

CITY OF HUXLEY

TUESDAY – FEBRUARY 12, 2019 – 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 12th DAY OF FEBRUARY, 2019 TO DISCUSS THE MATTERS ENUMERATED IN THE AGENDA LISTED BELOW.

QUORUM PRESENT

- 1.0) 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): Roger Wheeler -- development
Ballard Schools
Kading Development
- 3.00) PROCLAMATION(S): NONE
- 4.00) PUBLIC HEARING(S): NONE
- 5.00) 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.

- 5.01) TO APPROVE THE MINUTES FROM THE FOLLOWING MEETINGS:
JANUARY 29, 2019 -- Regular Council Meeting & Worksession
- 5.02) TO APPROVE FINANCIAL REPORTS AND PAYMENT OF BILLS.
- 5.03) TO APPROVE BEER, WINE AND LIQUOR LICENSES, CIGARETTE PERMITS RENEWALS.
- 5.04) TO APPROVE SOLID WASTE HAULING PERMITS.
- 5.05) TO APPROVE THE APPOINTMENTS FOR NEW FIRE FIREFIGHTERS & EMT
- 5.06) TO RECEIVE AND FILE COMMUNICATION FROM DICKSON AND LUANN JENSEN AND REFER TO CITY'S ATTORNEYS TO PREPARE NECESSARY DOCUMENTS.
- 5.07) TO DIRECT CITY'S ATTORNEY TO PREPARE ORDINANCE TO ANNUALLY INCREASE FOR TREATMENT OF WATER AND WASTEWATER AND BASIC SECOND METER MONTHLY FEE.
- 5.08) TO APPROVE RESOLUTION NO.19-018 FOR SETTING A HEARING ON SALE OF CITY GROUND TO M.R. PROPERTIES.
- 5.09) TO APPROVE RESOLUTION NO. 19-019 FOR CONVERSION OVER TO LED LIGHTING.
- 5.10) TO APPROVE RESOLUTION NO. 19-020 FOR THE APPROVAL OF RURAL SUBDIVISION FOR LEE FARMS.

AGENDA ITEMS:

6.00) COMMUNITY BETTERMENT:

- 6.01)** DISCUSSION AND POSSIBLE ACTION ON REQUEST FROM KADING DEVELOPMENT.
- 6.02)** DISCUSSION AND POSSIBLE ACTION ON **RESOLUTION NO. 19-021** ACKNOWLEDGING NEED FOR KUM AND GO PROJECT AND PAVING 560TH STREET IN THE CITY OF HUXLEY.

7.00) PUBLIC SAFETY: NONE

8.00) FINANCE:

- 8.01)** MOTION TO RECONSIDER **RESOLUTION 19-009**.
- 8.02)** DISCUSSION AND POSSIBLE ACTION ON **RESOLUTION NO. 19-009** APPROVING RESOLUTION TO APPROVE A DEVELOPMENT AGREEMENT GRANT WITH AUTOMED, INC.A AUTHORIZING INTERNAL ADVANCE FOR FUNDING THEREOF.
- 8.03)** MOTION TO RECONSIDER **RESOLUTION 19-010**.
- 8.04)** DISCUSSION AND POSSIBLE ACTION ON **RESOLUTION NO. 19-010** APPROVING A DEVELOPMENT AGREEMENT GRANT WITH FENCELINE BEER LAB LLC AND AUTHORIZING INTERNAL ADVANCE FOR FUNDING THEREOF.
- 8.05)** DISCUSSION AND POSSIBLE ACTION ON **RESOLUTION NO. 19-022** APPROVING CIP FOR FY 2020.
- 8.06)** DISCUSSION AND POSSIBLE ACTION ON **RESOLUTION NO. 19-023** ACKNOWLEDGING REQUEST FROM DICKSON D. AND LUANN C. JENSEN FOR TAX INCREMENT FINANCING IN ACCORDANCE WITH THE INFRASTRUCTURE INVESTMENT POLICY..... 40 ACRES.
- 8.07)** DISCUSSION AND POSSIBLE ACTION ON **RESOLUTION NO. 19-024** ACKNOWLEDGING REQUEST FROM DICKSON D. AND LUANN C. JENSEN FOR TAX INCREMENT FINANCING IN ACCORDANCE WITH THE INFRASTRUCTURE INVESTMENT POLICY..... 47.22 ACRES
- 8.08)** DISCUSSION AND POSSIBLE ACTION ON AMENDED AND SUBSTITUTED **RESOLUTION NO. 19-004** FROM THE JANUARY 8, 2019 MAKING FINAL DETERMINATION ON THE SALE OF LOT 9 IN HUXLEY DEVELOPMENT CORPORATION PLAT 3 AND AUTHORIZING THE EXECUTION OF PURCHASE AGREEMENT BYAND BETWEEN THE CITY OF HUXLEY AND IOWA EARTH WORKS, LLC (THE CORRECT NAME).
- 8.09)** DISCUSSION AND POSSIBLE ACTION ON AMENDED AND SUBSTITUTED **RESOLUTION NO. 19-005** FROM THE JANUARY 8, 2019 MAKING FINAL DETERMINATION ON THE SALE OF LOT 10 IN HUXLEY DEVELOPMENT CORPORATION PLAT 3 AND AUTHORIZING THE EXECUTION OF PURCHASE AGREEMENT BYAND BETWEEN THE CITY OF HUXLEY AND IOWA EARTH WORKS, LLC (THE CORRECT NAME).

9.00) LEISURE ACTIVITIES: NONE

10.00) ADMINISTRATIVE BUSINESS: NONE

CLOSED SESSION – CHAPTER 21.5 (c)

A **Motion** to hold a Closed Session in accordance with Iowa Code Section 21.5(c) to discuss strategy with 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 governmental body in that litigation.

COMMENTS FROM STAFF, COUNCIL AND MAYOR.

ADJOURNMENT

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.

WORKSESSION:

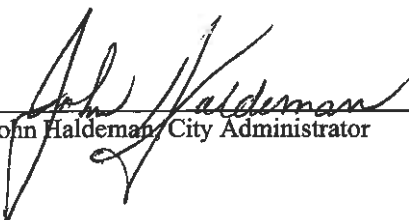
THE CITY COUNCIL WILL MEET FOR AN INFORMAL WORKSESSION TO WORK ON ITEMS AND NOT TAKE ANY ACTION ON THOSE ITEMS DURING THE WORKSESSION.

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. FY 2020 BUDGET


John Haldeman, City Administrator

COMMUNICATIONS AND MONTHLY REPORTS

**Huxley Police Department
Monthly Report for the City of Huxley
January 2019**

January 1st, 2019 2:24 AM Officer stopped a vehicle for a traffic violation on Highway 69 near National Drive. The driver of the vehicle, a 19 year old Altoona woman, was arrested for OWI. She was transported to the Story County Jail in Nevada.

January 4th, 2019 8:45 PM Officer responded to a hit and run accident on Interstate 35 on the northbound off ramp to Highway 210. A Huxley man was sideswiped by an unknown vehicle while stopped at the stop sign. The suspect vehicle then left Westbound on Highway 210. No description of the suspect vehicle was made available.

January 5th, 2019 11:30 AM Officer cited and released a 32-year-old Urbandale man for Driving While License Suspended on Timberlane near Northview Lane.

January 7th, 2019 10:00 PM Officer responded to a domestic issue at the 300 block of 3rd Street. The altercation was verbal between a father and teenage son. The son was transported to the Hospital for treatment.

January 9th, 2019 5:30 PM Officer responded to a Criminal Mischief complaint at the 400 block of Campus. A vehicle parked in the parking lot had the passenger side window shattered while the owner was at the dentist office. Estimated damage over \$200.

January 10th, 2019 6:03 PM Officer responded to a domestic altercation at the 200 block of North 3rd. The altercation was verbal, and the male half elected to stay with a family member in a different town for the night.

January 10th, 2019 12:00 PM Officer was called to the High School for a student in possession of marijuana. The student was referred into Juvenile Court for the marijuana.

January 12th, 2019 5:57 AM Officer responded to single vehicle accident on Interstate 35 southbound near the 106 Mile Marker. A vehicle operated by a Fort Dodge man slide into the cable barrier causing approximately \$750 in damage.

January 12th, 2019 8:36 PM Officer responded to a two-vehicle accident on Interstate 35 near the 103.5 Mile Marker in the Southbound Lanes. A vehicle operated by an Ottumwa man slid into the cable barriers and came to rest in the travelled portion of the road where it was struck by a vehicle operated by a Webster City man. Both vehicles were totaled.

January 12th, 2019 7:40 PM Officer responded to a Criminal Mischief and possible theft at the 500 block of E 1st. A construction trailer at a job site was forced open and entered. At this time, it is not known by the victim if any property within is missing.

January 12th, 2019 9:00 PM Officer responded to a single vehicle accident on Highway 69 near Centennial Drive. A vehicle operated by a Kelley woman slid into the ditch with minimal, if any damage.

January 12th, 2019 9:00 PM Officer responded to a second vehicle that slid into the ditch on Highway 69 near Centennial Drive. No damage was done to the vehicle.

January 15th, 2019 5:58 AM Officer responded to a motor vehicle theft at the 100 block of Oak Blvd. A vehicle belonging to a Huxley man was stolen during the night. The vehicle was entered in as stolen and was recovered in Ames two days later. A 30-year-old Ames man was arrested and charged for several offenses. He was transported to the Story County Jail in Nevada.

January 16th, 2019 10:35 AM Officer responded to the 100 block of W 3rd Street for a single vehicle accident. A vehicle operated by a Huxley driver struck a building causing approximately \$2500 in damage.

January 18th, 2019 8:00 PM Officer responded to a hit and run accident at the 100 block of National Drive. A vehicle owned by a Huxley man was struck by a white pickup with no plates. The vehicle then left the parking lot. No suspects.

January 24th, 2019 11:52 PM Officer responded to a car vs deer accident on Highway 210 near 610th. A vehicle operated by a Huxley man struck a deer causing approximately \$7500 in damage.

January 25th, 2019 2:44 AM Officer served an arrest warrant at the 100 block of Oak Blvd. A 20-year-old male was transported to the Story County Jail in Nevada.

January 27th, 2019 4:19 AM Officer responded to a theft complaint at the 300 block of E 5th Street. A parked vehicle was entered and a wallet belonging to a Huxley woman was taken. The vehicle was not locked, and the wallet was left on the passenger side seat in plain view. Unknown suspects and unknown time of crime as the vehicle had been this way and unattended to for at least 36 hours.

January 27th, 2019 10:00 AM Officer responded to a fraud complaint. The complaint was investigated and found to be a bank error.

January 27th, 2019 2:45 PM Officer responded to a theft complaint at the 100 block of Oak Blvd. A vehicle was entered, and various items were taken from within the parked vehicle.

January 27th, 2019 4:30 PM Officer stopped a vehicle on Highway 69 near Centennial Drive. The driver of the vehicle, a 37-year-old Boone woman, was suspended from driving. She was cited and released with a court date for Driving Under Suspension.

January 27th, 2019 7:00 PM Officer responded to a theft complaint at the 100 block of Oak Blvd. A vehicle was entered, and various items were taken from within the parked vehicle.

January 29th, 2019 7:00 PM Officer responded to a theft complaint at the 100 block of Oak Blvd. A vehicle was entered, and a black purse was taken from within the vehicle. The vehicle was not locked at the time.

January 29th, 2019 6:45 PM Officer referred a Ballard student into Juvenile Court for Assault after an incident at the High School.

January 30th, 2019 4:00 PM Officer referred a Ballard student into Juvenile Court for Assault after an incident at the High School.

January 31st, 2019 10:45 PM Officer served an arrest warrant at the 100 block of Highway 69. A 27-year-old Cambridge man was transported to the Story County Jail in Nevada.

Special Assignments / Trainings

January 2nd-All officers participated in a building search / room clearing training held at BHS.

January 10th-One officer qualified on his service weapon.

January 14th-Officer gave a presentation for Senior Safety Awareness.

January 28th, 29th, 30th, Officer attended a Sex Assault Investigation Conference.

