contains goals, objectives, and description of projects and activities that implement the strategies established in the Consolidated Plan. Also included are the appropriate forms required by the US Department of Housing and Urban Development. The One-Year Action Plan constitutes the annual plan of the five-year Consolidated Plan. It sets forth a description of activities for the use of funds that are expected to become available during the coming fiscal year and establishes goals and objectives for those activities. The City expects the following resources to be available to implement its community development strategies during the 2009-2010 program year.

<b>2009-2010 Funding Sources</b>	<b>Amount</b>
Community Development Block Grant (CDBG)	\$ 1,419,846
CDBG Program Income	\$ 227,694
HOME Investment Partnership (HOME)	\$ 807,546
HOME Program Income	\$ 188,765
CDBG & HOME Prior Year	\$ 1,339,060
Prior Year Program Income	\$ 356,000
City (HOME match)	\$ 181,698
American Dream Down Payment Initiatives	\$ 6,298
Section 108 Loan Payment (General Fund)	\$ <u>29,188</u>
<i>Total</i>	<b>\$ 4,556,095</b>

These funds are used to develop a coordinated and comprehensive means of addressing the core goals identified in the plan.

The City's One-Year Action Plan describes 30 projects to be undertaken during the program year; the projects and activities proposed for 2009- 2010 are summarized below:

**Summary of 2009-2010 Proposed Action Plan Projects**

<u>Housing Activities</u>	<u>Budget</u>	<u>Benchmark</u>	<u>Activity Type</u>	<u>Funding</u>
Down payment Assistance Program	15,000	5	Homes purchased	HOME/ADDI
Mortgage Assistance Program	75,000	5	Homes purchased	HOME
Housing Rehabilitation Program	1,147,865	163	Homes repaired	HOME/CDBG
Replacement Housing Program	100,000	2	Homes replaced	HOME
Acquisition & Demolition Program	70,000	10	Houses acquired/demolished	CDBG
Demolition Recovery & Infill Housing Program	50,000	10	Homes Rehabilitated/built	CDBG/HOME
Maple Ridge Apartments III	400,000	80	Apartments built	HOME
CHDO Activities	292,980	9	Homes built	HOME
Homebuyers Education	7,250	175	Persons assisted	CDBG
HOPE VI Affordable Housing Project	700,000	60	Apartments built	HOME
IDA Program	<u>5,000</u>	<u>5</u>	Persons Assisted	CDBG
	<b>2,863,095</b>	<b>524</b>		
<i>Total</i>				
 <b><u>Economic Development</u></b>				
Business Assistance Program	375,000	6	Jobs created	CDBG
Downtown Loan Pool	450,000	7	Jobs created	CDBG
Women's Center of Fayetteville	44,000	35	Clients Assisted	CDBG
Façade Grant Program	50,000	10	Jobs	CDBG
FSU/Fayetteville Business Center	20,000	75	Clients Assisted	CDBG
Section 108 Payment - Capitol Project	<u>55,000</u>	<u>2</u>	Loan Payments	CDBG
	<b>994,000</b>	<b>135</b>		
<i>Total</i>				
 <b><u>Community Development</u></b>				
Neighborhood Resource Centers	180,000	10,000	Client Visits	CDBG
Beautification	10,000	5	Projects completed	CDBG
Street Paving Assessment Fee Assistance	10,000	10	Persons assisted	CDBG
Water and Sewer Assessment Fee Assistance	30,000	20	Persons assisted	CDBG
Deep Creek Road Community Gateway Project	5,000	1	Project completed	CDBG
Community Gardens Project	<u>20,000</u>	<u>1</u>	Project completed	CDBG
	<b>255,000</b>	<b>10,037</b>		
<i>Total</i>				
 <b><u>Homeless Services</u></b>				
Homeless Shelter Assistance Program	10,000	25	Utility assistance provided	CDBG
Utility Deposit Assistance Program	2,000	10	Clients assisted	CDBG
Homeless Client Assistance Program	2,000	25	Clients assisted	CDBG
Hope Center Homeless Shelter	10,000	250	Clients served	CDBG
Operation Inasmuch Day Center	30,000	26,100	Clients served	CDBG
Salvation Army Homeless Shelter	<u>15,000</u>	<u>1,200</u>	Clients served	CDBG
	<b>69,000</b>	<b>27,610</b>		
<i>Total</i>				
	<b><u>375,000</u></b>			
<i>Program Administration</i>				<i>HOME/CDBG</i>
<b>Total All Projects and Activities</b>	<b>4,556,095</b>	<b>38,306</b>	<b>Benchmark</b>	

All of the projects will be located within the municipal limits with the majority taking place within low to moderate-income communities through out the City.

