

**Earlham Planning & Zoning Commission Meeting
November 11, 2019**

The Earlham Planning & Zoning Commission met on Monday, November 11, 2018, at the Earlham City Hall. Chairperson Konny Goff was not able to be present and requested Mayor Lillie run the meeting for him. Mayor Lillie called the meeting to order at 6:15 p.m. Present: Dan Doud, Ryan Hougham, Leslie Winey, and, by phone, Steve Ory. Also present: Clerk Hibbs.

1. Approval of agenda.

Motion by Hougham, second by Doud, to approve agenda. Ayes unanimous. Motion passes.

2. Consider recommendation to City Council of the Earlham 2019 Urban Renewal Plan for the Earlham 2019 Urban Renewal Area.

Hibbs had a copy of the Comprehensive Master Plan of Earlham, Iowa, as well as the 2019 Urban Renewal Plan available for the Commission's review. Mayor Lillie and Clerk Hibbs explained the Urban Renewal Plan and Area, as well as tax increment financing. Mayor explained the funds collected through TIF will be used to pay for the new water tower and, in the future, updates to the sewer lagoon. Winey asked about alternative financing. Mayor stated, since this is a water project, water rates will also be raised. The Council's Municipal Enterprises Committee felt this was a good balance between taxing and raising water rates. The cities blighted designation was discussed. Winey also asked if a change of council happened, could the TIF money be re-routed to pay for something else. Mayor and Clerk said the TIF funds collection must go to the water tower and, eventually, to the sewer lagoon update, as per the Urban Renewal Plan.

It was the consensus of the Commission that the Earlham 2019 Urban Renewal Plan is in conformance with the general plan for development of the City as a whole

Motion by Doud, second by Hougham, to recommend approval of the Earlham 2019 Urban Renewal Plan to the Earlham City Council.

Roll: Ayes - unanimous. Motion passes.

3. Adjourn.

Meeting was adjourned at 6:30 p.m.

Jeff Lillie, Mayor

Attest: _____
Mary Sue Hibbs, Clerk