



CITY COUNCIL MEETING NOTICE

TUESDAY JULY 27, 2021 6:00 P.M.

CITY COUNCIL CHAMBERS

AGENDA

- 1. ROLL CALL**
- 2. APPROVE AGENDA AS PRESENTED AND/OR AMENDED**
- 3. PRESENTATION/RECOGNITION**
- 4. PUBLIC COMMENT (5 MINUTE TIME LIMIT FOR ITEMS NOT ON THIS AGENDA)**
- 5. PUBLIC HEARINGS**
- 6. CONSENT AGENDA – *These are routine business items and will be acted upon by one Roll Call Vote without separate discussion unless a Councilmember or citizen requests an item to be removed or considered separately.***
 - a) Approve Minutes from the July 13, 2021 Regular Meeting
 - b) Approve Payment of Bills
 - c) Second Reading of Ordinance No. 517 Rezoning of Certain Property owned by Janestar of Iowa, LLC from A-1 Agricultural to C-2 General Commercial
- 7. BUSINESS ITEMS**
- 8. INFORMATIONAL ITEMS**
 - a.) Blue Sky Estates Residential Development Agreement Update
 - b.) ATI Group Residential Development Agreement Update
 - c.) Update on Items Related to the Meadow Lane Residential Development
- 7. CITY ADMINISTRATOR AND DIRECTOR REPORTS**
- 8. MAYOR AND COUNCIL REPORTS**
- 9. ADJOURNMENT**

UPCOMING WORK SESSION TOPICS/REGULAR AGENDA ITEMS

Financing Scenarios and Public Input Process for Proposed Sidewalk Infill Program (Council 20-21 Goal Setting) August 3 Worksession
FY 2022 and Long-Range Capital Improvement Plan August 3 Worksession
Development Agreement Form and Tax Increment (Council 20-21 Goal Setting)
Final Report 2020 Derecho
Economic Development Incentives-Priority Corridors
Sanitary Sewer Service Area Study/Annexation
Other Topics of Interest to Mayor and Council

For more information on this and other agenda items, please call the City Clerk's Office at 515-597-2561 or visit the Clerk's Office, City Administration Building at 515 N. Main Ave. Council agendas are available to the public at the City Clerk's Office on Monday morning preceding Tuesday's council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email.

HUXLEY CITY COUNCIL MEETING MINUTES

Tuesday, July 13, 2021

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 held a meeting on the above date pursuant to rules of the council, notice posted at City Hall and onto website. Mayor Pro Tem Kuhn called the meeting to order at 6:01 pm.

ROLL CALL: Roberts, Kuhn, Peterson, Mulder

AGENDA APPROVAL: Motion by Mulder, second by Peterson to approve agenda as presented. Roll Call: Peterson, Kuhn, Roberts, Mulder voted yes. Motion carried.

CITY STAFF PRESENT: Rita Conner – City Administrator, Jolene Lettow – City Clerk, Cathy Van Maanen – Library Director, Gerry Stoll – Police Chief, Jeff Peterson – Public Works Director, Todd Moomaw – Fire Chief, Heather Denger – Parks and Rec Director

CONSULTANTS PRESENT: Forrest Aldrich– city engineer

PUBLIC HEARINGS:

Rezoning of Certain Property owned by Janestar of Iowa, LLC from A-1 Agricultural to C-2 General Commercial – Mayor Pro Tem opened meeting at 6:02 pm. Representatives from Janestar (Hale Trailer) stated they were eager for rezoning of owned property from A-1 to C-2 Zone for future development plans. There being no further comments from public there was motion by Peterson, seconded by Mulder to close the hearing. 4 ayes. Motion carried.

CONSENT AGENDA:

Motion by Kuhn, second by Peterson to approve Consent Agenda as listed below with *Items b, d, g, i, and j* to be pulled from Consent Agenda for separate discussion.