# CITY COUNCIL ACTION MEMO

**To:** Mayor and Members of City Council  
**From:** Tom Bergamine, Chief of Police  
**Date:** April 6, 2009  
**Re:** Crime Strategy Report

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**THE QUESTION:** The council has requested a briefing on the Police Department's Crime Strategy initiatives for the year 2009

**RELATIONSHIP TO STRATEGIC PLAN:**  
Street Safety & Safe Neighborhoods

**BACKGROUND:** In 2007, we experienced a 3.5% reduction in Part I crimes  
In 2008, we experienced an 8.4% increase  
In addition, we experienced approximately 30% increase in robberies

**ISSUES:** City Council is interested in Crime Strategy initiatives and what resources are needed to combat the issue.

**OPTIONS:** N/A

**RECOMMENDATIONS:** Team effort to combat crime in the City of Fayetteville.

# CITY COUNCIL ACTION MEMO

**To:** Mayor and Members of City Council  
**From:** Dale Iman, City Manager  
**Date:** April 6, 2009  
**Re:** Evaluation of City's Leased Properties

**THE QUESTION:** How best to respond to Council's request to evaluate the rental rates for City-owned properties.

**RELATIONSHIP TO STRATEGIC PLAN:** More Efficient City Government - Cost Effective Services Delivery

**BACKGROUND:** Last year during your budget process, questions were raised regarding the lease rates and the City's maintenance responsibility for the properties being leased. In response, staff evaluated the current lease rates on all properties and proposed changes to the lease policy. Changes to the policy regarding residential properties were approved on January 30, 2008. Staff recommends the following changes to the existing City Lease Policy:

1. City Manager be given the authority to lease or rent City property for terms of one year or less.
2. Lease rates will be based on the tax value of the leased property (as it has been in the past). Non-profits will pay 3% of tax/appraised value while for-profits will pay 9% of the tax/appraised value.
  - Recommend the lease rates be increased 10% yearly until such time as the rental rate is met. The gradual rate increase will allow the organizations time to budget for the new rates. First rate change to become effective July 1.
3. Lease terms:
  - Lease terms will run with the fiscal year July 1-June 30.
  - Maximum lease term of one year.

**ISSUES:** None

**OPTIONS:**

- Accept the recommendations.
- Reject the recommendations.

**RECOMMENDATIONS:**

Accept recommendations authorizing the City Manager to lease or rent City properties for terms of one year or less; setting a lease rate of 3% of tax/appraised value for non-profits; setting a lease rate of 9% for-profit organizations. Rate changes are to be effective July 1.



## Month-To-Month Leases

Address	Lessee/User and Purpose	Expiration of Agreement	Current Lease Rate	Recommended Maximum Rate	July 1, 2009 and Subsequent Increases	Comment
<b>Non-Profit Organizations</b>						
222 Hay Street Second Floor	Hispanic/Latino Center	Lease expired November 30, 2007 Month to month	\$166.00	\$284 per month	Recommend 10% yearly increase: 2009 - \$194.00 2010 - \$222.00 2011 - \$250.00 2012 - \$284.00	Tenant responsible for utilities
222 Hay Street Third Floor	Community Outreach Assistance Services	Lease expired May 31, 2007 Month to month	\$156.00	\$256 per month 10% deduction due to condition of leased area	Recommend 10% yearly increase: 2009 - \$182.00 2010 - \$208.00 2011 - \$214.00 2012 - \$256.00	Tenant responsible for utilities
Hay Street F. B. Stein Library	Arts Council of Fayetteville	Lease expired December 31, 2007 Original 5-year lease (1987) with 3- to 5-year extensions	\$0.00	Effective January 1, 2010 Tenant responsible for all utilities	City pays up to \$20,000.00 in utilities per year, electric and water/sewer. Arts Council contributed \$500,000.00 for building renovations (1987). Recommend 10% yearly increase: 2009 - \$191.00 2010 - \$226.00 2011 - \$261.00 2012 - \$296.00 2013 - \$331.00 2014 - \$352.00	Utility expense for fiscal year ending June 2008 - \$14,768.43. Tenant responsible for janitorial and grounds maintenance along with telephone/ communication services
148-1 Maxwell Street	Cape Fear Studios	Lease expired June 30, 2007 Month to month	\$156.30	\$352.00 per month		Tenant responsible for utilities
<b>For-Profit Organization</b>						
222 Hay Street First Floor	Downtown Alliance	Lease expired June 30, 2007 month to month	\$600.00	\$660 per month	10% rate increase	Tenant responsible for utilities