Huxley Officers had six arrests for the month. Two were for Assault, two others for Driving While License Suspended, one for OWI, and one for Possession of a Controlled Substance. There were also two arrest warrants served. Officers issued five traffic citations and gave eighteen warnings. Officers received 105 calls for service during the month and had a total of 340 contacts. Officers used 296.5 hours toward investigations or handling calls and gave 490.25 hours of general patrol.

Chief Gerry Stoll

**Huxley Police Department
Monthly Report for the City of Cambridge
January 2019**

January 3rd, 2019 10:15PM Officer responded to a business at the 200 block of Water Street for an altercation. A 33-year-old Huxley man was escorted out of the business and served with a trespass notification.

January 9th, 2019 5:10 PM Officer responded to a Criminal Mischief complaint at the 100 block of 4th Street. A vehicle appeared to have been shot by a BB gun on the passenger side window causing approximately \$200 in damage.

January 13th, 2019 12:25 AM Officer responded to a domestic altercation at 200 block of 1st Street. The altercation was verbal, and the couple agreed that they could cohabitate for the remainder of the night with no further problems.

Huxley Officers received twelve calls for service during the month of January. Officers also had a total of forty one contacts for the month. Two citations were issued for traffic violations and seven warnings were given. Officers used 3.75 hours toward investigations or handling calls and gave 74.5 hours of general patrol.

Chief Gerry Stoll



Story County Calls for Service Stats

Law Enforcement/EMS/Fire/Ambulance
6/12/2012 - 12/31/2018



	2012	2013	2014	2015	2016	2017	2018	Total
Sheriff's Office	7,792	15,022	15,083	16,834	16,086	15,198	17,938	103,954
Nevada Police	2,887	5,171	6,096	5,666	6,086	5,830	5,946	37,682
Huxley Police	1,358	2,191	2,622	2,749	2,951	3,154	3,255	18,280
Story City Police	895	1,592	1,675	1,962	1,808	2,493	2,727	13,152
Conservation	84	100	77	74	70	107	112	624
Total	13,016	24,076	25,553	27,285	27,001	26,782	29,978	173,692

	2012	2013	2014	2015	2016	2017	2018	Total
Cambridge 1st Responders	38	109	91	83	103	128	185	737
Collins 1st Responders	25	50	49	49	49	72	71	365
Colo 1st Responders	72	126	112	121	126	128	145	830
Gilbert 1st Responders	44	89	65	116	90	111	104	629
Huxley 1st Responders	138	250	238	240	251	296	345	1,758
Kelley 1st Responders	57	85	64	89	69	94	92	550
Maxwell 1st Responders	59	86	90	99	86	124	137	681
McCallsburg 1st Responders	42	43	43	29	31	38	39	265
Nevada 1st Responders	388	592	628	643	717	726	713	4,407
Roland 1st Responders	45	87	82	66	74	74	93	531
Slater 1st Responders	49	80	79	91	87	77	90	559
Story City 1st Responders	266	386	402	437	457	470	481	2,899
Zearing 1st Responders	38	88	44	63	84	58	87	462
Total	1,261	2,097	1,987	2,126	2,224	2,396	2,582	14,673

	2012	2013	2014	2015	2016	2017	2018	Total
Cambridge Fire	46	71	65	59	80	95	93	509
Collins Fire	14	33	29	28	25	30	23	182
Colo Fire	47	64	65	72	55	65	87	455
Gilbert Fire	34	70	66	76	47	72	60	425
Huxley Fire	67	66	68	85	68	87	100	538
Kelley Fire	44	49	50	44	45	56	54	342
Maxwell Fire	33	41	37	42	36	43	45	277
McCallsburg Fire	15	15	20	23	26	12	19	130
Nevada Fire	143	252	269	257	212	244	232	1,608
Roland Fire	7	23	27	33	27	40	33	190
Slater Fire	20	40	27	40	39	36	43	245
Story City Fire	77	124	115	128	128	142	116	830
Zearing Fire	10	14	24	25	19	21	22	135
Total	557	862	862	912	805	943	927	5,868

2012-2018: 1st-4th: 11 records withheld with permission from KANSAS CAD & CFS Bureau (starting June 1st)
 2012-2018: Burns missing: included in this starting June 1st
 2012-2018: Ambulance services: included in this starting June 1st



Story County Calls for Service Stats

Law Enforcement EMS Fire Ambulance
6/12/2012 - 12/31/2018



	2012	2013	2014	2015	2016	2017	2018	Total
Mary Greeley Ambulance		2,057	3,712	3,805	3,705	4,045	4,323	4,553
Story County Ambulance		456	945	955	1,015	1,058	1,155	1,195
Huxley Ambulance		99	221	282	309	289	215	245
Story City Ambulance		94	176	97	58	71	55	1
Total		2,706	5,054	5,139	5,087	5,463	5,749	5,994

2012: January 1 - June 11 records submitted with conversion from RTE CAD to the CCSI system starting June 12th
2013: County Fire Batts no longer included in stats starting June 12th
2014: Fire vehicle services added to log of CCSI

PRESENTATIONS



February 8, 2019

Mr. John Haldeman
City Administrator
City of Huxley
515 N. Main Ave.
Huxley, IA 50124

RE: Ballard Middle School Renovations & Addition
Ballard Community School District
Huxley, Iowa

Dear John:

We are the Construction Manager for the Ballard Community School District and will be administering the contracts for construction of the Ballard Middle School Renovations and Addition Project on behalf of the District. Bids for the project will be received on March 12, 2019 and we expect construction to begin in earnest on the project on, or before, April 1, 2019 and continue through August 2020.

A significant portion of the project involves the infill of the existing courtyard which is located within the existing footprint of the building. We currently expect the build-out of this space to require us to access the area from the north side of the building. Given the proximate distance from the north elevation of the Middle School to the City of Huxley's south property line, we anticipate our construction impacting the City of Huxley property for the months of May through December 2019 and have enclosed a copy of our Site Utilization Plan to represent how we intend to access the courtyard. As part of this plan, we are requesting permission from the City of Huxley to:

1. Remove three (3) existing deciduous trees and concrete planter directly east of the metal panel screen-wall.
2. Remove sections of existing concrete sidewalk and/or curb and gutter along N. Main Ave for temporary access road.
3. Install temporary chain-link fencing and gates as shown on enclosed Site Utilization Plan.
4. Install up to 16'-0" wide granular temporary access road as shown on enclosed Site Utilization Plan.
5. Utilize rear parking lot for temporary construction laydown/staging area and access point as shown on the enclosed Site Utilization Plan. (Note, this parking space will likely be used through August 2020.)

Upon completion, we would plan to replace removed items with salvaged or new construction to restore its previous condition and to restore all disturbed "greenspace" areas to its previous condition either with seed or sod.

We will be in attendance at the Huxley City Council Meeting on Tuesday, February 12, 2019, to answer and address any questions from the council.

300 South Bell Ave | Ames, IA 50010-7707 | 515.232.4358 | 515.232.0599 fax | www.storycon.com

GENERAL CONSTRUCTION

DESIGN+BUILD

CONSTRUCTION MANAGEMENT

We hope that the City of Huxley is amenable to what we are proposing. Should you have any questions, please contact us.

Sincerely,
STORY CONSTRUCTION

A handwritten signature in black ink that reads "Jamie A. Rochleau". The signature is written in a cursive, flowing style.

Jamie A. Rochleau
Project Manager

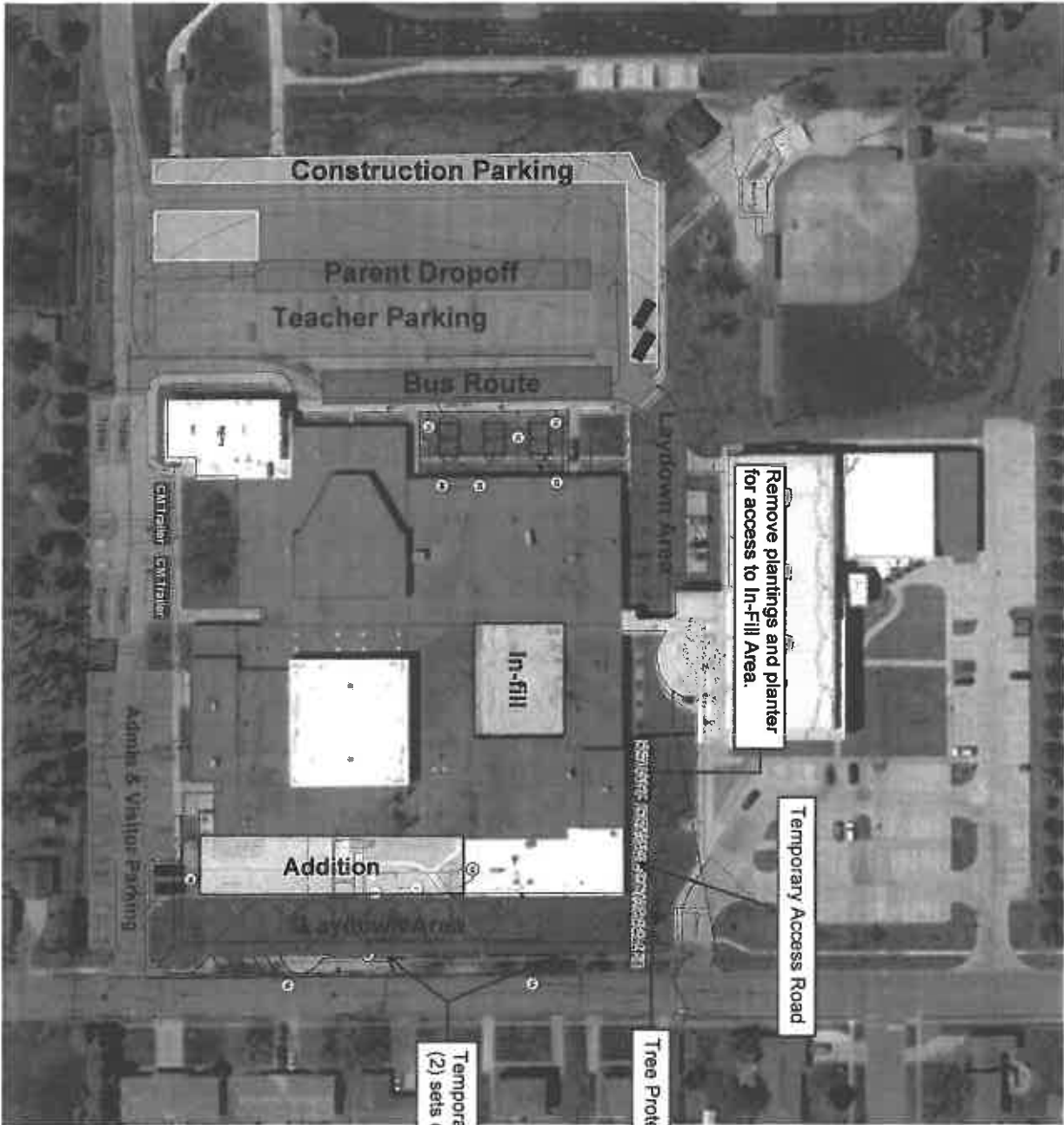
CC: Ottie Maxey, Ballard Community School District
 Chad West, Haila ASP
 Don Marner, Snyder & Associates

**BALLARD MIDDLE SCHOOL -
RENOVATIONS & ADDITION
PROJECT**

**SITE UTILIZATION PLAN
FEBRUARY 8, 2019**

Legend

- ☐ Addition/Courtyard In-fill
- ☐ Admin & Teacher Parking
- ☐ Construction Manager Trailer
- ☐ Construction Parking
- ☐ Contractor Trailer
- ☐ Gate
- ☐ Laydown Area
- ☐ Potential Dumpster Locations
- ☐ Removeable Panel Fencing
- ☐ Teacher Parking
- ☐ Temporary Fencing
- ☐ Trailer Parking



CONSENT AGENDAS

Huxley City Council Minutes

Tuesday, January 29, 2018 – postponed from January 22, 2019.

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 6:00 pm.

