

CITY OF HUXLEY

TUESDAY – MARCH 27, 2018 – HUXLEY CITY HALL
AGENDA

CITY COUNCIL MEETING – 6:00 PM

PUBLIC NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL OF THE CITY OF HUXLEY, IOWA, WILL MEET AT THE HUXLEY CITY HALL 515 N. MAIN AVE., HUXLEY, IOWA, FOR THEIR REGULAR COUNCIL MEETING AT 6:00 PM ON TUESDAY THE 27TH DAY OF MARCH, 2018 TO DISCUSS THE MATTERS ENUMERATED IN THE AGENDA LISTED BELOW.

ROLL CALL

QUORUM PRESENT

- 1.00) COMMENTS FROM THE PUBLIC AND RECEIVING OF PETITIONS AND/OR WRITTEN COMMUNICATIONS TO THE CITY COUNCIL ON AGENDA AND NONAGENDA ITEMS.
- 2.00) PRESENTATION(S): DAN CULHANE --- AEDC
- 3.00) PROCLAMATION(S): NONE
- 4.00) **CONSENT AGENDA:**

ALL ITEMS LISTED WITHIN THIS SECTION ARE CONSIDERED TO BE ROUTINE BY THE CITY COUNCIL AND WILL BE ENACTED BY ONE MOTION. THERE WILL BE NO SEPARATE DISCUSSION OR ACTION ON THESE ITEMS UNLESS A COUNCIL MEMBER OR CITIZEN SO REQUESTS, IN WHICH EVENT, THE ITEM WILL BE REMOVED FROM THE GENERAL ORDER OF BUSINESS. AND CONSIDERED SEPARATELY.

- 4.01) TO APPROVE THE MINUTES FROM THE FOLLOWING MEETINGS:

March 13, 2018 -- Regular Council Meeting
March 20, 2018 -- Special Council Meeting

- 4.02) TO APPROVE FINANCIAL REPORTS AND PAYMENT OF BILLS.

- 4.03) TO APPROVE BEER, WINE AND LIQUOR LICENSES, CIGARETTE PERMITS RENEWALS.

- 5.00) **PUBLIC HEARING(S):** PUBLIC HEARING ON PROPOSED DEVELOPMENT AGREEMENT WITH KADING PROPERTY MANAGEMENT, LLC

- a. Mayor Opens Hearing
- b. Discussion
- c. Motion To Close Hearing

AGENDA ITEMS:

- 6.00) **COMMUNITY BETTERMENT:**

- 6.01) DISCUSSION AND POSSIBLE ACTION ON RESOLUTION 18-021 APPROVING DEVELOPMENT AGREEMENT WITH KADING PROPERTY MANAGEMENT, LLC, AUTHORIZING ANNUAL APPROPRIATION TAX INCREMENT PAYMENTS AND PLEDGING CERTAIN TAX INCREMENT REVENUES TO THE PAYMENT OF THE AGREEMENT"

- 6.02) DISCUSSION AND POSSIBLE ACTION ON RESOLUTION 18-022 APPROVING CONSTRUCTION PLANS FOR THE KADING DEVELOPMENT – VILLAS AT 315.

7.00) PUBLIC SAFETY:

7.01) DISCUSSION AND POSSIBLE ACTION ON RESOLUTION 18-023 APPROVING LAW ENFORCEMENT SERVICES CONTRACT WITH CAMBRIDGE.

7.02) DISCUSSION AND POSSIBLE ACTION ON RESOLUTION 18-024 APPROVING THE ATTACHED REQUEST FOR DUCKS INSIDE THE CITY.

8.00) FINANCE:

8.01) DISCUSSION AND POSSIBLE ACTION ON RESOLUTION 18-025 APPROVING THE PAYMENT PLAN FOR LEAKS FOR THE UTILITY DEPARTMENT.

9.00) LEISURE ACTIVITIES: NONE

10.00) ADMINISTRATIVE BUSINESS: NONE

COMMENTS FROM STAFF, COUNCIL AND MAYOR.

ADJOURNMENT

WORKSESSION:

THE CITY COUNCIL WILL MEET FOR AN INFORMAL WORKSESSION TO WORK ON ITEMS AND NOT TAKE ANY ACTION ON THOSE ITEMS DURING THE WORKSESSION.

DISCUSSION TOPICS;

THAT THE FOLLOWING TOPICS ARE SUGGESTED AND THEY DO NOT REFLECT ALL THE POSSIBLE ITEMS THAT COULD BE DISCUSSED OR NOT. THE LISTING BELOW DOES NOT NECESSARILY REFLECT THE ORDER IN WHICH THE ITEMS WILL BE DISCUSSED OR IF THEY WOULD BE DISCUSSED AT THIS MEETING.

NO ACTION WILL BE TAKEN ON ANY OF THE ITEMS AND THE LIST MAY CHANGE PRIOR TO OR AT THE MEETING. NO PARTICULAR ORDER AT THIS TIME

1. Maintenance Bond for Developments
2. Crime Free Housing program
3. Granular Subbase and subdrains under pavement
4. Paving of 560th Street
5. Rental Inspections
6. Building Code Guidelines
7. CIP Financing
8. Sidewalk Infill and new
9. Development agreements
10. Main Street Development
11. Installing Ped Ramps
12. Miscellaneous

THIS NOTICE IS HEREBY GIVEN AT LEAST 24 HOURS PRIOR TO THE COMMENCEMENT OF THE MEETING SPECIFIED ABOVE. THIS WAS DONE BY ADVISING THE NEWS MEDIA WHO HAVE FILED A REQUEST FOR NOTICE AND BY POSTING THE NOTICE ON THE WINDOW IN THE LOBBY AREA IN CITY HALL THAT IS ACCESSIBLE AND VIEWABLE TO THE PUBLIC. THIS WAS ALL PURSUANT TO CHAPTER 21 OF THE CODE OF IOWA.