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# CITY COUNCIL ACTION MEMO

**TO:** Mayor and Members of City Council  
**FROM:** Doug Hewett, Assistant City Manager  
**DATE:** April 6, 2009  
**RE:** Report on Televising City Council Work Sessions and Feasibility of Creating a Government Access Channel

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**THE QUESTION:**

Does the City Council wish to televise their work sessions and to provide an update on staff's feasibility study of creating a Government Access Channel?

**RELATIONSHIP TO STRATEGIC PLAN:**

Goal: Greater Community Unity - Pride in Fayetteville

Target for Action: Telling the City's Story Greater Tax Base Diversity – Strong Local Economy

**BACKGROUND:**

**Televising City Council Work Sessions:** At the City Council's January 5 work session City Council requested staff investigate the feasibility of televising City Council work sessions.

**Government Access Channel:** In an effort to study all options for "telling the City's positive story," staff has researched the feasibility of developing a City operated Government Access Channel (GAC) on the local Time-Warner Cable System (TWC). Such a channel is allowed in the joint cable franchise developed with TWC. However, the operation of a GAC will have recurring operational and capital expenses. The feasibility study being conducted by staff seeks to fully identify those costs and make recommendations as to whether the development of a GAC is practicable given organizational resources.

This review is timely, as the City recently completed at \$150,500 upgrade to Council Chamber with the following equipment:

- Replacing podium with ADA compliant podium and installing a document projector
- Replacing all microphones
- Replacing televisions in the Chamber with flat screens
- Installing monitors at Council seats
- Installing upgrades to the broadcast equipment which included new closed captioning capability, camera switcher, new broadcasting software, computer graphics capability and sound board

During the spring of 2009, the City plans to incorporate \$67,185 in PEG grant award and additional broadcasting equipment, which includes expenditures for the following:

- A video service
- Automation and scheduling system

- Video bulletin board
- Professional DVD recorder/players
- Digital audio recording device and playback appliance
- Replacing the television in the Lafayette Room with flat screen

**THE ISSUES:**

**Televising City Council Work Sessions:** Televising the City Council's work sessions would require use of Council Chamber where we have our broadcasting equipment instead of the Lafayette Room. Operating the broadcast equipment for work sessions would also require additional staff to cover those meetings. Currently, we have two staffers trained to operate the broadcast equipment; neither of whom attends the Council's work sessions currently. If required to attend these meetings, it would cost approximately \$2,500 annually in overtime.

Secondly, Council work sessions are currently held in the Lafayette Room that provides a more intimate setting, allowing for more informal sharing of information and ideas than Council's televised meetings. While still official meetings of Council, work sessions held without the use of voting systems, microphones, broadcast lights and podiums allow for a more open exchange of ideas.

Lastly, if we were to televise our work sessions, TWC would prefer that we tape the meetings for rebroadcast instead of transmitting the meetings live as we do our regular meetings that are held on the 2<sup>nd</sup> and 4<sup>th</sup> Mondays of each month.

**Government Access Channel:** We have a joint franchise agreement with Cumberland County and Fort Bragg. As such, we will need their support to request the channel from TWC. While the City anticipates having most of the necessary broadcasting equipment to run a GAC by the end of this fiscal year, the recurring operational and additional capital costs associated with content production must also be considered. Staff is developing a draft budget and operations plan that will include full costs.

**OPTIONS:**

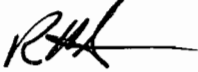
Provide direction to the City Manager as to Council's interest or take no action.