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

CITY STAFF PRESENT: John Haldeman-City Administrator, Jolene Lettow-City Clerk, Keith Vitzthum -Asst. Public Works Director, Gerry Stoll-Police Chief, Chad Anthony – Fire Chief, Heather Denger – Parks and Recreation Director, Cathy Van Maanen – Library Director, Mat Kahler – Street Superintendent

CONSULTANTS PRESENT: Forrest Aldrich - city engineer, Amy Beattie – city attorney

GUESTS PRESENT: Bruno Andreini, Barry Starmer, Terry Ferguson, Mike Leeds, Jonathan Frantz, Susan Frantz, Stephen Nickolay, Roger Wheeler

PRESENTATIONS:

Bruno Andreini, Spini Bifidi representative, informed council of annual Spina Bifida event held in the city's Safe Room. Event will be held on Saturday, February 10th. Helicopter landing will occur in middle school parking lot w/ tours being offered to those interested. Lunch provided for all attendees. Mr. Andreini also asked council's permission for a location to unload trailers in town for the Iowa State Snowmobile Associations Annual Ride on February 9th. Council granted permission for trailhead to be located east of fire station.

PUBLIC HEARINGS:

Sale of Lot 8 in HDC Plat #3 to Zachory Binder. Mayor opened hearing at 6:09pm. Final lot to be sold in HDC. There being no further discussion there was motion by Peterson, second by Mulder to close hearing at 6:11pm. 4 ayes, 0 nays. Hearing was closed at 6:11 pm.

CONSENT AGENDA:

MOTION- Mulder, Second - Peterson to approve all agenda items as listed:

- January 8, 2019 Regular Council Meeting and Work Session Minutes
 - Financial Reports and Payment of Bills
 - Approve Beer, Wine and Liquor Licenses
 - Approve Solid Waste Hauling Permits
 - Approve Date and Time for Council Work Session on the FY20 Budget.
 - Approve Resolution No. 19-014 for Reimbursement of Tuition for Police Chief Gerry Stoll
 - Ratify Election of Officers for the Huxley EMS/Fire for 2019/2020. It was noted that Krista McGuinn, current EMS Director, had submitted her resignation effective January 31st.
 - Approve Resolution No. 19-015 to Appoint Representatives to CIRPTA for 2019
- Roll Call: Jensen, Peterson, Roberts, Mulder voted yes. Motion carried.

Claims:

3D PARTNERS, LLC	BUILDING PERMIT DEPOSIT REFUND	0.00
ABBY HUNTRODS	NEW YEAR NEW YOU PROGRAM	60.00
ANKENY SANITATION	WWTP	229.57
AUTOMATIC SYSTEMS CO.	INSTALLATION OF PROBES	2,995.00
BLM ENTERPRISES	ZONING MAP UPDATE	386.27
BOOK SYSTEMS, INC.	ATRIUM CATALOG SYSTEM	595.00
BUD'S AUTO REPAIR INC	PD VEHICLE MAINTENANCE	280.14
CAPITAL CITY EQUIPMENT CO.	THERMOSTAT	52.99
CARDMEMBER SERVICE	SEE ATTACHED	8,640.61
CASEY'S GENERAL STORES INC	GASOLINE	1,322.49
CATHY VANMAANEN	REIMBURSEMENT FOR POSTAGE	8.07
CINTAS CORPORATION	FIRST AID SUPPLIES	76.55
CONSUMERS ENERGY	GAS AND ELECTRIC	9,365.53
DOLLAR GENERAL-REGIONS 410	JANITORIAL SUPPLIES	87.85

DOORS INC.
EAGLE ENGRAVING, INC.
ED M. FELD EQUIPMENT CO. I
ELECTRIC PUMP
FACTORY MOTOR PARTS CO.
FITNESS ON DEMAND
GALLS, LLC- DBA CARPENTER
GATEHOUSE-AMES TRIBUNE
HACH COMPANY
HOWE'S WELDING/METAL FAB
HUXLEY COMMUNICATIONS COOP
INDEPENDENT SALT
INTERNAL REVENUE SERVICE
IOWA LAW ENFORCEMENT ACADE
JEREMY J. ARENDS
JULIE KRALING
KAYDENCE BOOCK
KEYSTONE LABORATORIES
LOWE'S
MARCO, INC.
MARTIN MARIETTA MATERIALS
MATT SPORLEDER
MENARDS
MID-IOWA SOLID WASTE EQUIP
MID-STATES ORGANIZED CRIME
MIDWEST TECHNOLOGIES
MOODY ELECTRIC, INC.
NEW CENTURY FS INC
NICKOLAY CONSULTING, LLC
NORTH POLK BOOSTER CLUB-AA
NORTH POLK MIDDLE SCHOOL
NOVA FITNESS EQUIPMENT
OXEN TECHNOLOGY
PEER SUPPORT FOUNDATION
PEPSI-COLA
POSTMASTER
PREMIER OFFICE EQUIPMENT I
QUALITYONE COMMERCIAL CLEA
SAFE BUILDING COMPLIANCE &
SPRINGER PROFESSIONAL HOME
STORY COUNTY FIREFIGHTERS
STORY COUNTY SHERIFF'S OFF
SYNCB/AMAZON
TASC
TRI COUNTY TIMES
U.S. BANK EQUIPMENT FINANC
VERIZON WIRELESS
VERIZON WIRELESS - LERT B
WINDSTREAM IOWA COMMUNICAT

SEVERAL DOOR REPAIRS 6,061.00
ID TAGS 6.60
BADGES 247.00
PUMP INSTALL & REPAIRS 5/18/18 266.70
MOTOR OIL AND FILTERS 42.96
ANNUAL FEE FOR FOD 2,399.40
FLEECE JACKETS 109.99
LEGAL PUBLICATIONS 890.93
AMMONIA SOLUTION 24.78
FLAT STOCK STEEL 26.34
PHONE, CABLE, INTERNET 1,684.46
TONS OF SALT 2,200.75
FED WITHHOLDING TAX 11,247.43
ADMIN AND EVAL OF MMPI 200.00
DECEMBER TREASURER'S REPORT 80.00
PRINT JERSEYS FOR AAU VOLLEYBA 624.00
TOBACCO BUYS 50.00
WATER TESTING 62.50
REPAIR DOOR 21.88
COPIER MAINTENANCE 558.27
CLEAN AND ROAD STONE 1,432.69
FIREARMS QUALIFICATION-DECKARD 100.00
WOOD AND CARPET FOR 3C'S 430.86
TWO SETS OF BROOMS FOR SWEEPER 259.84
MEMBERSHIP DUES 100.00
INTOX ROOM CAMBERA REPAIR 134.99
INSTALL OUTLET FOR LIGHTS 172.44
DIESEL FUEL 947.17
IT WORK 1,404.00
AAU VOLLEY BALL REGISTRATION 75.00
AAU VOLLEYBALL REGISTRATION 150.00
MAINTENANCE CHECK ON EQUIPMENT 355.50
MONTHLY OFFICE 365 219.50
2018 PEER SUPPORT CONF-GLOEDE 125.00
VENDING PRODUCT 399.06
POSTMASTER 352.49
COPIER CONTRACT 20.57
JANUARY JANITORIAL SERVICES 2,134.00
BUILDING INSPECTIONS 3,679.44
MONTHLY PEST CONTROL 42.00
ASSOCIATION DUES 25.00
DISPATCH SERVICES FOR 3RD QRT 6,081.32
BOOKS 191.74
FLEX BENEFIT PLANS 558.28
SUBSCRIPTION 46.00
COPIER LEASE 100.28
AMBULANCE CELL PHONES 168.01
PHONE RECORDS 50.00
DISPATCH PHONE 71.08

		<u>Fund Totals</u>
001	GENERAL FUND	28,595.53
002	LIBRARY	3,214.98
003	RECREATION	7,539.74
004	FIRE AND RESCUE	661.88
014	AMBULANCE	2,211.90
110	STREET	5,566.42
319	RECREATION NEW EQUIP	4,210.40
600	WATER UTILITY	6,998.28
610	SEWER UTILITY	12,323.19
	PAYROLL/MISC	50,355.78
	GRAND TOTAL	121,587.10

Motion – Peterson, Second – Jensen on Resolution No. 19-006 to Approve the Final Plat of the Gilbert Residential Parcel Subdivision. Roll Call: Mulder, Roberts, Peterson, Jensen voted yes. Motion carried.

Motion – Mulder, Second – Roberts on Resolution No. 19-007 to Repeal Resolution No. 18-095 Deleting Property from Huxley Urban Renewal Area. Roll Call: Mulder, Roberts, Peterson, Jensen voted yes. Motion carried.

Motion – Mulder, Second – Roberts on Ordinance No. 492 to Repeal Ordinance No. 489 to Delete Property from the Tax Increment Financing District for the Huxley Urban Renewal Area of the City of Huxley, Iowa, Pursuant to Section 403.19 of the Code of Iowa. Roll Call: Mulder, Roberts, Peterson, Jensen voted yes. Motion carried.

Motion – Roberts, Second – Mulder to Waive Second and Third Readings of Ordinance 492. Roll Call: Mulder, Roberts, Peterson, Jensen voted yes. Motion carried.

Motion – Peterson, Second – Jensen on Resolution No. 19-011 to Authorize the City of Huxley to Submit an Application for Funding from the Federal Surface Transportation Block Grant Program to the Central Iowa Regional Transportation Planning Alliance for the Partial Funding of the East First Street Rehabilitation Project. Two phases of project. Phase I will entail removing and replacing E. 1st Street from east of Hwy. 69 to New Horizons mobile home court. \$240,000 grant with \$125,000 from city. Roll Call: Mulder, Roberts, Peterson, Jensen voted yes. Motion carried.

Motion – Peterson, Second – Mulder on Resolution No. 19-008 to Approve Dispatch Contract with Story County Sheriff for FY20. 2.25% cost of living increase. Roll Call: Mulder, Roberts, Peterson, Jensen voted yes. Motion carried.

Motion – Peterson, Second – Roberts on Resolution No. 19-009 to Approve a Development Agreement Grant with AutoMed, Inc and Authorize Internal Advance for Funding Thereof. Peterson, Mulder, Jensen voted no; Roberts voted yes. Motion failed.

Motion – Roberts, Second – Peterson on Resolution No. 19-010 to Approve Development Agreement with Fenceline Beer Lab LLC and Authorize Internal Advance for Funding Thereof. Mulder, Jensen, Peterson voted no; Roberts voted yes. Motion failed. Council suggested agreement include criteria such as types of jobs, salaries, increase in valuation, etc. Economic Development to work on new agreement.

Motion – Peterson, Second – Mulder on Resolution No. 19-012 To Make Final Determination on the Sale of Lot 8 in Huxley Development Corporation Plat 3 and Authorize the Execution of Purchase Agreement By and Between the City of Huxley and Zachory Binder. Roll Call: Mulder, Roberts, Peterson, Jensen voted yes. Motion carried.

Motion – Peterson, Second – Roberts on Resolution No. 19-013 that the Huxley Public Library Board of Trustees Requests a Fund Line, Separate from the Fiscal Budget, that would be Created for Remodeling Expenses in the Library. Money deposited into this fund will come from donations, grants and fundraising efforts specific to this project. Monies in the fund will remain past June 30, 2019 and will remain available for both deposits and withdrawals until project completion. Roll Call: Mulder, Roberts, Peterson, Jensen voted yes. Motion carried.

Motion – Mulder, Second – Peterson on Resolution No. 19-016 to Approve Contract with Computer Resource Specialist for Off-Site Computer Backup Storage. Water tower will be used as site to hold servers for back up. Roll Call: Mulder, Roberts, Peterson, Jensen voted yes. Motion carried.

Motion – Roberts, Second – Peterson on Resolution No. 19-017 to Approve the Replacement of Phone System for the City of Huxley Facilities. Bid was awarded to American Business Phones. Roll Call: Mulder, Roberts, Peterson, Jensen voted yes. Motion carried.