John Haldeman, City Administrator

CONSENT AGENDA

Huxley City Council Minutes

Tuesday, March 13, 2018

These minutes are as recorded by the City Clerk and are subject to City Council approval at the next regular council meeting.

COUNCIL MEETING: The Huxley City Council met in a regular council meeting on the above date pursuant to rules of the council, notice posted at City Hall, posted on website and emailed to news media. Mayor Henry called the meeting to order at 6:02 pm.

COUNCIL MEMBERS PRESENT: Roberts, Kuhn, Mulder, Jensen – via conference call; Peterson - absent

CITY STAFF PRESENT: John Haldeman-City Administrator, Jolene Lettow-City Clerk, Mark Pote – Police Chief, Jeff Peterson – Public Works Director

CONSULTANTS PRESENT: Forrest Aldrich, city engineer

GUESTS PRESENT: Steve Quick

CONSENT AGENDA:

MOTION- Kuhn, Second – Mulder to approve all agenda items as listed.

- Approve February 27 and March 6 Council Meeting minutes
- Approve Financial Reports and Payment of Bills

Roll Call: Kuhn, Jensen, Roberts, Mulder voted yes. Motion carried.

Claims:

AFLAC	AFLAC	4.00
ALLIANT ENERGY	GAS AND ELECTRIC	12,362.65
ANKENY SANITATION	WWTP	220.73
ARNOLD MOTOR SUPPLY	SEAL	315.68
BAKER GROUP	WORK AT WWTP	646.01
BRICK GENTRY P.C.	HDC	3,787.50
BUD'S AUTO REPAIR INC	FORD SERVICE & BATTERY	560.72
CAPITAL CITY EQUIPMENT CO.	BRAKE KIT	56.40
CARPENTER UNIFORM CO.	DUTY HOLSTER FOR GLOEDE	202.00
CASEY'S GENERAL STORES INC	GASOLINE	1,393.35
CENTRAL IOWA TELEVISION	CIPP POINT REPAIR & MOBILIZATI	3,720.00
DAVE WHITE PLUMBING, INC.	REMOVE CLOG FROM PD TOILET	109.85
DELTA DENTAL PLAN OF IOWA	DENTAL INSURANCE	1,742.24
EBS	MEDICAL INSURANCE	17,323.11
ED M. FELD EQUIPMENT CO. I	FIRE BOOTS	1,264.00
EDWARD JONES	IRA	250.00
ENERGY DOCTOR	LED LIGHTS	417.00
FIDELITY SECURITY LIFE	VISION INS	306.62
GALL'S, LLC	PEPPER SPRAY	24.94
HAWKINS, INC.	CHEMICALS	1,891.89
HOKEL MACHINE SUPPLY	BOLTS, NUTS, HOSE WITH ENDS	77.17
HOWE'S WELDING/METAL FAB	CUTTING EDGE FOR SNOW BLOWER	124.56
HUXLEY COOP TELEPHONE CO.	CABLE, PHONE, INTERNET	1,832.10
IAWEA	REGION 5 SPRING MEETING	120.00
INTEGRATED PRINT SOLUTIONS	WINTER BROCHURES	498.00
INTERNAL REVENUE SERVICE	FED WITHOLDING TAX	9,472.83
INTERSTATE BATTERIES	ECONO BATTERIES	55.00
IOWA DOT	JANITORIAL SUPPLIES	171.95
IOWA LAW ENFORCEMENT ACADE	BASIC LEVEL 1 TRAINING-GLOEKE	6,465.00
IPERS	IPERS	12,985.89
JACQUE GLOEDE	MILEAGE REIMBURSEMENT	115.03
KELTEK INCORPORATED	CREDIT	75.17
LINCOLN FINANCIAL GROUP	DISABILITY INSURANCE	1,018.78
LOWE'S	COUPLERS, REDUCERS, BOARDS	28.60
MARCO, INC.	COPIER/PRINTER MAINT AGREEMENT	434.87
MASS MUTUAL RETIREMENT SER	DEFERRED COMPENSATION	250.00
MENARDS	MISC. SUPPLIES	246.27
MID-IOWA OCCUPATIONAL TEST	DOT ANNUAL CONSORTIUM FEE	180.00
MID-IOWA SOLID WASTE EQUIP	SWEEPER PARTS	370.76
MIDWEST BREATHING AIR SYST	CASCADE COMPRESSOR SERVICE	625.79
MISCELLANEOUS VENDOR	ARTESA LLC :US REFUND	739.99
MUNICIPAL SUPPLY	FLARE ANGLE VALVE	89.90