**RECOMMENDATIONS:**

**Televising City Council Work Sessions:** Televising the Council's work sessions is doable, but at the expense of the informal and effective communication between City Council and staff; would require additional staffing to operate the broadcast equipment; and likely wouldn't be 'live', but rather rebroadcast at a later time. For those reasons, staff recommends not televising City Council work sessions at this time.

**Government Access Channel:** None at this time. Staff is continuing to research the feasibility and will make a report to the City Manager for this consideration in the FY 2010 budget.

# CITY COUNCIL ACTION MEMO

To: Rob Anderson, Chief Development Officer   
From: Craig Harmon, Planner II  
Date: April 6, 2009  
Re: Changes to the City's Property Tax Grantback Program for the City's Economic Development Zone.

**THE QUESTION:** Consider amending the City's Property Tax Grantback Program. Including changes to both the text and the zone map.

**RELATIONSHIP TO STRATEGIC PLAN:** Economic Development Incentive: Policy Direction is a top priority in the Strategic Plan.

## **BACKGROUND:**

On March 17, 2008 the Fayetteville City Council voted to approve development incentives for the core of the city. This was an area of the city that was identified to have excess service capacity. The incentives of this program include a property tax grantback program, a density bonus, and a land aggregation program.

Although this program was a good starting point, other areas of the city not within the current Economic Development Zone are in need of economic stimulation; in particular staff has identified the Bragg Boulevard corridor as an area in need of help. The incentives previously adopted would remain the same. The changes would come in the form of a slight text and map amendment. The minor text amendments recommended include a requirement that during the benefit period the recipient must adhere to all applicable codes, regulations and requirements of the city, state and federal government. Please find attached a copy of the Grantback Program with all of the proposed text amendments underlined or struck through to delineate all changes. Please also find attached a revised Economic Development Zone map. Proposed changes to the current zone have been made to reflect the addition of Bragg Boulevard and its surrounding area into the incentive area. The area shown in green on the map is the adopted existing zone and the area in red is the proposed extension.

## **ISSUES:**

Does the City Council want to adopt the text and map zone amendments, to the Property Tax Grantback Program, in order to promote development in the area along Bragg Boulevard?

## **OPTIONS:**

Option 1 – Approve changes to Property Tax Grantback Program and Economic Development Zone.

Option 2 – No action, keep program and zone as they currently are.

## **RECOMMENDATION:**

Option 1 – Approve changes to Property Tax Grantback Program and Economic Development Zone.

**City of Fayetteville  
Property Tax Grantback Program  
for the City's Economic Development Zone**

This property tax incentive program is meant to provide incentives to qualifying development projects in the Economic Development Incentive Zone. The primary objective of the program is to induce private investment thereby improving the economic health and diversity of the City and increasing the City's property tax base. Given the difficulty in determining the precise economic impact of a particular development project, the City has chosen to base the amount of the incentive on the increase in the taxable value of the property involved in the project.

The economic impact of a proposed project within the defined area could also be evaluated using methods that include employment data such as job creation, wages and benefits, and related factors. For this particular incentive program, however, the incentive amount will be based solely on the increase in the taxable value of the property involved in the project. The taxable value of the property after improvements have taken place will be compared to the taxable value of the property before the improvements were made to determine the increase in the taxable value of the property. In order to be eligible for incentives under this program, a project must have improved the taxable value of the associated property by at least \$500,000. For the purposes of this program, increases in the value of land will not be considered in the calculation to determine the incentive payment.

For the applicants whose projects satisfy the criteria in the following section, the program provides incentive payments payable in annual installments for five years based on the amount of City taxes paid in each year. In order to receive the incentive payments, an eligible project must be completed and have increased the taxable value of the property by \$500,000. A project becomes eligible for participation in the program in the year that taxes are paid on a property with a taxable value \$500,000 above the taxable value before the improvement occurred. The annual incentive payments, however, are based on the increased amount of City property taxes paid. The incentive payments will occur no sooner than six months following the payment of property taxes by the property owner.

The applicant would receive incentive payments for City property taxes paid each year according to the percentages presented in the following table:

Year 1	Year 2	Year 3	Year 4	Year 5	Year 6 and beyond
50% of taxes paid on increased taxable value	50% of taxes paid on increased taxable value	50% of taxes paid on increased taxable value	50% of taxes paid on increased taxable value	50% of taxes paid on increased taxable value	0% of taxes paid on increased taxable value

Essentially, a qualifying applicant would receive an incentive payment equal to 50 percent of City property taxes paid annually for five years on the increased taxable value of the property.