- a) Approve Minutes from the June 22, 2021 Regular Meeting and the July 6, 2021 Worksession
 - b) *Approve Payment of Bills*
 - c) Approve Liquor Permit for Casey's
 - d) *Motion to Approve Tricia Mills-Roberts for 6-month Probationary Affiliate Membership and Travis Woodbeck for 6-month Probationary Membership with Huxley Fire and Rescue*
 - e) Approve Resolution No. 21-065 Central Iowa Regional Transportation Planning Alliance (CIRTPA) FY 2022 Assessment
 - f) Approve Resolution No. 21-066 Annual Contract Renewal with Ames Economic Development Commission
 - g) *Approve Resolution No. 21-067 Nord Kalsem Community Center Rental Rate Increase*
 - h) Approve Resolution No. 21-068 Payment Application No. 1 East 1st Street Project
 - i) *Approve Resolution No. 21-069 Sidewalk Width and Location at 513 Oak Blvd with Condition Concerning Trail Installation*
 - j) *Approve Resolution No. 21-070 Acknowledging Request by ATI Group for Tax Increment Financing in Accordance with the Infrastructure Investment Policy in the City of Huxley, Iowa ad Directing Staff to Engage Bond Counsel*
 - k) Approve Resolution No. 21-071 Revised Site Plan for DZ Condos and Explanatory Affidavit
 - l) Second Reading of Ordinance No. 514 Parking Regulations and Request Waiver of Third Reading
/
- Roll Call: Roberts, Mulder, Kuhn, Peterson voted yes. Motion carried.

Item b from Consent Agenda: Motion by Mulder, seconded by Peterson to Approve Payment of Bills. Councilman Mulder asked if removal of fence was necessary as he viewed fence as within code regulations. Resident commented he was fine w/ decision to remove fence. Roll Call: Peterson, Kuhn, Roberts, Mulder voted yes. Motion carried.

Item d from Consent Agenda: Motion by Kuhn, seconded by Peterson to approve Fire and Rescue membership to Trisha Mills-Roberts and Travis Woodbeck. Roll Call: Roberts, Peterson, Mulder, Kuhn voted yes. Motion carried.

Item g from Consent Agenda: Motion by Kuhn, seconded by Peterson to TABLE Resolution No. 21-067 Nord Kalsem Community Center Rental Rate Increase for discussion at future work session. Roll Call: Roberts, Peterson, Mulder, Kuhn voted yes. Motion carried.

Item i from Consent Agenda: Motion by Roberts, second by Mulder to Approve Resolution No. 21-069 Sidewalk Width and Location at 513 Oak Blvd with Condition Concerning Trail Installation. Roll Call: Mulder, Roberts, Kuhn voted no; Peterson voted yes. Motion failed.

Item j from Consent Agenda: Approve Resolution No. 21-070 Acknowledging Request by ATI Group for Tax Increment Financing in Accordance with the Infrastructure Investment Policy in the City of Huxley, Iowa and Directing Staff to Engage Bond Counsel. Resolution to include language that additional subbase will be installed at corner of 560th and E. 1st Street. Roll Call: Roberts, Peterson, Mulder, Kuhn voted yes. Motion carried.

Claims:

ACCUJET LLC	JET SANITARY LINES	1,491.71
AFLAC	AFLAC	216.96
ALLIANT ENERGY	GAS AND ELECTRIC	10,134.57
ANDREW'S ROOFING COMPANY	ROOF DAMAGE AT BERHOW PARK	23,657.40
ANNA DEHAMER	BASKETBALL CAMP COACH	1,701.80
ARNOLD MOTOR SUPPLY	STARTER FOR '14 F150 & CORE	284.50
BAKER GROUP	ROOFING REHAB FROM STORM DAMAG	38,081.00
BELLA HOMES	BUILDING PERMIT DEPOSIT REFUND	1,000.00
BOLTEN & MENK, INC.	2021 STREET & WATER MAIN	3,384.00
BRICK GENTRY P.C.	MUNICIPAL LEGAL FEES	2,395.00
CARDMEMBER SERVICE	SEE ATTACHED	3,364.36
CENTRAL IOWA IMPACT, LLC	GUN INSPECTIONS	425.00
CENTRAL IOWA LAWN & LANDSC	SPINDLE	65.98
CINTAS CORPORATION	FIRST AID CABINET REFILL	85.55
CITY OF AMES	RESOURCE RECOVERY	17,414.50
COMPASS MINERALS AMERICA	COARSE ROCK SALT	7,431.09
COMPUTER RESOURCE SPECIALI	IT WORK	337.50
DELTA DENTAL PLAN OF IOWA	DENTAL INSURANCE	1,490.22
DIVISION OF LABOR	ANNUAL INSPECTION & PERMIT FEE	175.00
EBS	MEDICAL INSURANCE	17,590.70
EDWARD JONES	IRA	250.00
FIDELITY SECURITY LIFE	VISION INS	318.49
GALLS, LLC- DBA CARPENTER	POLICE UNIFORM PARTS	23.80
GATEHOUSE-DB IOWA HOLDINGS	LEGAL PUBLICATIONS	452.53
GREENLAND HOMES	BUILDING PERMIT DEPOSIT REFUND	1,000.00
HAWKINS, INC.	WATER TREATMENT CHEMICALS	3,427.50
HEARTLAND CO-OP	ROUND UP & PRAMITOL	132.38
HEATHER DENGEL	HOBBY LOBBY REIMBURSEMENT	36.77
HOMES BY ADVANTAGE LLC	BUILDING PERMIT DEPOSIT REFUND	1,000.00
HUXLEY COMMUNICATIONS COOP	PHONE, CABLE, INTERNET	1,567.96
INTERNAL REVENUE SERVICE	FED WITHHOLDING TAX	13,697.50
INTERSTATE ALL BATTERY CEN	FIRE ALARM BATTERIES	117.00
IOWA DNR	ANNUAL PUBLIC WATER SUPPLY FEE	386.55
IOWA MUN. WORKERS' COMP. A	WORKERS COMP INSURANCE	42,233.00
IOWA ONE CALL	EMAIL LOCATES	103.50
IOWA PLAINS SIGNING INC.	STREET SIGNS	350.00
IOWA SIGNAL INC.	STRAIGHTENED SIGN FROM STORM	390.00
IPERS	IPERS	16,883.74
KEMPKER'S TRUE VALUE AND R	SEE ATTACHED	1,104.41
KEY ELEMENTS CONSULTING	ANNUAL WATER WORKSHOP	600.00
KEYSTONE LABORATORIES	PILOT STUDY	140.50
LEXIPOL LLC	ANNUAL POLICIES TRAINING	3,779.10
LINCOLN FINANCIAL GROUP	DISABILITY INSURANCE	1,286.86
MANATTS	CONCRETE	894.75
MASS MUTUAL RETIREMENT SER	DEFERRED COMPENSATION	250.00
MEGAN BRENDDELAND	CERTIFIED MAIL REIMBURSEMENT	7.00
MENARDS - AMES	WOOD CONCRETE FORMS	159.92
MISCELLANEOUS VENDOR	BRANDES, SARAH :US REFUND	1,002.90
MOSQUITO CONTROL OF IOWA	2021 MOSQUITO SPRAYING	11,535.00
NICK SORENSEN	FENCING MATERIALS	554.31
NICKOLAY CONSULTING, LLC	MONTHLY IT SUPPORT/MAILJET	115.00
NOVA FITNESS EQUIPMENT	PREVENTATIVE MAINTENANCE	418.10
OUTDOOR ENVISIONS	GOLD MULCH	485.10

OXEN TECHNOLOGY
PCC AN AMBULANCE BILLING S
POSTMASTER
PPG ARCHITECTURAL FINISHES
RACOM
SAFE BUILDING COMPLIANCE &
SAHA
SHANA L. STUART
STAPLES BUSINESS CREDIT
STAR EQUIPMENT LTD.
STEVE PELZ
SYDNEY LAUBER
TASC
TASC - CLIENT INVOICES
TRANE U.S. INC.
TREASURER, STATE OF IOWA
U.S. BANK EQUIPMENT FINANC
U.S. CELLULAR
VAN-WALL EQUIPMENT INC.
VEENSTRA & KIMM, INC.
VERIZON WIRELESS

MICROSOFT 365 & EXCHANGE 524.00
MAY AMBULANCE BILLING 135.50
POSTMASTER 460.01
PAINT FOR WW & WATER TREATMENT 349.46
YEARLY SERVICE CONTRACT 826.20
BUILDING INSPECTIONS 7,537.61
EIGHT CHAIRS FOR CONF. TABLE 100.00
LIBRARY SPACE ASSESSMENT 2,500.00
OFFICE SUPPLIES 71.13
SEALANT, EDGER, SWEDGE, ETC 1,631.32
TWO KOALA KARE CHANGING TABLES 200.00
UPDATED CITY PHOTOS 300.00
FLEX BENEFIT PLANS 577.05
AUGUST FLEX ADMIN FEES 68.82
MAINTENANCE AGREEMENT 8,929.75
STATE WITHHOLDING 4,428.00
XEROX COPIER 103.22
AMBULANCE CELL PHONES 91.39
SPOOL, HANDLEBAR, BLADES 13,213.34
WATER USE PERMIT APP FEE 84,796.44
PD CELL PHONES & MDTs 201.56