Miscellaneous

- Library Director reported next event: Take Your Child to the Library.
- Parks and Rec Director reported next event: Daddy/Daughter Dance. Also asked council for authorization to replace all lights in 3C's building. If completed before March 1st, \$4,000 rebate was available. Council provided authorization. Formal action to be taken at next council meeting.
- City administrator requested council to allow city to purchase Brine System to be placed on existing public works vehicle. Two bids received. City of Ames will provide brine. Councilman Mulder asked if any endorsements were needed for mix/application of brine. None were needed. Mulder suggested employees receive education on utilization of equipment/brine mix, etc. Monies to be taken from Road Use Fund.

Motion – Peterson, Second – Mulder to hold a closed session In accordance with Iowa Code Section 21.5(j) to discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase/decrease the price the government body would have to pay for that property or reduce the price the governmental body would receive for that property. Motion – Roberts, Second – Mulder to come out of closed session at 7:50pm

ADJOURNMENT: Motion – Peterson, second – Mulder to adjourn meeting at 7:50 pm. 4 ayes, 0 nays. Motion carried.

WORK SESSION:

FY 2020 Budget - Councilmen/budget committee members, Peterson and Jensen, presented preliminary budget for fiscal year 2020. Budget committee met with department heads to discuss finances for next fiscal year and each department's budget was presented to council. Discussion led to following changes for budget: transfer funds from outside agencies to holiday decorations, addition of part-time janitor, increase in water rates, monies to be allocated to sidewalk project.

Capital Improvements Plan – Budget committee presented plans for first round of capital projects utilizing fund balances. Council to take formal action at next council meeting.

ADJOURNMENT: Motion – Roberts, second – Peterson to adjourn meeting at 8:45 pm. 4 ayes, 0 nays. Motion carried.

Craig D. Henry, Mayor

Attest:

Jolene R. Lettow, City Clerk

2-12-19 Council Claims

	A	B	C
1	VENDOR NAME	DESCRIPTION	GROSS AMOUNT
2	AFLAC	AFLAC	\$ 4.00
3	ALLIANT ENERGY	GAS AND ELECTRIC	\$ 11,994.27
4	AMEGA GARAGE DOORS AND OPE	ADJUST DOORS AT MAINT SHOP	\$ 135.00
5	ARNOLD MOTOR SUPPLY	VEHICLE PARTS	\$ 550.25
6	BAKER GROUP	3C'S & SAFET ROOM MAINT AGREEM	\$ 8,192.00
7	BRICK GENTRY P.C.	LEGAL FEES	\$ 6,339.23
8	CASEY'S GENERAL STORES INC	GASOLINE	\$ 837.84
9	CFI SALES, INC.	TWO TIRES FOR BACKHOE	\$ 1,188.00
10	COMPASS BUSINESS SOLUTIONS	PAYROLL AND AP CHECKS	\$ 347.45
11	COMPASS MINERALS AMERICA	COARSE ROCK SALT	\$ 3,455.87
12	CONTRACTOR SOLUTIONS	CORE BIT	\$ 155.00
13	DELTA DENTAL PLAN OF IOWA	DENTAL INSURANCE	\$ 1,514.74
14	DES MOINES STEEL FENCE CO.	6' TALL GALVANIZED FENCE	\$ 4,400.00
15	EAGLE ENGRAVING, INC.	ID TAGS	\$ 37.00
16	EBS	MEDICAL INSURANCE	\$ 15,736.46
17	EDWARD JONES	IRA	\$ 250.00
18	EMERGENCY MEDICAL PRODUCTS	AMBULANCE MEDICAL SUPPLIES	\$ 486.63
19	ERIN TOPP	REIMBURSEMENT FOR NORD KALSEM	\$ 80.00
20	FIDELITY SECURITY LIFE	VISION INS	\$ 278.16
21	GALLS, LLC- DBA CARPENTER	UNIFORM PARTS	\$ 1,092.03
22	GENERAL INSURANCE AGENCY	PARKS VEHICLE INSURANCE	\$ 153.00
23	HAWKINS, INC.	CHEMICALS FOR WATER TREATMENT	\$ 1,170.76
24	HOKEL MACHINE SUPPLY	CYLINDER TANK RENTAL & FIRE EXTINGUISHER INSPECTION	\$ 191.89
25	HUXLEY COMMUNICATIONS COOP	PHONE, INTERNET, CABLE	\$ 1,684.46
26	INNOVATIONAL CONCEPTS, INC	PHOSPHATE GEOTHERMAL TREATMENT	\$ 662.50
27	INTEGRATED PRINT SOLUTIONS	SPRING BROCHURES & YOUTH BASKETBALL SHIRTS	\$ 1,468.00
28	INTERNAL REVENUE SERVICE	PAYROLL TAXES	\$ 11,379.19
29	INTERSTATE BATTERIES	BATTERY CABLE FOR '03 CHEVY & BATTERIES	\$ 119.66
30	IOWA DOT	STEEL FLAT AND TRASH BAGS	\$ 6,253.00
31	IOWA FIREFIGHTERS ASSOCIAT	MEMBERSHIP DUES	\$ 387.00
32	IOWA I.A.I.	ONE YEAR MEMBERSHIP	\$ 25.00
33	IPERS	IPERS	\$ 14,999.89
34	JACQUE GLOEDE	TRAVEL REIMBURSEMENT	\$ 123.75
35	JULIE GFELLER	REIMBURSEMENT FOR SYMPOSIUM	\$ 245.27
36	KEMPKER'S TRUE VALUE AND R	SEE ATTACHED	\$ 341.53
37	KRISTA MCGINN	TRAVEL REIMBURSEMENT	\$ 159.50
38	LINCOLN FINANCIAL GROUP	LIFE & DISABILITY INSURANCE	\$ 1,081.66
39	LOWE'S	PARTS AND SHOWER HANDLE	\$ 88.62
40	MARCO, INC.	MONTHLY RENTAL ON PRINTER	\$ 217.15
41	MASS MUTUAL RETIREMENT SER	DEFERRED COMPENSATION	\$ 150.00

2-12-19 Council Claims

	A	B	C
42	MAT KAHLER	SAMS CLUB REIMBURSEMENT	\$ 26.84
43	MENARDS	SAND TUBES	\$ 51.61
44	MIDWEST BREATHING AIR SYST	CASCADE BREATHING AIR MAINT.	\$ 734.78
45	MISCELLANEOUS VENDOR	UTILITY DEPOSIT REFUNDS	\$ 357.57
46	MUNICIPAL SUPPLY	BLUE MARKER PAINT	\$ 49.80
47	NCL OF WISCONSIN, INC.	QUALITY CONTROL	\$ 15.13
48	NICKOLAY CONSULTING, LLC	JANUARY IT MAINTENANCE	\$ 105.00
49	NIKKI FLANDERS	SOCCER REFUND	\$ 15.00
50	NORVANA BROWN	REIMBURSEMENT FOR BOOTS	\$ 112.35
51	OXEN TECHNOLOGY	MICROSOFT OFFICE & EXCHANGE	\$ 219.50
52	PARTNERS IN EMS EDUCATION	EMS SYMPOSIUM	\$ 160.00
53	PCC AN AMBULANCE BILLING S	ENROLLMENT FEE FOR MEDICARE	\$ 400.00
54	PEPSI-COLA	VENDING PRODUCT	\$ 686.40
55	REDWOOD BUILDERS	BUILDING PERMIT DEPOSIT REFUND	\$ 500.00
56	SAFE BUILDING COMPLIANCE &	BUILDING INSPECTIONS	\$ 6,661.11
57	SLATER ANIMAL HOSPITAL	BOARDING STRAYS	\$ 206.52
58	SPRINGER PROFESSIONAL HOME	MONTHLY PEST CONTROL	\$ 42.00
59	STAPLES BUSINESS CREDIT	OFFICE SUPPLIES	\$ 357.36
60	STOLL, GERALD	TUITION REIMBURSEMENT	\$ 558.00
61	TASC	FLEX BENEFIT PLANS	\$ 558.28
62	TASC - CLIENT INVOICES	MARCH FLEX PLAN ADMIN FEE	\$ 69.82
63	TREASURER, STATE OF IOWA	STATE WITHHOLDING	\$ 3,658.00
64	TYLER MORTVEDT	DJ FOR DADDY/DAUGHTER DANCE	\$ 150.00
65	VERIZON WIRELESS	CITY CELL PHONES	\$ 305.18
66	WOODRUFF CONSTRUCTION, LLC	BUILDING PERMIT DEPOSIT REFUND	\$ 500.00
67	ZIEGLER INC	PEDAL ASSEMBLY FOR THE BACKHOE & WASHER PUMPS	\$ 206.47
68	Payroll Expense		\$ 51,005.14
69	GRAND TOTAL		\$ 165,687.62
70			
71		FUND TOTALS	
72	001 GENERAL FUND	51,611.69	
73	002 LIBRARY	5,113.40	
74	003 RECREATION	5,892.23	
75	004 FIRE AND RESCUE	3,217.19	
76	014 AMBULANCE	4,012.49	
77	110 ROAD USE TAX	17,651.26	
78	319 RECREATION NEW EQUIPMENT	38.83	
79	600 WATER UTILITY	15,896.99	
80	610 SEWER UTILITY	11,248.40	
81	01 PAYROLL EXPENSE	51,005.14	
82	GRAND TOTAL	165,687.62	

TRUE VALUE BREAK DOWN		
PD	hex key set, screwdriver	\$ 17.48
Parks	circular blades, nuts & bolts, cold patch, plier, wrench	\$ 29.98
Water	nuts & bolts, cable ties	\$ 36.21
Fire	vinyl protectant	\$ 27.98
Admin	surge outlet	\$ 29.99
Streets	plumbing item, washer head, foil tape, connector	\$ 109.25
Wastewater	batteries, super glue, foil pan, epoxy, connector, nuts & bolts, freshener,	\$ 51.81
Capital Project	sand disc, wd finish, foam brush, steel wool, poly finish	\$ 38.83
Total		\$ 341.53



Huxley Fire and Rescue

104 Railway
Huxley, Iowa 50124

Council:

Please consider the approval of members to join the Huxley Fire/Rescue Department. I feel that these individuals could make a good contribution to our department. Please consider: Julie Gfeller an emt and firefighter, Tj Trau an emt and firefighter, Molly Cory an emt and firefighter. We feel these members will be a great asset to the department.

Chad Anthony
Fire Chief

To whom it may concern:

Dickson and Luann Jensen are owners of the following real estate parcels located in or near Huxley's city limits:

Parcel 1: SECTION:14 TOWNSHIP:82 RANGE:24 SW SW

And

Parcel 2: SECTION:14 TOWNSHIP:82 RANGE:24 SE SW EX RY HUXLEY

Parcel 3: WESTVIEW HEIGHTS PLAT 1 (AG) OUTLOT B HUXLEY

We are the owners of these 3 parcels which are all in or near the City Limits of Huxley, Iowa. It is our desire to work with the City council and staff to develop these pieces into an exciting new real estate offering within the city limits. In order to accomplish this, we are formally requesting:

1. Please begin the annexation process on Parcel 1 as identified above.
2. Please establish an Urban Renewal District for Parcel 1 as identified above.

After this is completed, we are requesting the City Council commit to working through a developer's agreement with us for Parcels 1-3 that will pledge 100% infrastructure cost recovery be paid to the developer through the TIF process. We understand the developer fronts the costs for the development and are prepared to do that. In order to begin spending money on engineering and development issues, we would ask the City to issue a resolution stating your intention to this commitment.

We sincerely look forward to working with all of the officials and residents of the city of Huxley. As mentioned previously, we have asked Roger Wheeler to represent us before the City officials through this process...but certainly let us know if there is something more that we can do to make this project more successful for everyone in town.

Dickson and Luann Jensen

To whom it may concern:

Dickson and Luann Jensen are owners of the following real estate parcels located in Huxley's city limits:

SECTION:14 TOWNSHIP:82 RANGE:24 SE SW EX RY HUXLEY

WESTVIEW HEIGHTS PLAT 1 (AG) OUTLOT B HUXLEY

We have owned these 2 parcels for several years, and they are both included in previous developers agreement(s) related to Northview Heights and Westview Heights. We would like to have these parcels removed from any previous developer's agreements – as they have not yet been developed – so that they can be integrated into an exciting new development for the City of Huxley.