The application process must be completed prior to issuance of a building permit or approval of a subdivision plat for the project. North Carolina General Statutes require that property values be assessed on January 1 for taxation purposes. Therefore, for a project to be considered eligible for this program, it must have been completed in the year preceding the first payment so that the applicant will pay taxes on the taxable value of the completed project. The application must include documentation that improvements made on the property will increase its taxable value by \$500,000 using tax records from the year in which the project was initiated.

The annual grant award due to the grantee will be paid following project completion, verification of a taxable value \$500,000 above the taxable value before the improvement occurred and payment of all property taxes owed. If a project is not completed but has increased the taxable value of the property by \$500,000 by January 1 of a given year, the project will not be eligible for the incentive program. Only completed projects are eligible. If a project is a multi-phased development, each phase that meets the program criteria will be eligible for participation.

During the incentive payment period, the grantee must remain current with all real and property taxes levied and all City utility payments. Verification of these must be submitted prior to incentive payment being granted. Failure to do so results in termination of all of the incentive payments. In addition, during the benefit period, the property must be in compliance with all applicable city, state and federal codes, regulations and requirements including but not limited to those associated with environmental, building, zoning and property maintenance.

Incentive payments are not transferable.

There is a \$25 nonrefundable application fee charged for each development project. These guidelines shall be an attachment to each formal incentive payment approved by the City of Fayetteville.

### **Project Qualifications**

Eligible projects that qualify for this program include the renovation or new construction of commercial, industrial, office, retail and residential properties located within the Economic Development Incentive Zone. This includes interior and exterior improvements to the property. Each project applicant must provide a final construction and/or site improvement plan for the development project including budget estimates for the entire project. However, the amount of direct investment made as a part of a given project is not a substitute evaluative criterion for participation in the program; any project

must increase the taxable value by \$500,000 above the taxable value of the property prior to the improvement.

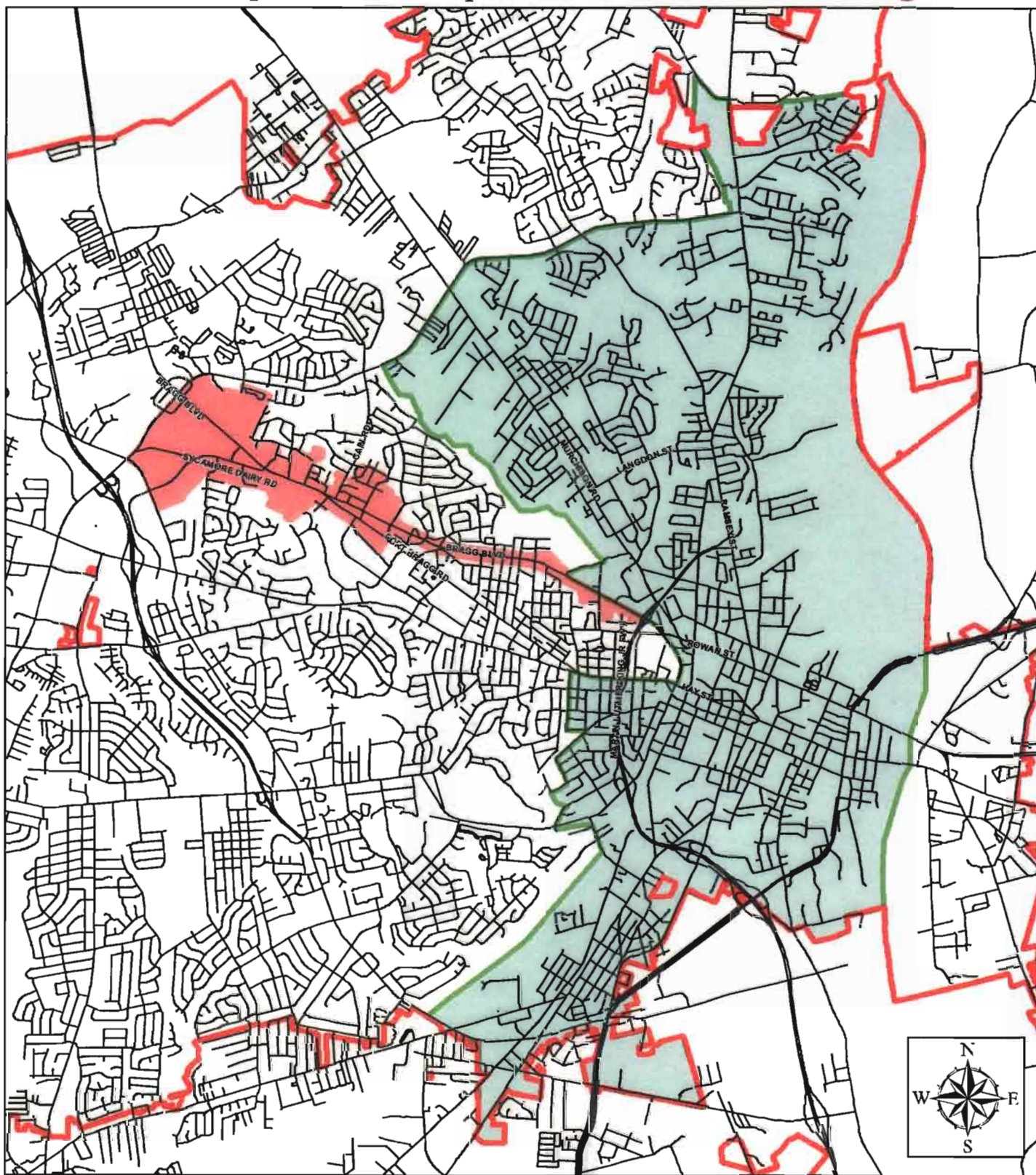
Although increasing and diversifying the local economy and property tax base are primary initiatives of this development program, particular consideration will be given to the type of development project undertaken. Projects that involve the following uses, as they are defined in the City Code, are not eligible for participation in the program:

