

Special Meeting  
February 28, 1994

Council members present: Krause, Case, Sanderson, King  
" " absent: Lutes

Others present: Members of the Development Committee, the  
Planning and Zoning Commission, Greg Shine,  
Bob Klein and Lynn Zern

Mayor Gearhart called the hearing on the 1994-1995 budget to  
order at 7:00 p.m. There were no comments or questions.

The hearing was adjourned and Mayor Gearhart called the special  
council meeting to order announcing it's purpose was to discuss  
residential development in Wolf Creek Estates and the Clemens  
Addition.

A drawing, provided by John Cleary of Ryken Engineering, of an  
extension of Blythe Street providing for eleven lots was  
discussed. This would be a less expensive option than extending  
Wilhelm Street in the same addition as discussed at an earlier  
meeting.

There was a concern by those present that lots on Blythe would  
not sell as well as those on Wilhelm as the street would be  
an isolated area. Others felt they would have the same  
marketability.

Shane Tiernan reviewed a financial estimate for the addition.  
Incentives would be the same as for Phase I.

After the balloon payment on the present note, the excess \$30,000  
from the sale of lots could go toward this project.

The taxable value when developed would be right at a million  
dollars.

A drawing of the development of Tucker Trail in the Clemens  
Addition was also discussed. The lots on the east side would  
have a higher value because they would be against the tree  
line and would be more private. Some of those on the west  
would need to utilize walk-out basements.

Tiernan reviewed the financial estimates on this development  
also stating that the net tax base when completed would be  
1.3 million dollars.

Residents of Duesenberg Drive expressed concern over the increase  
in traffic if Tucker Trail was developed. They would like to  
see a east-west street south of Tucker Trail joining ~~North~~<sup>South</sup> Main.

Mayor Gearhart will contact John Cleary and get rough estimates  
to develop a block of Wilhelm to the north and run Grant St.  
through to Blythe St. and also the cost of an east-west street  
to join N. Main St. in the Clemens Addition.

A special meeting will be scheduled when more information is  
available from John Cleary. At that time the council will  
review steps to pursue funds for the project.

Motion to adjourn by Sanderson, second by Case. Carried.

Bill Gearhart  
Bill Gearhart, Mayor

Attest: Carol Whipple  
Carol Whipple, Clerk