

VALLEY CENTER LAND BANK

March 21, 2017

CITY HALL

121 S. MERIDIAN

Council member Maschino called the meeting to order at 8:51 p.m. with the following members present: Dale Kerstetter, Lou Cicirello, Gina Gregory, Lionel Jackson and Ben Anderson.

Members Absent: Al Hobson, Brenden McGettigan and Mayor Laurie Dove

Staff Present: Kristine Polian, Assistant City Administrator
Rob Tormey, Fire Captain
Neal Owing, Parks and Public Buildings Director
Ryan Shrack, Community Development Director
Joshua Golka, City Engineer
Barry Arbuckle, City Attorney
Lloyd Newman, Police Sergeant
Scott Hildebrand, City Administrator
Kristi Carrithers, City Clerk

Press present: The Ark Valley News

APPROVAL OF THE AGENDA -

Jackson moved to approve the Agenda, seconded by Kerstetter. Vote Yea: Unanimous. Motion carried.

APPROVAL OF MINUTES –

Gregory moved to approve the minutes of the November 1, 2016 Land Bank Meeting, seconded by Jackson. Vote Yea: Unanimous.

NEW BUSINESS –

A. VOTE TO ACCEPT PROPERTIES INTO THE LAND BANK

Hildebrand asked the Land Bank to accept 46 properties into the Land Bank located in the Ridgefield area. All current special taxes are paid. Acceptance of these properties will freeze the special taxes, to avoid delinquent taxes or possible foreclose and auction. Polian stated that they have been working to finalize the agreement pending decision on HOA covenants and dues. Polian stated that the final details would be completed by the end of the week. The Land Bank board members expressed frustration that they didn't have the agreement to read, prior to approval.

Jackson moved for the conditional acceptance of these properties. The motion was seconded by Kerstetter. Vote Yea: Kerstetter, Gregory, Maschino, Jackson and Anderson. Opposed: Cicirello. Motion carried

B. RECOMMENDATION TO DEFER SPECIALS

Hildebrand asked the Land Bank to defer the City portion of special taxes owned by the Land Bank.

Kerstetter moved the Board recommend to Council that special taxes be deferred on properties owned by the Land Bank. Seconded by Gregory. Vote Yea: Unanimous.

C. RECOMMENDATION TO FUND UTILITY INCENTIVES

Hildebrand asked the Land Bank to recommend a utility incentive to new owners building a single family residence in Valley Center. Hildebrand explained that HOAs have covenants requiring upkeep on landscaping and lawns and establishing a lawn can be costly for new homeowners. Hildebrand proposed new owners receive a 4 month water-only waiver for the first 10,000 gallons used. This would begin at the start of the next growing season following issuance of certificate of occupancy. Council discussed average usage, the possibility of incentive beginning after the average had been paid, and new owners already receiving the tax deferment.

Jackson moved, seconded by Anderson to offer new residents building new single family residences an incentive to waive the water fees for up to 10,000 gallons for 4 months to establish lawns during the growing season. Vote Yea: Gregory, Jackson and Anderson. Opposed: Kerstetter, Cicirello and Maschino. Motion failed.

D. RECOMMENDATION REQUEST FOR FUNDING

Hildebrand asked for a recommendation from the Land Bank Board to request funding to begin a process to market the properties in the Land Bank. Funding would be split between water and sewer departments.

Kerstetter moved, seconded by Anderson to request funding from the Council to fund the Land Bank for property management. Vote Yea: Unanimous. Motion carried.

ADJOURN -

Kerstetter moved to adjourn the meeting, seconded by Gregory. Vote Yea: Unanimous. Motion carried.

Meeting adjourned at 9:13 PM.

Kristi Carrithers, City Clerk