NAPA AUTO PARTS
 NICKOLAY CONSULTING, LLC
 O'HALLORAN INTERNATIONAL
 OXEN TECHNOLOGY
 POSTMASTER
 QUALITYONE COMMERCIAL CLEA
 RELIASTAR LIFE INSURANCE C
 ROBB, BETTY
 SAFE BUILDING COMPLIANCE &
 SECRETARY OF STATE
 STAPLES BUSINESS CREDIT
 STORY COUNTY HOUSING TRUST
 TASC
 TREASURER, STATE OF IOWA
 TRICKLE'S L.L.C.
 VAN-WALL EQUIPMENT INC.
 VEENSTRA & KIMM, INC.
 VERIZON WIRELESS
 VISA
 WINDSTREAM IOWA COMMUNICAT

WIPER BLADES FOR 2011 TAHOE	37.20
MONTHLY IT SUPPORT	105.00
REGULATOR ASSEMBLY & WIPER	135.13
MICROSOFT EXCHANGE ONLINE FEE	148.00
FIRST CLASS PRESORT MAIL FEE	225.00
JANITORIAL SERVICES FOR MARCH	2,134.00
LIFE INSURANCE	374.14
REIMBURSEMENT OF POSTAGE FEES	11.52
BUILDING INSPECTIONS	2,357.60
NOTARY RENEWAL-LETTOW	30.00
OFFICE SUPPLIES	118.38
2017 PLEDGE	1,831.59
FLEX BENEFIT PLANS	574.96
STATE WITHHOLDING	3,471.00
TIRE REPAIR- '99 DUMP TRUCK	70.00
60" BROOM FOR SWEEPER	4,500.00
KADING VILLAS	9,335.17
ADMIN CELL PHONE	44.56
SEE ATTACHED	2,650.73
PHONE AT DISPATCH	71.03

001	GENERAL FUND	55,396.17
002	LIBRARY	5,196.69
003	RECREATION	5,451.87
004	FIRE AND RESCUE	3,592.16
014	AMBULANCE	1,891.65
110	STREET	13,295.70
600	WATER UTILITY	12,623.72
610	SEWER UTILITY	13,353.40
	PAYROLL	<u>44,135.61</u>
	GRAND TOTAL	154,936.97

Motion –Roberts, Second – Mulder on Resolution No. 18-017 to Approve Engineering Construction Services for the Villas at 315 as Stated in Engineer’s Letter Dated March 14, 2018. Roll Call: Mulder, Kuhn, Roberts, Jensen voted yes. Motion carried.

Motion – Roberts, Second – Mulder on Resolution No. 18-018 to Approve Engineering Construction Services for Blue Sky Commons Plat #2 as Stated in Engineer’s Letter Dated March 5, 2018. Roll Call: Kuhn, Roberts, Mulder, Jensen voted yes. Motion carried.

Motion – Mulder, Second – Roberts on Resolution No. 18-019 to Approve Agricultural Subdivision Plat. Roll Call: Kuhn, Roberts, Mulder, Jensen voted yes. Motion carried.

Motion – Roberts, Second – Kuhn on Resolution No. 18-020 to Approve Amended Plat Resolution No. 17-098 for Iron Bridge Development. Roll Call: Kuhn, Roberts, Mulder, Jensen voted yes. Motion carried.

Motion – Mulder, Second – Roberts to Set March 20th as a Worksession starting at 6:00pm. 4 ayes, 0 nays. Motion carried.

Miscellaneous

City engineer, Forrest Aldrich, discussed with council the Oak Bend and Prairie Ridge Trail intersection. Council directed city engineer to work on design of project.

Motion – Kuhn, Second Mulder to Hold a Closed Session to Discuss Strategy with Legal Counsel in Matters that are Presently in Litigation or Where Litigation is Imminent Where Its Disclosure Would Be Likely to Prejudice or Disadvantage the Position of the Government Body in that Litigation. Motion – Roberts, Second – Mulder to close session at 7:25pm.

ADJOURNMENT: Motion – Mulder, second – Roberts to adjourn meeting at 7:25pm. 4 ayes, 0 nays.

WORKSESSION:

- Council discussed current performance bond requirements and whether to request from developers or contractors. Further research to be conducted.

- Councilman Kuhn provided information on a Crime Free program which the city could utilize to help keep illegal activity off rental property.

ADJOURNMENT: Motion – Kuhn, Second – Mulder to adjourn meeting at 8:05 pm. 4 ayes, 0 nays. Motion carried.

Craig D. Henry, Mayor

Attest:

Jolene R. Lettow, City Clerk

Huxley City Council Minutes
Tuesday, March 20, 2018

These minutes are as recorded by the City Clerk and are subject to City Council approval at the next regular council meeting.

COUNCIL MEETING: The Huxley City Council met in a special council meeting on the above date pursuant to rules of the council, notice posted at City Hall, posted on website and emailed to news media. Mayor Henry called the meeting to order at 6:02 pm.

COUNCIL MEMBERS PRESENT: Roberts, Kuhn, Mulder, Jensen, Peterson

CITY STAFF PRESENT: John Haldeman-City Administrator, Jolene Lettow-City Clerk

GUESTS PRESENT: Mark Lee, Dan Novelli

Council discussed city's level of funding participation in a development agreement proposed for Kading Development/Villas at 315.

Council reviewed situation with outstanding water bill with rural customer. Customer had water leak between meter and household. City to offer customer six month payment plan option to assist with outstanding balance.

ADJOURNMENT: Motion – Kuhn, Second – Mulder to adjourn meeting at 8:05 pm. 4 ayes, 0 nays. Motion carried.

