

Huxley City Council Minutes

Tuesday, February 12, 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 6:03 pm.

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

CITY STAFF PRESENT: John Haldeman-City Administrator, Jolene Lettow-City Clerk, Gerry Stoll- Police Chief, Jeff Peterson – Public Works Director, Heather Denger, Parks and Recreation Director, Cathy VanMaanen – Library Director, Chad Anthony – Fire Chief, Kevin Deaton – Asst. Fire Chief

CONSULTANTS PRESENT: Forrest Aldrich - city engineer, Alison Steuterman – city attorney

GUESTS PRESENT: Jamie Rochleau, Tom Maher, Chad West, Andrew Gogerty, Larry Wilson, Nate Easter, Don Marner, Mark Lee, Ottie Maxey, Mike Schonhorst, Cheryl Patterson, Scott Wilson, Ethan Hokel, Roger Wheeler,

PRESENTATIONS:

Roger Wheeler, Century 21 representative, informed council of a resolution that was revised to show a name change for a property owner in Industrial Park. There will be a public hearing set for next council meeting for the sale of property to M.R. Properties and also informed council of 52 acres north of high school that was purchased by Advantage Homes.

Ottie Maxey, Ballard Superintendent, and Dan Marner, engineer from Snyder & Associates, provided information to council regarding the proposed improvements to the middle school.

Mark Lee, Kading Properties engineer, requested council to reconsider the developer's funding allocation be increased to 100% of infrastructure costs in their development agreement.

CONSENT AGENDA:

MOTION- Kuhn, Second - Peterson to approve all agenda items as listed. Councilman Jensen requested items 5.07 and 5.08 be discussed separately from Consent Agenda.

- January 29, 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 Appointments for New Firefighters and EMT's
- Receive and File Communication from Dickson and LuAnn Jensen and Refer to City's Attorneys to Prepare for Necessary Documents
- Approve Resolution No. 19-019 for Conversion Over to LED Lighting
- Approve Resolution 19-020 for the Approval of Rural Subdivision for Lee Farms.
- Roll Call: Jensen, Peterson, Roberts, Mulder, Kuhn voted yes. Motion carried.

Claims:

ALICE SHARPNACK	REIMBURSE FOR OVERPAYMENT	633.66
AMERICAN BUSINESS PHONES	DOWN PAYMENT ON PHONE SYSTEM	5,582.85
ANKENY SANITATION	CITY BUILDINGS GARBAGE REMOVAL	229.57
BAKER & TAYLOR ENTERTAINME	BOOKS	63.91
BUD'S AUTO REPAIR INC	VEHICLE MAINTENANCE	35.78
CARDMEMBER SERVICE	SEE ATTACHED	5,696.67
COCHRAN HTG & CLG	SERVICE CALL AT WATER TREATMEN	1,736.00
CONSOLIDATED MANAGEMENT CO	MEALS FOR SFST CERT SCHOOL	28.92
CONSUMERS ENERGY	GAS AND ELECTRIC	11,389.95
DEMCO	BOOK COVERING SUPPLIES	219.40
DMACC BUSINESS RESOURCES	WW GRADE 3 & 4 CERT. PREP	450.00
DOLLAR GENERAL-REGIONS 410	PAPER TOWEL	43.05
ED M. FELD EQUIPMENT CO. I	FIRE EQUIPMENT	72.06
ELECTRIC WHOLESALE CO.	POWER STRUT SPRING NUT	16.74