In order to accomplish this, we will need to work through a site plan process with the City, and we are actively working on a concept that we hope to present to the pertinent officials during the month of February. We are hopeful that lots can be made available for construction as early as the fall of 2019, weather allowing, and assuming our concepts meet with the stated plans and goals of the City.

It is our intention to ask the City Council to create a developer's agreement that will pledge 100% of infrastructure costs be recoverable through the TIF district. We understand that it is up to the developer to front the costs for such improvements as streets, sewer and water extensions, etc; and we are prepared to complete that process. However, in order to make those lots affordable within this current real estate market, it is necessary for us to work with the City through the TIF process, allowing us to recover those costs over the subsequent years.

Our intent is to present to the marketplace somewhere between 40-45 single family estate lots (.5-8 acres each). We have previously developed Timber Ridge Subdivision, Northview Heights and Westview Heights subdivisions in Huxley, and those have been a great addition to the community.

Please let us know if there is more that we should do in order to begin the development process in town. But please consider this letter our formal request to have these parcels removed from any prior developer's agreements.

We sincerely look forward to working with all of the officials and residents of the city of Huxley. We have asked Roger Wheeler, a local real estate agent in town, to represent us through this process...but certainly let us know if there is something more that we can do to make this project more successful for everyone in town.

Dickson and Luann Jensen

RESOLUTION NO. 19-018

**RESOLUTION FIXING A DATE FOR A PUBLIC HEARING TO CONSIDER THE
SALE OF PARCEL "P" IN THE NW/4 OF NE/4 OF SECTION 23, TOWNSHIP 82,
RANGE 24 AS SHOWN ON SLIDE 395, PAGE 1 IN HUXLEY, STORY COUNTY, IOWA
TO M.R. PROPERTIES, L.C.**

WHEREAS, the City of Huxley owns certain real property that is legally described as:

*Parcel "P" in the NW/4 of the NE/4 of Section 23, Township 82, Range 24 as shown on Slide 395, Page 1 in Huxley,
Story County, Iowa (the "Property"); and*

WHEREAS, M.R. Properties, L.C. has presented a Purchase Agreement to the City of Huxley for the purpose of acquiring the Property; and

WHEREAS, the Code of Iowa requires that, before a city may dispose of an interest in real property by sale, the city must set forth its proposal in a resolution and public notice as provided in Section 362.3 of the resolution and of a date, time and place of a public hearing on the proposal; and

WHEREAS, the Code of Iowa also requires that, before a city may enter into a proposed purchase agreement for the real property that a public hearing must be held on the proposed agreement.

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Huxley, Iowa, as follows:

Section 1. The City Council will hold a public hearing on the proposal to sell the Property and to enter into Purchase Agreements as set out in the preamble hereof at **6:00 o'clock p.m., on the 26th day of February 2019, at City Hall, in the City of Huxley.**

Section 2. The City Clerk is hereby authorized and directed to give notice of this resolution and of the public hearing on the proposal to sell the Property and to enter into the Purchase Agreement, by publication at least once, not less than four nor more than twenty days before the date of the hearing, in a newspaper of general circulation in the City of Huxley. Such notice shall be substantially in the form that is attached to this Resolution.

Section 3. All resolutions or parts thereof which are in conflict herewith are hereby repealed.

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

PASSED, ADOPTED AND APPROVED this 12th day of February 2019.

APPROVAL BY MAYOR

I hereby approve the foregoing **Resolution No. 19-018** by affixing below my official signature as Mayor of the City of Huxley, Iowa, this 12th day of February 2019.

Craig D. Henry, Mayor

ATTEST:

Jolene Lettow, City Clerk

**NOTICE OF HEARING ON A RESOLUTION TO CONSIDER THE SALE OF
PARCEL "P" IN THE NW/4 OF NE/4 OF SECTION 23, TOWNSHIP 82, RANGE 24
AS SHOWN ON SLIDE 395, PAGE 1 IN HUXLEY, STORY COUNTY, IOWA TO M.R.
PROPERTIES, L.C.**

The City Council of the City of Huxley, Iowa has adopted a resolution relating to a proposal to sell and convey certain real property owned by the City of Huxley and legally described as:

Parcel "P" in the NW/4 of the NE/4 of Section 23, Township 82, Range 24 as shown on Slide 395, Page 1 in Huxley, Story County, Iowa (the "Property").

The Property will be sold for the fair market value of \$100,000.

The Huxley City Council will meet at 6:00 p.m. on the 26th day of February 2019, at Huxley City Hall, 515 N Main Street, Huxley, Iowa for the purpose of holding a public hearing on the proposed sale and conveyance.

At that time and place, oral or written comments or objections may be filed or made. Following the hearing, the Huxley City Council will, at that meeting or at a later meeting, make a final determination on the proposal, in accordance with Section 364.7 of the Code of Iowa.

By order of the City Council of the City of Huxley, Iowa.

Jolene Lettow
City Clerk

Published in the _____ on the ____ day of _____ 2019.

RESOLUTION NO. 19-019

**RESOLUTION APPROVING THE REQUEST AND AWARING CONTRACT FOR LED
CONVERSION FOR 3Cs.**

WHEREAS, it has been determined that our current lighting system, after approximately 15 years, is not living up to expectations; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF HUXLEY, IOWA, that the Huxley City Council approves the recommendation of the Parks and Recreation Director for replacing current system with LED lights and the City Council authorizes the Mayor to sign said contract.

BE IT FUTHER RESOVLED, that any rebates received from this conversion will be placed back into the General Fund and the contract will be made part of this resolution.

PASSED, ADOPTED AND APPROVED this 12th day of February, 2019.

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

APPROVAL BY MAYOR

I hereby approve the foregoing **Resolution No. 19-019** by affixing below my official signature as Mayor of the City of Huxley, Iowa, this 12th day of February, 2019.

Craig D. Henry, Mayor

ATTEST:

Jolene Lettow, City Clerk

COPY OF ORIGINAL

CUSTOMER ACKNOWLEDGMENTS

- Pricing Valid for 30 days
- Figures or percentages indicated in this proposal are considered to be generated on the best efforts basis, based on certain stipulated conditions concerning blended kWh electricity rate, hours of operation, existing lighting system data, and proposed lighting system data. *All calculations or figures are estimates or based on estimated information.*
- HVAC operating hours source: Controlling Energy Consumption in Single Buildings, U.S. Department of the Navy, Naval Civil Engineering Lab, CR82.028, 1982
- HVAC savings calculated using formulas created by Rundquist Associates, using data from ASHRAE, validated by DOE-2 Computer modeling. Available at: <http://www.lightsearch.com/resources/lightguides/hvac.html>

PROPOSAL ACCEPTANCE

3C's Center & City Hall Interior

Investments

Product, Sales Tax and Shipping	\$10,433.07
Estimated Installation	\$4,657.62
Total Proposed Amount	\$15,090.69
Estimated Rebate	\$3,439.52
Estimated Net Cost	\$11,651.17

yellowblue LED, LLC proposes hereby to furnish materials and services as specified herein:

Cash

- ☐ Standard cash payment is due with approval and customer purchase order. With regard to miscellaneous project costs and change orders (if any), a final invoice will be issued and due on receipt of invoice. All major credit cards accepted.

Finance

- ☐ Customer will approve and sign off on payment being made by Finance Company to yellowblue LED, LLC upon availability of funds.



**Acceptance of proposal: The prices, specifications and terms contained herein are satisfactory and are hereby accepted. I accept and agree to the items selected above and understand that best effort practices were used in the evaluation of my property. I accept that if some product was missed in the initial review and count of my property, I will be expected to pay for any additional product I choose to add during the installation process. yellowblue LED, LLC is authorized to proceed with the project and to provide the products and services as specified. Payments will be made as outlined above. I have read and agree to the terms, conditions, and statements contained herein. yellowblue LED, LLC is not affiliated with, nor represents, any utility company. Any and all presented rebate programs and rebate amounts are estimated and solely based on information given to yellowblue LED, LLC from the utility company. All rebate matters are handled directly between the customer and the utility company. Yellowblue installation includes replacing existing fixtures only and wiring from structure to new fixture only. All other installation requirements must be on a separate, itemized bid and is the sole responsibility of the customer.*

Payment Notes: Request submitted			
Check #			
CC#	Exp	CVV/CVC	Zip

Remit Payments to Yellowblue LED 2310 SE Delaware Avenue, Ste. G-117, Ankeny, Iowa 50021

Customer Signature: Heather Denger Date: 1/31/19
 Name: Heather Denger Email: hdenger@huxleyiowa.org
 Title: Parks Director Purchase Order#:

Yellow Blue Signature:

Name:

Date:



HUXLEY

PARKS & RECREATION DEPARTMENT

MEMORANDUM

To: Honorable Mayor Craig Henry & City Council
From: Heather Denger
Date: 1/16/19
Re: LED Lights

YellowblueLED has provided us with the most reasonable quote to replace all current lights at 515 N. Main Ave with LED Bulbs. This includes the office area, fitness rooms, mezzanine, hallways, bathrooms, storage and safe room facilities. The gym, racquetball court and council chambers have already been switched to LED. Not only does the LED provide better lighting but it also will reduce energy expenses an estimate of \$5,500.00/year. The cost to have YellowblueLED come and install the lights would be \$14,531.77 however we would receive an estimated \$3,439.52 back in rebates if done by March 31st, 2019. Your approval is requested to allow us to sign an agreement with YellowblueLED to get this done asap.

Funding Sources:

001-5-650-2-6310	Building Maintenance	\$6,000.00
001-5-650-2-6311	Safe Room Repair/Maintenance	\$1,500.00
319-5-750-3-6406	Recreation/New Equipment	\$3,592.25 (remainder after rebates)

Heather Denger
Parks & Recreation Director

QUILLCOM

CITY OF HUXLEY

515 N. Main Avenue
Huxley, Iowa 50124
Phone (515-597-2561)
Fax (515-597-2570)

PURCHASE ORDER

27710

Show this Purchase Order Number
on all correspondence, invoices,
shipping papers and packages.

TO

Yellowblue LPO

DATE 1/31/19 REQUISITION NO.

SHIP TO

REQUISITIONED BY	WHEN SHIP	SHIP VIA	F.O.B. POINT	TERMS	
				NET 30	
QTY. ORDERED	QTY. RECEIVED	STOCK NO. / DESCRIPTION		UNIT PRICE	TOTAL
		Total Proposed Lighting - City bldg.			
		Rebids: 3,439.52 to 6,000.00			14,531.77
		2 (6310)			
		001-5-650-2-6310 —		9,939.52 (actual 6,000)	
		001-5-650-2-6311 —		1,500.00	
		819-5-750-3-64019 —		3,592.25	

1. Please send copies of your invoice.
2. Order is to be entered in accordance with prices, delivery and specifications shown above.
3. Notify us immediately if you are unable to ship as specified.

[Signature]
AUTHORIZED BY

CITY OF HUXLEY

515 N. Main Avenue
Huxley, Iowa 50124
Phone (515-597-2561)
Fax (515-597-2570)

PURCHASE ORDER

27710

Show this Purchase Order Number
on all correspondence, invoices,
shipping papers and packages.

TO

Yellowblue LEP

DATE 1/31/19

SHIP TO

REQUISITION NO.

REQUISITIONED BY	WHEN SHIP	SHIP VIA	F.O.B. POINT	TERMS	
				NET 30	
QTY. ORDERED	QTY. RECEIVED	STOCK NO. / DESCRIPTION		UNIT PRICE	TOTAL
		Total Proposed Lighting - City bldg.			
		Rebids: 3,439.52 to 6,400.00			14,531.77
		2 (6310)			
		001-5-650-2-6310		9,439.52 (total 6,000)	
		001-5-650-2-6311		1,500.00	
		819-5-750-3-6401		3,592.25	

1. Please send copies of your invoice.
2. Order is to be entered in accordance with prices, delivery and specifications shown above.
3. Notify us immediately if you are unable to ship as specified.