Attest:

Craig D. Henry, Mayor

Jolene R. Lettow, City Clerk

3-27-18 Council Claims

	A	B	C
1	VENDOR NAME	DESCRIPTION	GROSS AMOUNT
2	ADVANTAGE HOMES	BUILDING PERMIT DEPOSIT REFUND	\$ 500.00
3	ALBERT LEA SEED	RED CLOVER, FREEDOM, MR	\$ 665.00
4	AUTOMATIC SYSTEMS CO.	CHANGE PLC PROGRAM FOR WELLS	\$ 661.50
5	BRGLASS COMPANY	SKID STEER WINDSHIELD & KIT	\$ 190.00
6	CARDMEMBER SERVICE	SEE ATTACHED	\$ 3,001.35
7	COMPASS MINERALS AMERICA	COURSE ROCK SALT	\$ 3,392.24
8	CONSUMERS ENERGY	GAS AND ELECTRIC	\$ 10,838.63
9	CORNERSTONE LOCKSMITH	SERVICE CALL AT WWTP	\$ 500.00
10	DB IOWA HOLDINGS	LEGAL PUBLICATIONS	\$ 1,202.67
11	DOLLAR GENERAL-REGIONS 410	P & R PROGRAM SUPPLIES AND ADMIN OFFICE SUPPLIES	\$ 213.33
12	EASTER & ASSOCIATES	ENGINEERING FEES	\$ 525.00
13	GRAINGER	PRESSURE SWITCH	\$ 18.44
14	GRIMES ASPHALT & PAVING	COLD PATCH	\$ 659.92
15	INTERNAL REVENUE SERVICE	PAYROLL TAXES	\$ 9,377.37
16	INTERSTATE BATTERIES	BATTERY TERMINAL AND BATTERY	\$ 115.17
17	IOWA DOT	FORTY DUST MASKS	\$ 20.80
18	JILL VANERSVELDE	YOUTH BASKETBALL TIMER	\$ 50.00
19	KEMPKER'S TRUE VALUE	SEE ATTACHED	\$ 208.99
20	KEYSTONE LABORATORIES	MONTHLY SAMPLING	\$ 205.20
21	LANE KOOIKER	AMBULANCE REIMBURSEMENT	\$ 50.00
22	METERING & TECHNOLOGY SOLU	ERTS AND BARE METERS	\$ 4,467.00
23	MID-IOWA OCCUPATIONAL TEST	RANDOM DRUG TESTING	\$ 70.00
24	MIDWEST AUTOMATIC FIRE SPR	BACKFLOW INSPECTION AT 3C'S	\$ 301.25
25	PEPSI-COLA	CASES FOR POP FOR VENDING	\$ 265.99
26	POSTMASTER	BULK POSTAGE	\$ 339.89
27	PREMIER OFFICE EQUIPMENT	COLOR COPIES	\$ 15.18
28	STAR EQUIPMENT, LTD	AIR HOSE, NPT, CRACK SEALANT	\$ 1,511.24
29	SYNCB/AMAZON	DVDS	\$ 14.99
30	TASC	FLEX BENEFIT PLANS	\$ 574.96
31	U.S. BANK EQUIPMENT FINANC	LEASE PAYMENT	\$ 235.21
32	VERIZON WIRELESS	AMBULANCE, PD, AND PW CELL PHONES	\$ 434.53
33	Payroll Expense		\$ 43,893.31
34	GRAND TOTAL		\$ 84,519.16
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			

3-27-18 Council Claims

	A	B	C
45		FUND TOTALS	
46	001 GENERAL FUND	\$ 7,727.33	
47	002 LIBRARY	\$ 1,192.64	
48	003 RECREATION	\$ 1,977.04	
49	004 FIRE AND RESCUE	\$ 4.99	
50	014 AMBULANCE	\$ 582.45	
51	110 ROAD USE TAX	\$ 3,744.21	
52	600 WATER UTILITY	\$ 14,972.85	
53	610 SEWER UTILITY	\$ 10,424.34	
54	01 PAYROLL EXPENSE	\$ 43,893.31	
55	GRAND TOTAL	\$ 84,519.16	
56			
57			
58			
59	Cardmember Services(Visa)		
60	Admin	webinar, envelopes, knox box	\$ 1,442.75
61	P & R	candy for vending, father/daughter dance supplies, deposit for easter bunny costume	\$ 626.46
62	Water	coffee, paper plates, bowls, brine pump	\$ 810.88
63	Streets	shovel, squeegies, postage	\$ 117.76
64	Wastewater	training books	\$ 128.50
65	Refund	refund from IPCA	\$ (125.00)
66	Total		\$ 3,001.35
67			
68			
69			
70	KEMPKER'S TRUE VALUE BREAK DOWN		
71	PD	key ring, nuts, bolts	\$ 7.57
72	FD	electrical tape	\$ 4.99
73	Water	map pro cylinder, batteries, drill bits, bulbs, hot water nozzle, electrical tape	\$ 63.39
74	Streets	nuts, bolts, nipples, bushings, couplings	\$ 39.16
75	Wastewater	box cover, wire nuts, conduit, hydraulic hose, fittings, valve	\$ 93.88
76	Total	\$ -	\$ 208.99