	<u>Expenses</u>	<u>Revenues</u>
001 General Fund	103,586.36	455,902.57
002 Library	9,007.85	10,770.50
003 Recreation	8,473.77	9,591.46
006 Cemetery	50.00	
014 Ambulance	2,253.53	1,515.00
110 Street	23,332.92	25.00
325 E. 1 st St. Reconstruct	11,322.16	
345 Water Plant Expansion	69,446.78	
398 DeRecho Storm	62,128.40	
600 Water	25,320.25	72,483.19
610 Sewer	28,435.48	67,887.84
Payroll	<u>62,780.14</u>	
Grand Total	\$ 425,255.45	\$ 618,175.56

BUSINESS ITEMS:

Motion by Mulder, seconded by Roberts to Approve First Reading of Ordinance No. 517 Rezoning of Certain Property owned by Janestar of Iowa, LLC from A-1 Agricultural to C-2 General Commercial. Roll Call: Peterson, Mulder, Kuhn, Roberts voted yes. Motion carried.

INFORMATIONAL ITEMS:

Todd Moomaw, Fire Chief, provided council with an overview of Huxley's Fire Rescue-Story County service areas and a general update of regionalization discussions.

Staff is continuing to work on updating city code. Staff will bring preliminary revisions to work sessions for council review, then formal action to be completed at regular council meetings.

Mayor and Councilman Roberts will form committee to review and update city policies and communications.

ADJOURNMENT: Motion – Roberts, second – Mulder to adjourn meeting at 7:42pm. 4 ayes, 0 nays. Motion carried.

Attest:

Dave Kuhn, Mayor Pro Tem

Jolene R. Lettow, City Clerk

7-27-21 Council Claims

	A	B	C
1	VENDOR NAME	DESCRIPTION	GROSS AMOUNT
2	AMERICAN SECURITY CABINETS	RX PRESCRIPTION DROP BOX	\$ 1,995.00
3	ANKENY SANITATION	CITY BUILDINGS TRASH PICKUP	\$ 294.88
4	ARNOLD MOTOR SUPPLY	OIL, FILTERS, GLOVES, ETC	\$ 301.90
5	BAKER & TAYLOR ENTERTAINME	BOOKS	\$ 270.95
6	BAKER GROUP	ROOF REPAIRS	\$ 605.50
7	BOLTEN & MENK, INC.	ENGINEER STREETS & WATER MAIN	\$ 2,547.00
8	BOOK SYSTEMS, INC.	SCANNERS, REC PRINTER, PAPER	\$ 1,845.00
9	BOUND TREE MEDICAL	MEDICAL SUPPLIES	\$ 973.43
10	BUD'S AUTO REPAIR INC	VEHICLE MAINTENANCE	\$ 131.71
11	CARDMEMBER SERVICE	SEE ATTACHED	\$ 7,836.63
12	CATHY VANMAANEN	REIMBURSE PROGRAM SUPPLIES	\$ 56.23
13	CENTRAL IOWA IMPACT, LLC	NIGHT SIGHTS INSTALL	\$ 255.35
14	CENTRAL IOWA REGIONAL TRAN	FY 2022 CIRTPA ASSESSMENT	\$ 431.00
15	COMPASS MINERALS AMERICA	COARSE ROCK SALT	\$ 3,766.46
16	COMPUTER RESOURCE SPECIALI	IT WORK FOR ADMIN AND PD	\$ 382.50
17	CONSUMERS ENERGY	GAS AND ELECTRIC	\$ 10,301.68
18	D.J. GONGOL & ASSOCIATES	REBUILD KITS FOR PRESSURE VALVE	\$ 308.23
19	DANKO EMERGENCY EQUIPMENT	506 REPAIR	\$ 581.07
20	DMF GARDENS	TREES FOR MEM. PARK-STORM DAM	\$ 1,481.74
21	GALLS, LLC- DBA CARPENTER	PD UNIFORM PARTS	\$ 8.09
22	GARBAGE GUYS	GARBAGE REMOVAL-FD & CENT	\$ 368.00
23	GREENLAND HOMES	BUILDING PERMIT DEPOSIT REFUND	\$ 1,000.00
24	HAWKINS, INC.	WATER TREATMENT CHEMICALS	\$ 2,162.56
25	HEUSS PRINTING INC	PATIENT FORMS	\$ 86.63
26	HOKEL MACHINE SUPPLY	CYLINDER RENTAL, HITCH PINS, ETC	\$ 76.56
27	HOVICK FAMILY FARM	PETTING ZOO AT PARTY IN THE PARK	\$ 625.00
28	INROADS, LLC	ASPHALT FOR STREET PATCH	\$ 845.46
29	INTERNAL REVENUE SERVICE	PAYROLL TAXES	\$ 15,310.20
30	INTERSTATE BATTERIES	BATTERY FOR MOWER & PUMP	\$ 229.90
31	IOWA DOT	WOOD TO FIX SIGNS, BRUSHES, ETC	\$ 440.12
32	IOWA ONE CALL	EMAIL LOCATES	\$ 119.70
33	JOY KATH	FACE PAINTING AT PARK PARTY	\$ 300.00
34	KEYSTONE LABORATORIES	PILOT STUDY & MONTHLY TESTING	\$ 3,800.50
35	LEDGEWOOD BUILDERS, LLC	BUILDING PERMIT DEPOSIT REFUND	\$ 1,000.00
36	LEGACY FIRE APPARATUS	REPAIR HOSE ON 506	\$ 161.29
37	MARCO, INC.	B/W AND COLOR COPIES	\$ 353.31
38	MCFARLAND CLINIC	RETURN TO DUTY EXAM	\$ 249.00
39	MENARDS	JANITORIAL SUPPLIES	\$ 138.25
40	MENARDS - AMES	TREE WATERING BAG & SCREW	\$ 186.36
41	MID-IOWA OCCUPATIONAL TEST	RANDOM DRUG TESTING	\$ 80.00
42	MUNICIPAL SUPPLY	CLAMPS, PUMP, NIPPLE, WIRE	\$ 676.28
43	NEW CENTURY FS INC	LP GAS PREPAY AGREEMENT & FUEL	\$ 3,461.18
44	NORTHLAND SECURITIES, INC.	2021 CD REPORTS	\$ 4,250.00
45	OUTDOOR ENVISIONS	PLAY MAT	\$ 1,058.40
46	POSTMASTER	BULK POSTAGE	\$ 458.55