Signature
AUTHORIZED BY

RESOLUTION NO. 19-020

**RESIDENTIAL PARCEL SUBDIVISION PLAT FOR THE PROPERTY LOCATED WEST
OF 570TH AVENUE --MINOR SUBDIVISION -- RURAL DEVELOPMENT WITHIN 2
MILES**

WHEREAS, A Residential Parcel Subdivision Plat for the property belonging to David J. and Doreen K. Lee located at 31331 570th Avenue, Cambridge, Iowa; and

WHEREAS, this Final Plat lies within the 2 mile perimeter of the city of Huxley therefore it must be approved by the City before it can be finalized with Story County; and

WHEREAS, this final plat was received by the City on January of 2019 for its review; and

WHEREAS, this review request came to Huxley's Zoning Administrator who reviewed the plat it is being referred to the City Council with a favorable recommendation.

BE IT RESOLVED, THEREFORE, that the Final Plat for the Lee Farms Subdivision has been submitted to the Huxley City Council and is approved.

PASSED, ADOPTED AND APPROVED this ____ day of February, 2019.

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

APPROVAL BY MAYOR

I hereby approve the foregoing **Resolution No. 19-020** by affixing below my official signature as Mayor of the City of Huxley, Iowa, this _____ day of February, 2019.

Craig D. Henry, Mayor

ATTEST:

Jolene Lettow, City Clerk

Story County Planning and Development

900 6th Street, Nevada, Iowa 50201
(515) 382-7245 — pzweb@storycountyowa.gov — www.storycountyowa.gov

Sub 01-18



1. Property Owner*

(Last Name) Lee
(First Name) David J + Doreen K. Lee
(Address) 31331 570th Ave.
(City) Cambridge (State) IA (Zip) 50046
(Phone) 515-291-8813 (Email) _____

2. Applicant (if different than owner)

(Last Name) _____
(First Name) _____
(Address) _____
(City) _____ (State) _____ (Zip) _____
(Phone) _____ (Email) _____

3. Property Address

Parcel ID Number(s)

4. Certification and Signature

I/we certify that the information and exhibits submitted are true and correct to the best of my knowledge and that in filing this application I am acting with the knowledge, consent and authority of the owners of the property. Pursuant to said authority, I hereby permit County officials to enter upon the property for the purpose of inspection.

*Acknowledgement of property owner is required and may occur via email or by signature of this application.

Property Owner Signature David J Lee Date 1/5/18 Applicant Signature David J Lee Date 1/5/18

☒ Subdivision

Proposed Name: Lee Farms Subdivision

Filing Fee/Type (required prior to processing):

- ☐ Residential Parcel Plat (\$175)
- ☐ Agricultural Plat (\$175)
- ☐ Minor Plat (\$275)**
- ☐ Major Plat—Preliminary (\$275)**
- ☐ Major Plat—Final (\$175)**

**Conceptual Review required

Submittal Requirements:

- ☐ Attend conceptual review meeting
- ☐ Legal description that will be used on all required legal documents (submit as Word document)
- ☐ Proposed subdivision plat (submit as PDF)
- ☐ All required submittal requirements as outlined in Chapter 87 of the Story County Code of Ordinances (87.06(3) for Residential Parcel, 87.07(3) for Agricultural, 87.08(3) for Minor, 87.09(3) for Major-Preliminary and 87.09(5) for Major-Final)

- ☐ All required documents for subdivision plats as outlined in Iowa Code Chapter 354.11

☐ Vacation

Type: ☐ Right-of-way ☐ Plat

Submittal Requirements:

- ☐ Filing Fee (required prior to processing): \$175
- ☐ Legal description that will be used on all required legal documents (submit as Word document)
- ☐ Written description of requested items to be vacated
- ☐ See Chapter 87.10 for the vacation process

Receipt No. _____
Receipt Amount 175

OWNER/DEVELOPER:

David J. & Doreen K. Lee
31331 570th Ave.
Cambridge, IA 50046

SURVEY DESCRIPTION-LEE FARMS SUBDIVISION:

A Residential Parcel Subdivision of Parcel A in the Northeast Quarter, as shown on the Amended Plat of Survey filed in Book 13, Page 132, and part of the Northeast Quarter of the Northeast Quarter, all in Section 19, Township 82 North, Range 23 West of the 5th P.M., Story County, Iowa, all together being described as follows: Beginning at the Northeast Corner of said Section 19; thence S00°17'08"E, 1325.85 feet to the Southeast Corner of said Northeast Quarter of the Northeast Quarter; thence S89°40'55"W, 1227.16 feet along the south line thereof to the easterly line of said Parcel A; thence following the boundary thereof, S00°01'51"W, 99.75 feet; thence S73°09'48"W, 120.24 feet; thence S85°08'25"W, 151.25 feet; thence N03°44'00"E, 307.70 feet; thence S89°42'23"N, 1248.83 feet to the Southwest Corner of said Parcel A; thence N00°01'58"E, 231.99 feet; thence S89°42'41"E, 10.33 feet; thence N89°19'04"E, 254.75 feet; thence N06°09'21"W, 589.01 feet to the Northeast Corner of said Parcel A; thence N89°19'04"E, 254.75 feet to the point of beginning, containing 68.23 acres, which includes 1.01 acres of existing public right of way.

NOTES:

1. Lot 1 is served by a private wall and septic system.
 2. Lot 2 will be served by water and private septic.
 3. All new lots shall require an ESI address and a telephone address.
- ESI addresses shall be assigned at the request of the property owner, including open-air, outdoor activities.

DISTRICTS:

School: Ballland CSD
Fire: Cambridge
Ambulance: Story County
Zoning: A-1 (Agricultural)
Utilities: Consumers Energy,
Iowa Reg. Utilities
Association

**STUMBO & ASSOCIATES
LAND SURVEYING**

510 S. 17TH STREET, SUITE #102 • AMES, IOWA 50010
PH. 515-233-3694 • FAX 515-233-4403

FINAL PLAT

LEE FARMS SUBDIVISION
A RESIDENTIAL PARCEL SUBDIVISION IN THE NE 1/4,
SECTION 19-82-23, STORY COUNTY, IOWA

JOB #1265RFP DATE: 1/15/19 PAGE 1 of 3



Certification: I hereby certify that this land surveying was performed in accordance with the laws of the State of Iowa, and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

R. Kelly Stumbo Date: 1-15-19

R. Kelly Stumbo License #17181
My license renewal date is December 31, 2019

ACKNOWLEDGMENT OF CONSENT AND DEDICATION
OF FINAL PLAT OF
LEE FARMS SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS:

That DAVID J. LEE and DOREEN K. LEE, of Cambridge, Iowa hereby COVENANTS that he is lawfully seized of the premises described as follows:

A Residential Parcel Subdivision of Parcel A in the Northeast Quarter, as shown on the Amended Plat of Survey filed in Book 13, Page 132, and part of the Northeast Quarter of the Northeast Quarter, all in Section 19, Township 82 North, Range 23 West of the 5th P.M., Story County, Iowa, all together being described as follows: Beginning at the Northeast Corner of said Section 19; thence S00°17'08"E, 1,325.85 feet to the Southeast Corner of said Northeast Quarter of the Northeast Quarter; thence S89°40'55"W, 1,227.16 feet along the south line thereof to the easterly line of said Parcel A; thence following the boundary thereof S00°01'51"W, 99.75 feet; thence S73°09'48"W, 120.24 feet; thence S85°08'25"W, 65.29 feet; thence N00°14'10"E, 507.70 feet; thence S89°12'29"W, 1,246.83 feet to the Southwest Corner of said Parcel A; thence N00°01'38"E, 231.98 feet; thence S88°12'14"E, 10.33 feet; thence N50°10'41"E, 194.74 feet; thence N06°09'21"W, 599.01 feet to the Northwest Corner of said Parcel A; thence N89°19'04"E, 2,549.75 feet to the point of beginning, containing 68.23 acres, which includes 1.01 acres of existing public right of way.

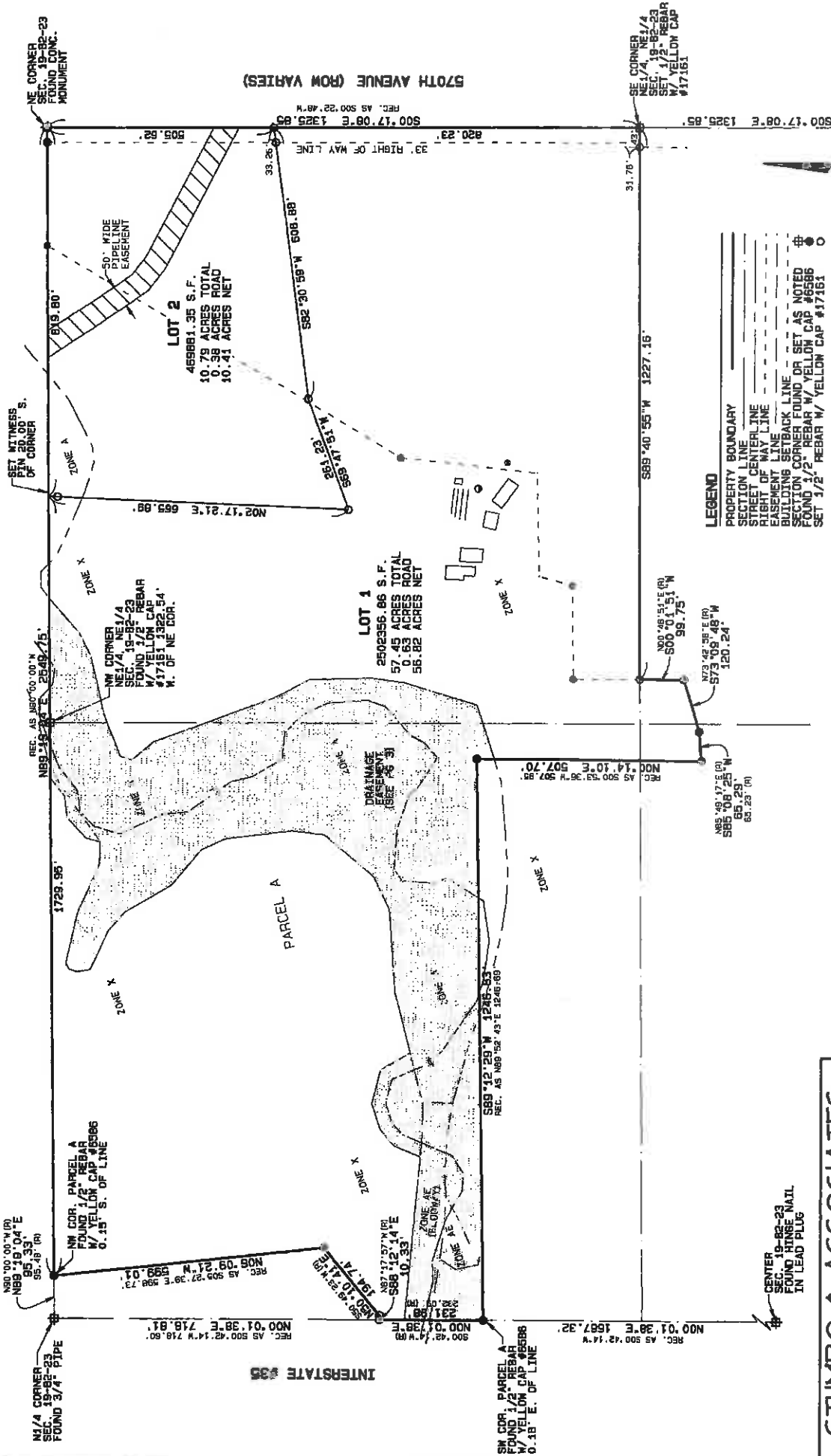
AND, DAVID J. LEE and DOREEN K. LEE, Husband and Wife, does hereby certify that the accompanying Plat of the above-described real estate to be known as Lee Farms Subdivision to Story County, Iowa, is with their free consent in accordance with their desire.

DATED this 17th day of December, 2018.