Utility Report

February	2018					
	Water Service:	Sewer Service:	Water Consumption (gallons):	Amount Billed (Water):	Sewer Consumption (gallons):	Amount Billed (Sewer):
Commercial	82	82	426,200	\$3,295.35	495,200	\$4,420.16
Schools	4	3	159,400	\$777.93	159,400	\$784.33
Rural	67	6	304,000	\$3,437.15	26,100	\$400.64
No Charge	20	14	940,300	\$0.00	721,700	\$0.00
Residential	1,455	1,455	4,190,583	\$43,536.61	4,174,883	\$54,763.69
Second Meter	121	0	3,300	\$380.71	0	\$0.00
Master Meters	12	0	352,300	\$0.00	0	\$0.00
Wells	2	0	6,417,000	\$0.00	0	\$0.00
TOTAL:	1,763	1,560	12,793,083	\$51,427.75	5,577,283	\$60,368.82

	Water:	Sewer:	
Total Billed Consumption (gallons):	5,083,483	4,855,583	TOTAL:
Total Billed:	\$51,427.75	\$60,368.82	\$111,796.57

February	2017					
	Water Service:	Sewer Service:	Water Consumption (gallons):	Amount Billed (Water):	Sewer Consumption (gallons):	Amount Billed (Sewer):
Commercial	81	81	450,000	\$3,391.22	530,000	\$4,573.70
Schools	4	3	138,400	\$684.48	138,400	\$690.88
Rural	67	6	259,400	\$3,139.23	24,000	\$385.33
No Charge	20	14	847,400	\$0.00	670,200	\$0.00
Residential	1,390	1,390	3,961,177	\$41,320.50	3,946,577	\$51,999.33
Second Meter	115	N/A	2,100	\$357.37	0	\$0.00
Master Meters	12	N/A	250,300	\$0.00	0	\$0.00
TOTAL:	1,689	1,494	5,908,777	\$48,892.80	5,309,177	\$57,649.24

	Water:	Sewer:	
Total Billed Consumption (gallons):	4,811,077	4,638,977	TOTAL:
Total Billed:	\$48,892.80	\$57,649.24	\$106,542.04

Key:

Schools: Bus Barn, Middle School, Athletic Field, High School

Rural: includes Deer Creek and East First Street (across from water plant)

No Charge: City Hall, Fire Station, city flushing, Nord Kalsem, Trinity Methodist Church, master meters, bike trail, etc.

Master Meters: Deer Creek & 11 rural

**COMMUNITY
BETTERMENT**

Prepared by John Haldeman, City Administrator for Huxley, Iowa, City Council Meeting
on the 27th day of March, 2018.

RESOLUTION NO. 18-021

**RESOLUTION APPROVING DEVELOPMENT AGREEMENT WITH
KADING PROPERTY MANAGEMENT, LLC, AUTHORIZING ANNUAL
APPROPRIATION TAX INCREMENT PAYMENTS AND PLEDGING
CERTAIN TAX INCREMENT REVENUES TO THE PAYMENT OF THE
AGREEMENT**

WHEREAS, the City of Huxley, Iowa (the “City”), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Huxley Urban Renewal Area (the “Urban Renewal Area”); and

WHEREAS, this City Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the “Urban Renewal Tax Revenue Fund”), which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, a certain development agreement (the “Agreement”) between the City and Kading Property Management, LLC (the “Developer”) has been prepared, pursuant to which the Developer would undertake the development of multifamily housing affordable for people of low and moderate income in the Urban Renewal Area (the “Project”); and

WHEREAS, under the Agreement, the City would provide annual appropriation tax increment payments to the Developer in a total amount not exceeding \$523,408. and

WHEREAS, this City Council, pursuant to Section 403.9 of the Code of Iowa, has published notice, has held a public hearing on the Agreement on March 27, 2018, and has otherwise complied with statutory requirements for the approval of the Agreement; and

WHEREAS, Chapter 15A of the Code of Iowa (“Chapter 15A”) declares that economic development is a public purpose for which a City may provide grants, loans, tax incentives, guarantees and other financial assistance to or for the benefit of private persons; and

WHEREAS, Chapter 15A requires that before public funds are used for grants, loans, tax incentives or other financial assistance, a City Council must determine that a public purpose will reasonably be accomplished by the spending or use of those funds; and

WHEREAS, Chapter 15A requires that in determining whether funds should be spent, a City Council must consider any or all of a series of factors;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Huxley, Iowa, as follows:

Section 1. Pursuant to the factors listed in Chapter 15A, the City Council hereby finds that:

(a) The Project will add diversity and generate new opportunities for the Huxley and Iowa economies;

(b) The Project will generate public gains and benefits, particularly in the creation of new housing opportunities, which are warranted in comparison to the amount of the proposed property tax incentives.

Section 2. The City Council further finds that a public purpose will reasonably be accomplished by entering into the Agreement and providing the incremental property tax payments to the Developer thereunder.

Section 3. The Agreement is hereby approved and the Mayor and City Clerk are hereby authorized and directed to execute and deliver the Agreement on behalf of the City, in substantially the form and content in which the Agreement has been presented to this City Council, and such officers are also authorized to make such changes, modifications, additions or deletions as they, with the advice of bond counsel, may believe to be necessary, and to take such actions as may be necessary to carry out the provisions of the Agreement.