FAST LANE MOTOR PARTS, LLC	5 GAL WASH AND WAX	194.25
GALLS, LLC- DBA CARPENTER	PD UNIFORM PARTS	58.08
HACH COMPANY	THERMOMETER & CHEMICALS	477.88
HOKEL MACHINE SUPPLY	FIRE EXTINGUISHER INSPECTION	581.98
HOWE'S WELDING/METAL FAB	SOLID STOCK FOR SKID LOADER	69.36
INTERNAL REVENUE SERVICE	FED WITHOLDING TAX	11,249.91
INTERSTATE BATTERIES	ECONO BATTERIES	40.00
IOWA ASSN. MUN. UTILITIES	2019-20 WATER MEMBER DUES	784.00
IOWA DOT	TRASH BAGS	32.80
IOWA LAW ENFORCEMENT ACADE	MMPI TEST-DENGER	200.00
IOWA MUNICIPAL FINANCE OFF	2019-20 MEMBERSHIP DUES	50.00
JEREMY J. ARENDS	JANUARY TREASURER'S REPORT	80.00
JOHN FLEENOR	CART PAINTING	100.00
KELTEK INCORPORATED	LIGHT BAR REPAIR KIT	144.78
MARY GREELEY MEDICAL CENTE	SUPPLIES	2.02
MENARDS	SUPPLIES	33.31
NEW CENTURY FS INC	DIESEL FUEL	879.94
PCC AN AMBULANCE BILLING S	JANUARY AMBULANCE BILLING	345.52
PREMIER OFFICE EQUIPMENT I	COPIES	43.94
QUALITYONE COMMERCIAL CLEA	FEBRUARY CLEANING	2,134.00
RYAN VINCENT	REIMBURSED FOR ORAL GLUCOSE	18.90
SPRAYER SPECIALTIES INC.	BRINE SPRAYER SYSTEM W/ MOTOR	5,330.73
TASC	FLEX BENEFIT PLANS	558.28
U.S. BANK EQUIPMENT FINANC	COPIER LEASE	100.28
VERIZON WIRELESS	AMBULANCE CELL PHONES	173.01
WINDSTREAM IOWA COMMUNICAT	DISPATCH PHONE	75.07

<u>Fund Totals</u>		
001	GENERAL FUND	51,611.69
002	LIBRARY	5,113.40
003	RECREATION	5,892.23
004	FIRE AND RESCUE	3,217.19
014	AMBULANCE	4,012.49
110	STREET	17,651.26
319	RECREATION NEW EQUIP	38.83
600	WATER UTILITY	15,896.99
610	SEWER UTILITY	11,248.40
	PAYROLL/MISC	<u>51,005.14</u>
	GRAND TOTAL	165,687.62

Motion – Peterson, Second - Mulder on Consent Agenda Item 5.07 to Direct City Attorney to Prepare Ordinance to Annually Increase Fees for Treatment of Water and Wastewater and Basic Second Meter Monthly Fee. Councilman Jensen requested item be placed as a work session item. Staff to bring back preliminary ordinance for council to review. Roll Call: Mulder, Kuhn, Roberts, Peterson, Jensen voted yes. Motion carried.

Motion – Peterson, Second – Mulder on Consent Agenda Item 5.08 to Approve Resolution No. 19-018 for Setting a Hearing on Sale of City Ground to M.R. Properties. Council requested that hearing be scheduled after city engineer/council discuss contingencies for property. Roll Call: Mulder, Kuhn, Roberts, Peterson, Jensen voted yes. Motion carried.

Motion Roberts, Second – Kuhn to Approve Increase in Costs to Kading Properties in Development Agreement for Infrastructure Costs. Councilman Peterson stated he was not in favor of city offering 100% of infrastructure costs to developers in development agreements. Roll Call: Peterson, Mulder voted no; Roberts, Kuhn voted yes, Jensen abstained. Motion failed.

Motion – Peterson, Second – Jensen to Table Resolution No. 19-021 Acknowledging Need for Kum and Go Project and Paving of 560th Street in the City of Huxley. John Haldeman, City Administrator, told council that much work needed to be done yet before there would be any agreements provided. Councilman Jensen expressed his concern with costs of projects and stated Board of Supervisors was committing only \$750,000 towards 560th Street project. Roll Call: Roberts, Kuhn, Mulder, Jensen, Peterson voted yes to tabling resolution. Motion carried.

Motion to Reconsider Resolution No. 19-009. PULLED – Request from AEDC.

Motion – Mulder, Second – Kuhn to Reconsider Resolution 19-010. Peterson – nay; Roberts, Mulder, Kuhn, Jensen ayes.