- Automobile and accessory sales/storage
- Churches/places of worship
- Alcoholic beverage retail stores
- Family care/group homes
- Warehouses
- Adult/special entertainment
- Amusement enterprises such as billiards/pool and similar activities
- Manufactured home sales
- Storage facilities
- Brew/pubs/bars
- Public service utilities
- 501 (c) nonprofit owned buildings



Changing economic conditions, legal issues or other factors may cause the City to modify, amend, suspend or even terminate the property tax incentive program subject to grants previously awarded and in effect at that time.



# PROPERTY TAX GRANTBACK PROGRAM Economic Development Zone Map



## Legend

-  Proposed Zone Extension
-  Economic Development Zone



**City Council Agenda  
Item Request**

**Date of Request:** 8 March 2009

**Name of Requester:** TED MOHN

**Agenda Item Title:** 2009-2010 City Council Budget Guidance to the City Manager & Staff

**What do you want to accomplish with this item?**

- City Council directs staff to compile a 2009-2010 City Budget not to exceed 2-4% over the current budget.
- Force City Council to spend within it's means without placing excess tax burdens on property owners.
- Force City Council to determine which projects need to be downsized, deleted or delayed.
- Force City Council & staff to exhaust all revenue producing & spending options for the 2009-2010 budget.
- Force City Council to adjust the property "Tax Rate" consistent with a fixed budget & goals listed above.
- Force City Council to decide if a "Revenue Neutral" budget supports goals listed above.
- Force City Council to be good stewards of our citizen's tax dollars.

**How does this item connect to the City's Strategic Plan?**

1. More Efficient City Government.
2. Cost Effective Service Delivery
3. Growing City - A Great Place to Live
4. Telling the City's Story

**Comments:**

I want City Council to direct staff to present us a revenue neutral budget to let us see what it looks likes. From there I want City Council to take responsibility for directing staff to compile anything other than a revenue neutral budget.



### City Council Agenda Item Request

Date of Request: 25 MAR 09  
Name of Requester: BATES KEITH  
Agenda Item Title: CITY COUNCIL PAY RAISE

What do you want to accomplish with this item?

DIRECT CITY STAFF TO FORMULATE  
FY 10 BUDGET W/O CITY COUNCIL PAY  
RAISE

How does this item connect to the City's Strategic Plan?

BALANCE BUDGET

Comments:

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