Section 4. All payments by the City under the Agreement shall be subject to annual appropriation by the City Council, in the manner set out in the Agreement. As provided and required by Chapter 403 of the Code of Iowa, the City's obligations under the Agreement shall be payable solely from a subfund (the "Kading Property Management Subfund") which is hereby established, into which shall be paid that portion of the income and proceeds of the Urban Renewal Tax Revenue Fund attributable to property taxes derived from the property as described as follows:

PARCEL "A" OF OUTLOT "W", MEADOW LANE PLAT 2 EAST, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF HUXLEY, STORY COUNTY, IOWA.

Section 5. The City hereby pledges to the payment of the Agreement the Kading Property Management Subfund and the taxes referred to in Subsection 2 of Section 403.19 of the Code of Iowa to be paid into such Subfund, provided, however, that no payment will be made under the Agreement unless and until monies from the Kading Property Management Subfund are appropriated for such purpose by the City Council.

Section 6. After its adoption, a copy of this resolution shall be filed in the office of the County Auditor of Story County to evidence the continuing pledging of the Kading Property Management Subfund and the portion of taxes to be paid into such Subfund and, pursuant to the direction of Section 403.19 of the Code of Iowa, the Auditor shall allocate the taxes in accordance therewith and in accordance with the tax allocation ordinance referred to in the preamble hereof.

Section 7. All resolutions or parts thereof in conflict herewith are hereby repealed.

Passed and approved March 27, 2018.

Roll Call	Aye	Nay	Absent
David Jensen	—	—	—
David Kuhn	—	—	—
Greg Mulder	—	—	—
Rick Peterson	—	—	—
Tracey Roberts	—	—	—

PASSED, ADOPTED AND APPROVED this th day of March, 2018

APPROVAL BY MAYOR

I hereby approve the foregoing **Resolution No. 18-021** by affixing below my official signature as Mayor of the City of Huxley, Iowa, this th day of March, 2018.

Craig D. Henry, Mayor

ATTEST:

Jolene Lettow, City Clerk

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On motion and vote the meeting adjourned.

Craig D. Henry, Mayor

Attest:

Jolene Lettow, City Clerk

STATE OF IOWA
COUNTY OF STORY
CITY OF HUXLEY

SS:

I, the undersigned, Clerk of the City of Huxley, hereby certify that the foregoing is a true and correct copy of the minutes of the Council of the City relating to holding a public hearing and adopting a resolution to approve a Development Agreement.

WITNESS MY HAND this _____ day of _____, 2018.

Jolene Lettow, City Clerk

Prepared by John Haldeman, City Administrator, for the City Council meeting to be held on the 27th day of March, 2018.

RESOLUTION NO. 18-022

RESOLUTION APPROVING CONSTRUCTION PLANS FOR THE VILLAS AT 315. KADING DEVELOPMENT PROJECT TO THE CITY OF HUXLEY, IOWA

WHEREAS, the Construction Plans for the VILLAS AT 315, KADING DEVELOPMENT have been submitted for review by Public Works and the City's Engineer; and

WHEREAS, the review has taken place and the recommendations and questions have been submitted to the developer; and

WHEREAS, after the review of the responses from the developer the City Engineer and Public Works Director recommend approval.

BE IT RESOLVED, THEREFORE, that the Construction Plans for the VILLAS AT 315, THE KADING DEVELOPMENT PROJECT be approved.

Roll Call	Aye	Nay	Absent
David Jensen	---	---	---
David Kuhn	---	---	---
Greg Mulder	---	---	---
Rick Peterson	---	---	---
Tracey Roberts	---	---	---

PASSED, ADOPTED AND APPROVED this th day of March, 2018

APPROVAL BY MAYOR

I hereby approve the foregoing **Resolution No. 18-022** by affixing below my official signature as Mayor of the City of Huxley, Iowa, this th day of March, 2018.

Craig D. Henry, Mayor

ATTEST:

Jolene Lettow, City Clerk



VEENSTRA & KIMM, INC.

3000 Westown Parkway • West Des Moines, Iowa 50266-1320

515-225-8000 • 515-225-7848 (FAX) • 800-241-8000 (WATS)

March 22, 2018

John Haldeman
City Administrator
City of Huxley
515 N. Main Avenue
Huxley, Iowa 50124

HUXLEY, IOWA
VILLAS AT 315
CONSTRUCTION PLANS

We have reviewed the construction plans for the public improvements for the Villas at 315 and find them acceptable.

If you have any questions or comments, please contact us at 515-225-8000.

VEENSTRA & KIMM, INC.

A handwritten signature in black ink, appearing to read 'Forrest S. Aldrich', written in a cursive style.

Forrest S. Aldrich

FSA:dml
45229-026

cc: Jeff Peterson, City of Huxley (e-mail)
Mark Lee, Lee Chamberlin Consultant Engineers (e-mail)
Dan Novelli, Kading Properties (e-mail)

PUBLIC SAFETY

Prepared by John Haldeman, City Administrator, for the City Council meeting to be held on the 27th day of March, 2018

RESOLUTION NO. 18-023

RESOLUTION APPROVING CONTRACT FOR SERVICES

WHEREAS, the City of Huxley City Council and the City of Cambridge, Iowa, City Council have come to agreement regarding Law Enforcement Services to Cambridge to be provided by the City of Huxley Police Department.