Motion – Mulder, Second – Kuhn on Resolution No. 19-010 to Approve Development Agreement Grant with Fenceline Beer Lab LLC and Authorize Internal Advance for Funding. Councilman Peterson requested to see matrix that council had requested staff provide prior to approval of grant. Councilman Mulder stated matrix was being worked on but not yet

completed. Councilman Jensen asked what the consequences were if criteria was not met. Roll Call: Peterson, Jensen voted no; Mulder, Kuhn, Roberts voted yes. Motion carried.

Motion – Mulder, Second – Peterson to Approve Resolution 19-022 to Approve CIP for FY2020. Roll Call: Mulder, Kuhn, Roberts, Peterson, Jensen voted yes. Motion carried.

Motion – Mulder, Second – Kuhn on Resolution No. 19-023 to Acknowledge Request from Dickson D. and LuAnn C. Jensen for Tax Increment Financing in Accordance with the Infrastructure Investment Policy...40 acres. Councilman Kuhn stated that agreement must stay at 50% to stay consistent with previous agreements. Roll Call: Mulder, Kuhn, Roberts voted yes; Peterson voted no; Jensen abstained. Motion carried.

Motion – Roberts, Second – Mulder on Resolution No. 19-024 to Acknowledge Request from Dickson D. and LuAnn C. Jensen for Tax Increment Financing in Accordance with the Infrastructure Investment Policy...47.22 acres. Roll Call: Mulder, Kuhn, Roberts voted yes; Peterson voted no; Jensen abstained. Motion carried.

Motion – Kuhn, Second – Mulder on Resolution No. 19-004 and 19-005 from the January 8, 2019 Council Meeting to Make Final Determination on the Sale of Lots 9 and 10 in HDC Plat 3 and Authorize the Execution of Purchase Agreements by and Between the City of Huxley and Iowa Earth Works, LLC (the correct name). Roll Call: Mulder, Kuhn, Roberts, Peterson voted yes; Jensen abstained. Motion carried. Roger Wheeler reported that all property owners had signed amended covenants.

Miscellaneous Comments:

City engineer, Forrest Aldrich, reported to council that the City of Huxley was the only applicant for a grant to resurface E. 1st Street. Presentation was being required from city.

City Clerk reported the installation of new phone service would begin next week.

Councilman Peterson and Roberts thanked public works staff for their snow removal efforts.

Councilman Mulder thanked Budget Committee for their successful efforts to work with staff and come up with a Capital Improvement Plan that stayed within city's existing fund balances.

Councilman Kuhn thanked Roger Wheeler for all his real estate efforts.

Councilman Jensen requested a more detailed attorney's bill for council to review each month. He also asked about the \$9100 in funds that HDC has reported to be holding. Roger Wheeler noted that funds could go towards engineering and legal fees for development of Plat 4. Councilman Jensen requested adopting council agenda rules/transparency and asked that it be a work session discussion item.

Mayor Henry thanked Economic Development Committee for their efforts. Also informed council of a possible Story County Conservation grant to continue paving of bike trail to Cambridge.

Motion – Mulder, Second – Kuhn to Move into Closed Session in Accordance with Iowa Code Section 21.5© 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. Roll Call: Jensen, Mulder, Kuhn, Roberts, Peterson voted yes. Closed session closed at 8:03pm.

Work Session

FY20 Budget – Budget Committee reported that the line item in the Ambulance budget for stipends would be set at \$80,000. Budget Committee also informed council that one of the audit findings stated that ambulance salaries needed to be approved by council. Councilman Kuhn suggested ambulance staff provide a spreadsheet each month to council that included service hours. Councilman Kuhn also recommended a joint work session occur in the near future with Slater City Council to discuss the future of ambulance service.

ADJOURNMENT: Motion – Kuhn, second – Roberts to adjourn meeting at 8:17 pm. 5 ayes, 0 nays. Motion carried.

Submitted by: Jolene R. Lettow, City Clerk