7-27-21 Council Claims

	A	B	C
47	PPG ARCHITECTURAL FINISHES	EPOXY PAINT FOR WWTP	\$ 331.24
48	PREMIER	PRINTING CONTRACTS	\$ 1,668.83
49	SAGE HOMES, INC.	BUILDING PERMIT DEPOSIT REFUND	\$ 1,000.00
50	SERVICE TECH OF CENTRAL IO	HYDRANT REPAIR	\$ 800.00
51	SIGN PRO	WELCOME TO HUXLEY SIGN	\$ 1,916.00
52	STORY COUNTY TREASURER	1ST QUARTER DISPATCH	\$ 6,402.48
53	TASC	FLEX BENEFIT PLANS	\$ 577.05
54	U.S. BANK EQUIPMENT FINANCE	COPIER LEASE	\$ 103.22
55	USA BLUEBOOK	INCUBATOR FOR LAB	\$ 4,590.00
56	VERIZON WIRELESS	PUBLIC WORKS & PD CELL PHONES	\$ 533.63
57	WINDSTREAM IOWA COMMUNICAT	DISPATCH PHONES	\$ 80.28
58	ZIEGLER INC	REPAIRS TO 420F BACKHOE	\$ 1,791.79
59	Payroll Expense		\$ 69,801.39
60	GRAND TOTAL		\$ 161,407.51
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62		FUND TOTALS	
63	001 GENERAL FUND	\$ 31,072.04	
64	002 LIBRARY	\$ 5,199.88	
65	003 RECREATION	\$ 2,945.15	
66	004 FIRE AND RESCUE	\$ 1,591.42	
67	014 AMBULANCE	\$ 1,998.03	
68	110 ROAD USE TAX	\$ 7,028.75	
69	345 WATER PLANT EXPANSION	\$ 3,600.40	
70	398 DERECHO STORM	\$ 5,147.59	
71	600 WATER UTILITY	\$ 15,828.41	
72	610 SEWER UTILITY	\$ 17,194.45	
73	01 PAYROLL EXPENSE	\$ 69,801.39	
74	GRAND TOTAL	\$ 161,407.51	
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7-27-21 Council Claims