BE IT RESOLVED, THEREFORE, that the attached contract is requested to be considered and approved by the City Council for Fiscal Year 2019 and it is being recommended for approval.

BE IT FURTHER RESOLVED, that after review of the contract the City Council of Huxley, Iowa does hereby approve said Contract for Services and authorizes the Mayor to sign.

Roll Call	Aye	Nay	Absent
David Jensen	—	—	—
David Kuhn	—	—	—
Greg Mulder	—	—	—
Rick Peterson	—	—	—
Tracey Roberts	—	—	—

PASSED, ADOPTED AND APPROVED this th day of March, 2018

APPROVAL BY MAYOR

I hereby approve the foregoing **Resolution No. 18-023** by affixing below my official signature as Mayor of the City of Huxley, Iowa, this day of March, 2018.

Craig D. Henry, Mayor

ATTEST:

Jolene Lettow, City Clerk

Prepared by Mark A. Pote, Police Chief for the City of Huxley
515 N Main Ave. Huxley, Iowa 50124
Dated January, 3 2018

LAW ENFORCEMENT SERVICES CONTRACT

On the 1st day of July, 2018 the City of Cambridge and the City of Huxley, Iowa will enter into the following agreement:

1. The Huxley Police Department will provide the City of Cambridge, Iowa with law enforcement services. These services will include but not be limited to:
 - Radar operations to control speed.
 - Issuing violations under city ordinances.
 - Service of abatement notices upon request.
 - Periodically checking commercial buildings for unlocked doors and trespassers.
 - Investigation of traffic accidents and complaints.
 - Provide investigative services for crimes and conduct ongoing investigations.
 - Investigate drug-related offenses.
 - Supplying Schools or Community groups with officers and materials for special programs/events and talks upon request.
 - Routine Patrols and special patrols upon request.
 - Supply fully equipped patrol cars with radio, lights, siren, and all related equipment, gas and oil, tires, and maintenance, uniforms, and all other personal equipment.
 - Provide a monthly report to the Cambridge City Council. Preferably with an officer present but a written report only will suffice with prior notification to the City Clerk or Mayor.
 - Respond to all emergency 911 calls.
2. In consideration for the law enforcement services described above, the City of Cambridge, Iowa will pay the annual sum of \$47,817.14. This base for this fee is \$51.98 plus \$5.87 dispatch fee per person. This shall be paid to the City of Huxley on July 1st, 2018. Any increase in contract cost for the following year shall be negotiated by December for the next fiscal year. For the purposes of this contract, fiscal year shall be from July 1st, through June 30th, of the following year.
3. The Police Chief shall be the administrator of this agreement. Solely the Police Chief shall determine Law Enforcement policy, regulations, and matters pertaining to the employment of Police Department personnel. The Police Chief shall determine the time, place, and manner in which these services are implemented, with input from the Mayor of Cambridge. The Mayor, Mayor Pro Tem, and City Clerk shall be authorized to make requests to the Police Chief for performance of specific law enforcement services as specified in this agreement.

4. In accordance with Chapter 28E, Code of Iowa, a copy of this agreement shall be filed with the Secretary of State and recorded with the Story County Recorder. Signatures will include The Mayor and City Clerk of Cambridge, Iowa, the Mayor and City Clerk of Huxley, Iowa, and the Huxley Police Department Police Chief.
5. The City of Cambridge shall fund the consideration for this agreement from general revenues under the City's annual general budget. There shall be no joint property acquired pursuant to this agreement.
6. Either party may terminate this contract. Termination is effective at the end of the annual billing cycle and written notice must be submitted by February 15th of the fiscal year to either party. Certified mail or personal service shall accomplish notice.

CITY OF HUXLEY, IOWA

Craig Henry
Mayor, City of Huxley, Iowa

Mark A. Pote
Police Chief, Huxley Police Department

ATTEST:

Jolene Lettow
City Clerk, City of Huxley

Date


(SEAL)

CITY OF CAMBRIDGE, IOWA



Steve Kovarik
Mayor, City of Cambridge, Iowa

ATTEST:



Debra L. Thompson
City Clerk, City of Cambridge, Iowa

February 5, 2018

Date

(SEAL)

RESOLUTION NO. 18-024

RESOLUTION APPROVING REQUEST TO HAVE DUCKS WITHIN THE CITY OF HUXLEY

WHEREAS, the City of Huxley City Council has allowed chickens to be raised within the city limits of Huxley; and

WHEREAS, now a request comes to the Council by the family at 1006 Timberlane Drive to raise ducks within the city limits of Huxley; and

WHEREAS, this family has submitted a proposal to the Council that is attached: and

WHEREAS, this proposal was discussed and considered by the Huxley City Council.

BE IT RESOLVED, THEREFORE, that the attached proposal is approved for a ____ year period where at such time this proposal will be reviewed again by Council before renewal.

Roll Call	Aye	Nay	Absent
David Jensen	___	___	___
David Kuhn	___	___	___
Greg Mulder	___	___	___
Rick Peterson	___	___	___
Tracey Roberts	___	___	___

PASSED, ADOPTED AND APPROVED this th day of March, 2018

APPROVAL BY MAYOR

I hereby approve the foregoing **Resolution No. 18-024** by affixing below my official signature as Mayor of the City of Huxley, Iowa, this ____ day of March, 2018.