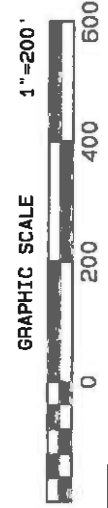
BY David J. Lee
DAVID J. LEE

BY Doreen K. Lee
DOREEN K. LEE

STATE OF IOWA 
:SS
STORY COUNTY 



- LEGEND**
- PROPERTY BOUNDARY
 - SECTION LINE
 - STREET CENTERLINE
 - RIGHT OF WAY LINE
 - EASEMENT LINE
 - BUILDING SETBACK LINE
 - SECTION CORNER FOUND OR SET AS NOTED
 - FOUND 1/2" REBAR W/ YELLOW CAP #17161
 - SET 1/2" REBAR W/ YELLOW CAP #17161



LEE FARMS SUBDIVISION

Job #12659FP Page 2 of 3

STUMBO & ASSOCIATES LAND SURVEYING

510 S. 17TH STREET, SUITE #102 • AMES, IOWA 50010
PH. 515-233-3689 • FAX 515-233-4403

N1/4 CORNER
SEC. 19-82-23

N1/4 CORNER
SEC. 19-82-23

—NW CORNER
LOT 1

NW CORNER
LOT 2

[illegible]

**STUMBO & ASSOCIATES
LAND SURVEYING**

510 S. 11TH STREET, SUITE #102 • AMES, IOWA 50010
PH. 515-233-3689 • FAX 515-233-4403

JOB #12659FP PAGE 3 of 3

GRAPHIC SCALE

 $1'' = 120'$ 

COMMUNITY BETTERMENT

RESOLUTION NO. 19-021

**A RESOLUTION ACKNOWLEDGING NEED FOR PUBLIC INFRASTRUCTURE FOR
KUM & GO PROJECT AND PAVING OF 560TH STREET IN THE CITY OF HUXLEY,
IOWA AND DIRECTING STAFF TO ENGAGE BOND COUNSEL**

WHEREAS, the City Council of the City of Huxley, Iowa has been presented with a project by Kum & Go that will require public infrastructure to bring services to the project; and

WHEREAS, the City Council of the City of Huxley acknowledges the need for public infrastructure for this project as well as the need for paving of 560th Street; and

WHEREAS, the City Council of the City of Huxley believes that installation of public infrastructure for the project by Kum & Go and the paving of 560th Street are each in the best interest of the City.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUXLEY, IOWA that the City Council will consider bond financing for the public infrastructure and the paving.

BE IT FURTHER RESOLVED that the City Administrator is directed to engage Bond Counsel to prepare the required legal proceedings for bond financing of the public infrastructure and the paving.

ALSO, BE IT FURTHER RESOLVED that the City Administrator is directed to engage City Engineer to submit quote to do design and services work for these projects at the February 26, 2019.

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

PASSED, ADOPTED AND APPROVED this 12th day of February 2019.

APPROVAL BY MAYOR

I hereby approve the foregoing **Resolution No. 19-021** by affixing below my official signature as Mayor of the City of Huxley, Iowa, this 12th day of February 2019.

Craig D. Henry, Mayor

Attest:

Jolene Lettow, City Clerk

FINANCE

RESOLUTION NO. 19-009

**RESOLUTION AUTHORIZING DEVELOPMENT AGREEMENT WITH
AUTOMED, INC. AND AUTHORIZING INTERNAL ADVANCE FOR FUNDING
THEREOF**

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, 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 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; and

WHEREAS, the City of Huxley, Iowa (the "City"), has previously established the Huxley Urban Renewal Area (the "Urban Renewal Area") and has established the Huxley Urban Renewal Area Tax Increment Revenue Fund (the "Tax Increment Fund") in connection therewith; and

WHEREAS, the City has proposed to undertake an urban renewal project in the Urban Renewal Area consisting of funding of an economic development grant (the "Grant") to Automed, Inc. ("Automed") in connection with job creation and the construction of improvements to an existing building for use in Automed's automatic vaccination and medication business operations in the Urban Renewal Area (the "Project"); and

WHEREAS, in order to make the City's costs of funding the Grant eligible to be paid from future incremental property tax revenues, it is necessary to facilitate an internal advance (the "Advance") of funds in the amount of \$60,000; and

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Huxley, Iowa, as follows:

Section 1. It is hereby directed that an amount not to exceed Sixty Thousand Dollars (\$60,000) be advanced from the City's General Fund (the "Source Fund") in order to fund the Grant (the "Advance"). The Advance shall be repaid to the Source Fund, with interest at the per annum rate of __%, out of future incremental property tax revenues received into the Tax Increment Fund. Interest shall be calculated from January 22, 2019 and shall be computed on the basis of the actual 365-day calendar year.

It is intended that the Advance, plus accrued interest thereon, shall be repaid to the Source Fund in two (2) installments on June 1 in each of the years 2021 and 2022, provided however that repayment of the Advance is subject to the determination of future City Councils that there are incremental property tax revenues available for such purpose which have been allocated to or accrued in the Tax Increment Fund relative to the Advance, and the City Council reserves the right to appropriate funds, or to withhold such

appropriation, at its discretion. All payments made will be applied first to accrued interest and then to the Advance.

Section 2. A copy of this Resolution shall be filed in the office of the County Auditor of Story County, Iowa to evidence the Advance. Pursuant to Section 403.19 of the Code of Iowa, the City Clerk is hereby directed to certify, no later than December 1, 2019, the original amount of the Advance.

Section 3. 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; and

b) The Project will generate public gains and benefits, which are warranted in comparison to the amount of the proposed Grant.

Section 4. The City Council further finds that a public purpose will reasonably be accomplished by making the Grant in connection with the Project.

Section 5. The Grant in an amount not to exceed \$60,000, is hereby approved, subject to the terms and conditions set out in the Development Agreement (the "Development Agreement") to be entered into by Automated and the City. The City Administrator, with advice from bond counsel to the City, is hereby authorized and directed to prepare any additional documentation and to make such changes to the Development Agreement as are deemed necessary to carry out the purposes of this Resolution. The Mayor and the City Clerk are hereby authorized execute such documents as may be necessary to implement the Grant approved herein, including the Development Agreement, in substantially the form as has been presented to this City Council.

Section 6. All resolutions or parts thereof in conflict herewith, are hereby repealed, to the extent of such conflict.

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

PASSED AND APPROVED this ____ day of January, 2019.

APPROVAL BY MAYOR

I hereby approve the foregoing **Resolution No. 19-009** by affixing below my official signature as Mayor of the City of Huxley, Iowa, this 12th day of February, 2019.

Craig D. Henry, Mayor

ATTEST:

Jolene Lettow, City Clerk

Prepared by John Danos, Dorsey and Whitney, City Bond Counsel and Reformatted by John Haldeman, City Administrator, for the City Council meeting to be held on the 12th Day of February, 2019.

RESOLUTION NO. 19-010

**RESOLUTION AUTHORIZING DEVELOPMENT AGREEMENT WITH
FENCELINE BEER LAB LLC AND AUTHORIZING INTERNAL
ADVANCE FOR FUNDING THEREOF**

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, 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 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; and

WHEREAS, the City of Huxley, Iowa (the "City"), has previously established the Huxley Urban Renewal Area (the "Urban Renewal Area") and has established the Huxley Urban Renewal Area Tax Increment Revenue Fund (the "Tax Increment Fund") in connection therewith; and

WHEREAS, the City has proposed to undertake an urban renewal project in the Urban Renewal Area consisting of funding of an economic development grant (the "Grant") to Fenceline Beer Lab LLC ("Fenceline") in connection with job creation and the construction of improvements to an existing building for use in the Company's nanobrewery and restaurant operations in the Urban Renewal Area (the "Project"); and

WHEREAS, in order to make the City's costs of funding the Grant eligible to be paid from future incremental property tax revenues, it is necessary to facilitate an internal advance (the "Advance") of funds in the amount of \$60,000; and

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Huxley, Iowa, as follows:

Section 1. It is hereby directed that an amount not to exceed Sixty Thousand Dollars (\$60,000) be advanced from the City's General Fund (the "Source Fund") in order to fund the Grant. The Advance shall be repaid to the Source Fund, with interest at the per annum rate of __%, out of future incremental property tax revenues received into the Tax Increment Fund. Interest shall be calculated from January 22, 2019 and shall be computed on the basis of the actual 365-day calendar year.

It is intended that the Advance, plus accrued interest thereon, shall be repaid to the Source Fund in two (2) installments on June 1 in each of the years 2021 and 2022, provided however that repayment of the Advance is subject to the determination of future City Councils that there are incremental property tax revenues available for such purpose which have been allocated to or accrued in the Tax Increment Fund relative to the Advance, and the City Council reserves the right to appropriate funds, or to withhold such

appropriation, at its discretion. All payments made will be applied first to accrued interest and then to the Advance.

Section 2. A copy of this Resolution shall be filed in the office of the County Auditor of Story County, Iowa to evidence the Advance. Pursuant to Section 403.19 of the Code of Iowa, the City Clerk is hereby directed to certify, no later than December 1, 2019, the original amount of the Advance.

Section 3. 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; and

b) The Project will generate public gains and benefits, which are warranted in comparison to the amount of the proposed Grant.

Section 4. The City Council further finds that a public purpose will reasonably be accomplished by making the Grant in connection with the Project.

Section 5. The Grant in an amount not to exceed \$60,000, is hereby approved, subject to the terms and conditions set out in the Development Agreement (the "Development Agreement") to be entered into by Fenceline and the City. The City Administrator, with advice from bond counsel to the City, is hereby authorized and directed to prepare any additional documentation and to make such changes to the Development Agreement as are deemed necessary to carry out the purposes of this Resolution. The Mayor and the City Clerk are hereby authorized execute such documents as may be necessary to implement the Grant approved herein, including the Development Agreement, in substantially the form as has been presented to this City Council.

Section 6. All resolutions or parts thereof in conflict herewith, are hereby repealed, to the extent of such conflict.

Roll Call	Aye	Nay	Absent
Dave Jensen	_____	_____	_____
Dave Kuhn	_____	_____	_____
Greg Mulder	_____	_____	_____
Rick Peterson	_____	_____	_____
Tracey Roberts	_____	_____	_____

PASSED AND APPROVED this 12th day of February, 2019.

Craig D. Henry, Mayor

Attest:

Jolene Lettow, City Clerk

Resolution No. 19 -022

**RESOLUTION ADOPTING CAPITAL IMPROVEMENT
PROJECTS (CIP) FOR FISCAL YEAR 2020**

WHEREAS, the City Council of Huxley, Iowa has been working on developing a program to address the needs of the community; and

WHEREAS, the City Council has determined a list of projects and equipment to address those needs.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Huxley, Iowa, that the Council hereby adopts the attached list of projects and equipment as the Capital Improvement (CIP) for the City of Huxley, Iowa for FY 2020.

FUTHERMORE, BE IT RESOLVED, that the City Council concurs with the use of Fund Balances as an option for financing of this program and will review the final CIP periodically to address the needs of the community and its citizens.

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

PASSED, ADOPTED AND APPROVED this 12th day of February 2019.

Craig D. Henry, Mayor

Attest:

Jolene Lettow, City Clerk

To: Huxley City Council
From: Jolene Lettow - City Clerk/Finance Officer
Re: Capital Improvement Projects
Date: February 7, 2018

At the last council meeting, the Budget Committee presented a list of capital projects that council and department heads had rated as projects that needed the most attention. The committee then looked at existing fund balances to see if the projects could be financed with monies available – in lieu of bonding. It was decided that this first round of projects could be financed through fund balances. Now is the task of deciding whether the projects can be completed during the current fiscal year – and the budget gets amended OR, whether the projects will be completed in the next fiscal year.

Since the FY 20 budget must be submitted to the State by March 15th, the total amount for all the capital projects will be listed in the new budget. However, if any project gets completed before the end of this fiscal year then this year's budget will be amended to include the monies spent on the completed project.