	A	B	C
93			
94			
95	Cardmember Services (Visa)		
96	Admin	amazon prime, zoom, adobe acropro, iacma membership, postage	\$ 277.86
97	Water	batteries, battery & impact, office supplies, printing calculator	\$ 653.31
98	Wastewater	belts, barbed staples and posts, cords, batteries, charger, grinder, printer, distr. l exam, course registration, water filter cartridges	\$ 1,511.37
99	Fire	background check, parade candy	\$ 314.40
100	Parks	backpack sprayer, picnic table, trash cans, mop for Nord Kalsem	\$ 2,574.10
101	Library	caseys, fareway, hobby lobby, sign pro, chicken shed	\$ 166.90
102	Parks and Rec	medals for running club, voice amplifier,dg youth days, summer misc, program supplies, ribbons for running club, ribbon, craft sticks, janitorial supplies, weight bench, fitness on demand	\$ 760.45
103	Streets	toilet paper, towels	\$ 110.88
104	Derecho	park benches	\$ 1,403.43
105	PD	armoror tools, card reader	\$ 63.93
106	Total		\$ 7,836.63

COUNCIL COMMUNICATION

AGENDA HEADING:

Rezoning of Certain Property owned by Janestar of Iowa, LLC from A-1 Agricultural to C-2 General Commercial

SUBMITTED BY

Rita Conner, City Administrator

SYNOPSIS:

Janestar of Iowa, LLC (dba Hale Trailer Brake and Wheel Scott McBride, Director of Facilities, 1290 Mid Valley Drive Jessup, PA 18434,) has submitted a rezoning request for 78.45 acres (two lots =31.22 and 31.56 acres, respectively) of land located north of Highway 210 and east of I-35. A link to the subject properties is below.

<https://beacon.schneidercorp.com/Application.aspx?AppID=165&LayerID=2145&PageTypeID=1&PageID=1110>

Janestar of Iowa, LLC has also acquired a 7.86 acre parcel directly to the north of the subject properties, which Story County shows as unincorporated. This parcel is not included in the rezoning. The remainder of the property is within the City of Huxley corporate boundary.

The 2013 Comprehensive Plan shows the land east of I-35 as a combination of highway commercial, light and general/heavy industrial. The commercial and light industrial sections are shown along Highway 210. The C-2 zoning proposal allows for the business proposed on the site, a phased development of a trailer repair and storage facility. It will also provide the City the ability to work with the applicant on additional commercial development opportunities, as Janestar of Iowa LLC is planning for only 30 acres of the 78.45 to be utilized for the trailer business.

Additional information is below and in the attachments.

ADDITIONAL INFORMATION: YES

- Janestar of Iowa LLC operates as Hale Trailer Brake and Wheel <https://haletrailer.com/>. The proposed site would be the 14th location for the company in the U.S.
- The company is proposing a phased approach to the development of the project, with initial operations including a temporary building and gravel surface lot. Examples of operations in other states have been provided for review of both the temporary building and conceptual future building.
- Staff discussion with the company on the rezoning has included the following topics and concerns which were also shared with the Planning & Zoning Commission:
 - Length of term for temporary building
 - Requirement for hard surface paving
 - Concern for proposed access from Highway 210 as an existing major street in the network and potential circulation plan and transportation network for additional development
 - Future development of the additional acres, potential for additional taxable valuation and businesses for the community.

COUNCIL COMMUNICATION

CITY ADMINISTRATOR COMMENTS: YES

- The property proposed for rezoning is prime business real estate and a front door for the City. The image of the company's operations in Jacksonville is helpful to demonstrate the intent for future site development. Future building hard surface paving elements and access elements as that staff has discussed with the company, as well as fencing/screening, landscaping, outside storage and other site plan requirements will be important at the site plan review stage.

BOARD, COMMISSION OR COUNCIL PRIOR ACTIONS: YES

- Planning & Zoning Commission hearing and action on rezoning was June 21, 2021.
- Minutes from the meeting are included with Council packet information

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: YES

- Site plan submittal for City review
- Work with Janestar of Iowa LLC on a master conceptual plan for the remaining acres

ORDINANCE NO. 517

**AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY
OF HUXLEY, IOWA, BY REZONING PROPERTY OWNED BY
JANESTAR OF IOWA LLC FROM A-1 (AGRICULTURAL) TO C-2
(GENERAL COMMERCIAL).**

WHEREAS, on the 21st day of June 2021, the Planning and Zoning Commission of the City of Huxley, Iowa, recommended to the City Council that the below described property be considered for rezoning from A-1 (Agricultural) to C-2 (General Commercial); and

WHEREAS, on the 13th day of July 2021, after due notice and hearing as provided by law, the City Council deemed it reasonable and appropriate to rezone said property.