Craig D. Henry, Mayor

ATTEST:

Jolene Lettow, City Clerk

HUXLEY POLICE DEPARTMENT

515 N MAIN AVE. HUXLEY, IOWA 50124 PHONE: 515-597-2002 FAX: 515-597-2006

March 19, 2018

Mayor Craig Henry
Administrator Haldeman
Huxley City Council

REF: Ducks

Brandon and Sara Brady at 1006 Timberlane Dr., would like to own 4 egg laying ducks. Brandon had stopped by a council meeting last fall and spoke about this topic.

Current city code does not allow for ducks to be owned. We do however; allow 4 egg laying chickens that are kept in an approved chicken coop within the yard of the residence.

The Brady's have proposed a slightly different pen for the ducks.

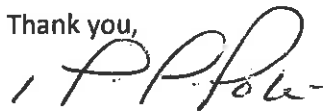
I have enclosed what they proposed to do on their property. The pen that is pictured would be kept inside of a fenced in garden area. The ducks would only be allowed to roam within the area of the garden. The ducks are unable to fly so any chances of getting away are slim to none.

The Brady's have also done a lot of homework and have decided on the 2 best breed of ducks to have within the city limits which are the Pekin and Rouen ducks. I have also included information on those as well.

The Brady's will be present at council on March 27th to answer any of your questions.

If you have any questions for me, please let me know.

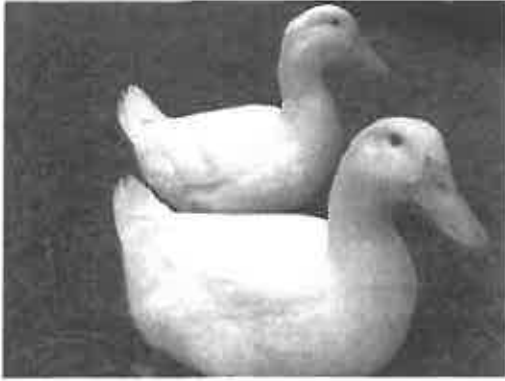
Thank you,



Mark A. Pote
Police Chief

- Pekin Ducks

Pekin Ducks are the large white ducks (think Aflac commercials), they have a calm demeanor and relaxed temperament. Pekin ducklings are the soft, yellow ducklings that you probably see most often in photo shoots, television, and across the internet. They are the most popular breed of domestic duck in the United States and most likely the most commonly raised breed of duck in the world. Not only are they one of the best pet duck breeds, but they are also very commonly raised for eggs. Pekins are the popular, large, white breed of ducks.



- **Pekin Pros** – calm, sociable, very adaptable, unable to fly, easy to purchase, good layer.
- **Pekin Cons** – unexciting coloration

-Rouen Ducks

Rouen Ducks are larger cousins of the mallard ducks, having the exact same beautiful coloration while packing a few extra pounds that make them ideal for backyards or farms. They are very calm and sociable, and bred to be a pet duck or farm duck. The key difference between a Mallard and a Rouen is that Rouens are too large to fly, and you won't have to worry about clipping wings.



- **Rouen Pros** – beautiful feather coloration, calm, sociable, too large to fly, easy to purchase
- **Rouen Cons** – Rouens are very heavy and can have a cumbersome stature

-Coop:

This is the plan that we will be using to make our duck coop. It will have doors for the ducks to go in and out, hinged frame, which will allow us easy access to cleaning. The coop will be inside of our fenced in garden where they will be able to roam freely while being contained.



A Fowl Battle



VS.



Category	Ducks	Chickens
Productivity		
First Eggs	16 - 24 weeks	18 - 24 weeks
Efficient production life	2 - 3 years	1 - 2 years
Total Production	32 - 52 pounds/yr	22 - 34 pounds/yr
Manure	Instantly applicable	~1 yr before use
Maintenance		
Yard Scratching	None	Heavy
Disease & Parasite Resistance	Excellent	Fair
Water Needs	High	Low
Sunlight Needs	13 - 15 hours	14 - 17 hours
Heat Tolerance	Good	Good
Cold Tolerance	Good	Fair
Wet Tolerance	Excellent	Poor
Mortality Rate	0 - 3% per year	5 - 25% per year
Food		
Feed to Egg Ratio	~2.5 pounds/egg	~2 pounds/egg
Forageable Diet	10 - 25%	5 - 15%

*From source: *Storey's Guide to Raising Ducks* by Dave Holdreid

www.TyrantFarms.com



FINANCE

Prepared by John Haldeman, City Administrator, for the City Council meeting to be held on the 27th day of March, 2018.

RESOLUTION NO. 18-025

RESOLUTION APPROVING PAYMENT PLAN FOR THE UTILITY DEPARTMENT FOR WATER LOSS DUE TO UNFORESEEN BREAKS IN THE LINES.

This will be presented at the Council meeting on the 27th of March.

Roll Call	Aye	Nay	Absent
David Jensen	—	—	—
David Kuhn	—	—	—
Greg Mulder	—	—	—
Rick Peterson	—	—	—
Tracey Roberts	—	—	—

PASSED, ADOPTED AND APPROVED this th day of March, 2018

APPROVAL BY MAYOR

I hereby approve the foregoing **Resolution No. 18-025** by affixing below my official signature as Mayor of the City of Huxley, Iowa, this th day of March, 2018.

Craig D. Henry, Mayor

ATTEST:

Jolene Lettow, City Clerk