FY19/20 Capital Improvement Projects

Projects	General Fund	Street	Water	Wastewater
Fire Dept. Emergency Equipment	108,330			
Fire Dept. Pagers	26,000			
Police Dept. Portable Radios	36,110			
Police Dept. Patrol Unit Mobile Radios	12,900			
Police Dept. Record Management	43,332			
Police Dept. Rifles	1,200			
Police Dept. Ballistic Shield	1,800			
Larson Sports Complex Bathroom	150,000			
Fire Dept. Bedroom Renovation	30,000			
Administration Financial Software Upgrade	5,000			
Administration Computer Server	7,500			
Administration Office Renovation	30,000			
3C's Building Soffitt Repairs	43,300			
Fabricate & Install Metal Over Beam Above Soffitt Areas	5,700			
Sidewalk Expansion	50,000			
Maple Dr. 2" Mill and Overlay from Oak Blvd. to Timberlane		40,000		
Central Ave. 2" Mill and Overlay from E. 3rd to E. 4th Street		25,000		
N. 1st Ave. 2" Mill and Overlay from E. 3rd to E. 4th Street		25,000		
Lynwood Drive 2" Mill and Overlay from Main Ave. to N. 5th Ave.		50,000		
Engineering		10,000		
Plow Truck		180,000		
Replace Iron Filter Media			75,000	
Engineering			5,000	
Expanded Water Plant Engineering			150,000	
Emergency Hookup			100,000	
Paint Above Ground Storage Tanks			180,000	
Repair Roof at Old Wastewater Plant				25,000
Generator Install & Transfer Switch at Oak Blvd Lift Station				40,000
Upgrade Control Panels at 601 Oak Blvd and North Lift Stations				50,000
Contract for I and I with Lateral Launching				40,000
Generator Replacement at Old Wastewater Plant/601 Oak Blvd.				40,000
Utility Truck Replacement				75,000
Camera Trailer Upgrade				211,000
Install Shelter over UV Panel				10,000
Vactor				50,000
CIP TOTALS	551,172	330,000	510,000	541,000
	General	Street	Water	Wastewater

RESOLUTION NO. 19-023

**A RESOLUTION ACKNOWLEDGING REQUEST BY DICKSON D. AND LUANN C. JENSEN
FOR TAX INCREMENT FINANCING IN ACCORDANCE WITH THE INFRASTRUCTURE
INVESTMENT POLICY IN THE CITY OF HUXLEY, IOWA AND DIRECTING STAFF TO
ENGAGE BOND COUNSEL**

WHEREAS, the City Council of the City of Huxley, Iowa has received a request from Dickson and Luann C. Jensen. to add the following 40 acres in Story County, Iowa:

Sec-Twp-Rng 14-82-24
Brief Tax Description SECTION 14 TOWNSHIP 82 RANGE 24 SW SW

to the City's Urban Renewal Area and thereafter provide for Tax Increment Financing on the development on the property; and

WHEREAS, the City Council of the City of Huxley has adopted a policy for providing financial assistance for infrastructure in Huxley; and

WHEREAS, the City Council of the City of Huxley believes that the proposal by Dickson D. and Luann C. Jensen is in the best interest of the City.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUXLEY, IOWA that the City Council will consider providing tax increment financing up to 100% reimbursement for qualified infrastructure in the Dickson D. and Luann C. Jensen project in accordance with the adopted Infrastructure Investment Policy.

BE IT FURTHER RESOLVED that the City Administrator is directed to engage Bond Counsel to prepare the required legal proceedings and agreement required in order to add the property to the City's Urban Renewal Area and to provide tax increment financing to Dickson D. and Luann C. Jensen.

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

PASSED, ADOPTED AND APPROVED this 12th day of February 2019.

APPROVAL BY MAYOR

I hereby approve the foregoing **Resolution No. 19-023** by affixing below my official signature as Mayor of the City of Huxley, Iowa, this 12th day of February 2019.

Craig D. Henry, Mayor

Attest:

Jolene Lettow, City Clerk

RESOLUTION NO. 19-024

**A RESOLUTION ACKNOWLEDGING REQUEST BY DICKSON D. AND LUANN C. JENSEN
FOR TAX INCREMENT FINANCING IN ACCORDANCE WITH THE INFRASTRUCTURE
INVESTMENT POLICY IN THE CITY OF HUXLEY, IOWA AND DIRECTING STAFF TO
ENGAGE BOND COUNSEL**

WHEREAS, the City Council of the City of Huxley, Iowa has received a request from Dickson D. and Luann C. Jensen to end the development agreement known as the Ballard LLC Development Agreement for the below pieces of property located in Story County, Iowa as follows:

- | | |
|------------------------------|--|
| 1.) Sec-Twp-Rng | 14-82-24 |
| Brief Tax Description | Section 14 Township 82 Range 24 SE SW 37.92 Acres |
| 2.) Sec-Twp-Rng | 23-82-24 |
| Brief Tax Description | Westview Heights Plat 1 (AG) Outlot B Huxley 9.30 Acres |

and to provide financial assistance for these properties for public infrastructure improvements; and

WHEREAS, the City Council of the City of Huxley has adopted a policy for providing financial assistance for infrastructure in Huxley; and

WHEREAS, the City Council of the City of Huxley believes that the proposal by Dickson D. and Luann C. Jensen is in the best interest of the City.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUXLEY, IOWA that the City Council will consider providing tax increment financing up to 100% reimbursement for qualified infrastructure in the Dickson D. and Luann C. Jensen project (properties listed above) in accordance with the adopted Infrastructure Investment Policy.

BE IT FURTHER RESOLVED that the City Administrator is directed to engage Bond Counsel to prepare the required legal proceedings and agreement required in order to provide tax increment financing to Dickson D. and Luann C. Jensen.

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

PASSED, ADOPTED AND APPROVED this 12th day of February 2019.

APPROVAL BY MAYOR

I hereby approve the foregoing **Resolution No. 19-024** by affixing below my official signature as Mayor of the City of Huxley, Iowa, this 12th day of February 2019.

Craig D. Henry, Mayor

Attest:

Jolene Lettow, City Clerk

AMENDED AND SUBSTITUTED RESOLUTION NO. 19-004

**AMENDED AND SUBSTITUTED RESOLUTION MAKING FINAL DETERMINATION ON
THE SALE OF THE SALE OF LOT 9 IN HUXLEY DEVELOPMENT CORPORATION PLAT 3
AND AUTHORIZING THE EXECUTION OF PURCHASE AGREEMENT BY AND BETWEEN
THE CITY OF HUXLEY AND IOWA EARTH WORKS, LLC**

WHEREAS, the City of Huxley owns certain real property that is legally described as:

Lot 9 in Huxley Development Corporation Plat 3 in Huxley, Story County, Iowa (the "Property");
and

WHEREAS, Joe Jensen d/b/a Iowa Earth has presented a Purchase Agreement to the City of Huxley for the purpose of acquiring the Property; and

WHEREAS, the attorney for the purchaser has requested an amended and substituted Resolution showing that Iowa Earth Works, LLC is the correct name of the purchaser; and

WHEREAS, Joe Jensen has provided documentation confirming the same; and

WHEREAS, the Code of Iowa requires that, before a city may dispose of an interest in real property by sale, the city must set forth its proposal in a resolution and public notice as provided in Section 362.3, of the resolution and of a date, time and place of a public hearing on the proposal; and

WHEREAS, the Code of Iowa also requires that, before a city may enter into a proposed purchase agreement for the real property that a public hearing must be held on the proposed agreement; and

WHEREAS, pursuant to said notice published as required by law, this Council has held a public meeting and hearing upon the proposal to approve and authorize execution of the Purchase Agreement which include the potential sale of the Property, and has considered the extent of objections received from residents or property owners as to said proposed Purchase Agreement; and, accordingly the following action is now considered to be in the best interest of the City and residents thereof; and

WHEREAS, the Council has determined that the Purchase Agreement is in the best interest of the City and the residents thereof and the performance by the City of its obligations thereunder is a public undertaking and purpose.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF HUXLEY, IOWA:

Section 1. The Council finds that disposal of interests in the Property as set forth in the Purchase Agreement will benefit and is in the best interests of the residents of the City. The Council further finds that transfer of the Property, with consideration as provided in the Purchase Agreements, constitutes fair consideration for the disposal of interests in the Property.

Section 2. The proposal to sell the Property pursuant to the terms of the proposed Purchase Agreement is hereby approved.

Section 3. The performance by the City of its obligation under the Purchase Agreement including but not limited to selling the Property to **Iowa Earth Works, LLC** is hereby declared to be a public undertaking and purpose and in furtherance of the best interests of the residents of the City.

Section 4. That the form and content of the Purchase Agreement, the provisions of which are incorporated herein by reference, be and the same hereby is in all respects authorized, approved and confirmed, and the Mayor and the City Clerk be and they hereby are authorized, empowered and directed to execute, attest, seal, and deliver the Purchase Agreement for and on behalf of the City in substantially the form and content now before this meeting, but with such changes, modifications, additions or deletions therein as shall be approved by such officers, and that from and after the execution and delivery of the Purchase Agreement, the Mayor and the City Clerk are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Purchase Agreement as executed.

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

PASSED AND APPROVED this 12th day of February 2019.

Craig Henry, Mayor

ATTEST:

Jolene Lettow, City Clerk

AMENDED AND SUBSTITUTED RESOLUTION NO. 19-005

**AMENDED AND SUBSTITUTED RESOLUTION MAKING FINAL DETERMINATION ON
THE SALE OF THE SALE OF LOT 10 IN HUXLEY DEVELOPMENT CORPORATION PLAT
3 AND AUTHORIZING THE EXECUTION OF PURCHASE AGREEMENT BY AND
BETWEEN THE CITY OF HUXLEY AND IOWA EARTH WORKS, LLC**

WHEREAS, the City of Huxley owns certain real property that is legally described as:

Lot 10 in Huxley Development Corporation Plat 3 in Huxley, Story County, Iowa (the "Property");
and

WHEREAS, Joe Jensen d/b/a Iowa Earth has presented a Purchase Agreement to the City of Huxley for the purpose of acquiring the Property; and

WHEREAS, the attorney for the purchaser has requested an amended and substituted Resolution showing that Iowa Earth Works, LLC is the correct name of the purchaser; and

WHEREAS, Joe Jensen has provided documentation confirming the same; and

WHEREAS, the Code of Iowa requires that, before a city may dispose of an interest in real property by sale, the city must set forth its proposal in a resolution and public notice as provided in Section 362.3, of the resolution and of a date, time and place of a public hearing on the proposal; and

WHEREAS, the Code of Iowa also requires that, before a city may enter into a proposed purchase agreement for the real property that a public hearing must be held on the proposed agreement; and

WHEREAS, pursuant to said notice published as required by law, this Council has held a public meeting and hearing upon the proposal to approve and authorize execution of the Purchase Agreement which include the potential sale of the Property, and has considered the extent of objections received from residents or property owners as to said proposed Purchase Agreement; and, accordingly the following action is now considered to be in the best interest of the City and residents thereof; and

WHEREAS, the Council has determined that the Purchase Agreement is in the best interest of the City and the residents thereof and the performance by the City of its obligations thereunder is a public undertaking and purpose.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF HUXLEY, IOWA:

Section 1. The Council finds that disposal of interests in the Property as set forth in the Purchase Agreement will benefit and is in the best interests of the residents of the City. The Council further finds that transfer of the Property, with consideration as provided in the Purchase Agreements, constitutes fair consideration for the disposal of interests in the Property.

Section 2. The proposal to sell the Property pursuant to the terms of the proposed Purchase Agreement is hereby approved.

Section 3. The performance by the City of its obligation under the Purchase Agreement including but not limited to selling the Property to **Iowa Earth Works, LLC** is hereby declared to be a public undertaking and purpose and in furtherance of the best interests of the residents of the City.

Section 4. That the form and content of the Purchase Agreement, the provisions of which are incorporated herein by reference, be and the same hereby is in all respects authorized, approved and confirmed, and the Mayor and the City Clerk be and they hereby are authorized, empowered and directed to execute, attest, seal, and deliver the Purchase Agreement for and on behalf of the City in substantially the form and content now before this meeting, but with such changes, modifications, additions or deletions therein as shall be approved by such officers, and that from and after the execution and delivery of the Purchase Agreement, the Mayor and the City Clerk are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Purchase Agreement as executed.

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

PASSED AND APPROVED this 12th day of February 2019.

Craig Henry, Mayor

ATTEST:

Jolene Lettow, City Clerk