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

Section 1: That the Municipal Code of the City of Huxley, Iowa, be and it is hereby amended by rezoning from the present A-1 (Agricultural) to C-2 (General Commercial) for the following described real property:

A-1 ZONING –PARCEL “K” A PART OF THE SOUTH 95 ACRES, AS FENCED AND OCCUPIED, OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION THIRTY (30), TOWNSHIP EIGHT-TWP (82) NORTH, RANGE TWENTY-THREE (23) WEST OF THE 5TH P.M., STORY COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER, THENCE N00°33'53"E, 202.37 FEET ALONG THE WEST LINE THEREOF TO THE NORTHWEST CORNER OF SAID SOUTH 95 ACRES; THENCE S89°31'25"E, 1730.50 FEET ALONG THE NORTH LINE THEREOF; THENCE S00°14'12"E, 193.16 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE N89°49'43"W, 1733.24 FEET TO THE POINT OF BEGINNING, CONTAINING 7.86 ACRES, AS SHOWN ON THE PLAT OF SURVEY RECORDED ON DECEMBER 6, 2017 AS INST. NO. 2017-12307, SLIDE 591, PAGE 5; AND THE SOUTH HALF (S ½) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION THIRTY (30), TOWNSHIP EIGHTY-TWO (82) NORTH, RANGE TWENTY-THREE (23) WEST OF THE 5TH P.M., HUXLEY, STORY COUNTY, IOWA, EXCEPT THAT PART OF PARCEL 'J' A PART OF THE E1/2 OF THE SE ¼ OF SECTION THIRTY (30), TOWNSHIP EIGHTY-TWO (82), RANGE TWENTY-THREE (23) WEST OF THE 5TH P.M., STORY COUNTY, IOWA AS SHOWN ON THE PLAT OF SURVEY RECORDED ON DECEMBER 6, 2017, AS INST. NO 17-12306, SLIDE 591, PAGE 4, THAT LIES WITHIN, AND EXCEPT HIGHWAY, CITY OF HUXLEY.

-to-

C-2 ZONING- PARCEL “K” A PART OF THE SOUTH 95 ACRES, AS FENCED AND OCCUPIED, OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION THIRTY (30), TOWNSHIP EIGHT-TWP (82) NORTH, RANGE TWENTY-THREE (23) WEST OF THE 5TH P.M., STORY COUNTY, IOWA, BEING MORE

PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER, THENCE N00°33'53"E, 202.37 FEET ALONG THE WEST LINE THEREOF TO THE NORTHWEST CORNER OF SAID SOUTH 95 ACRES; THENCE S89°31'25"E, 1730.50 FEET ALONG THE NORTH LINE THEREOF; THENCE S00°14'12"E, 193.16 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE N89°49'43"W, 1733.24 FEET TO THE POINT OF BEGINNING, CONTAINING 7.86 ACRES, AS SHOWN ON THE PLAT OF SURVEY RECORDED ON DECEMBER 6, 2017 AS INST. NO. 2017-12307, SLIDE 591, PAGE 5; AND THE SOUTH HALF (S ½) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION THIRTY (30), TOWNSHIP EIGHTY-TWO (82) NORTH, RANGE TWENTY-THREE (23) WEST OF THE 5TH P.M., HUXLEY, STORY COUNTY, IOWA, EXCEPT THAT PART OF PARCEL 'J' A PART OF THE E1/2 OF THE SE ¼ OF SECTION THIRTY (30), TOWNSHIP EIGHTY-TWO (82), RANGE TWENTY-THREE (23) WEST OF THE 5TH P.M., STORY COUNTY, IOWA AS SHOWN ON THE PLAT OF SURVEY RECORDED ON DECEMBER 6, 2017, AS INST. NO 17-12306, SLIDE 591, PAGE 4, THAT LIES WITHIN, AND EXCEPT HIGHWAY, CITY OF HUXLEY.

Section 2: All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 3: This ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

PASSED AND APPROVED this _____ day of _____, 2021.

Kevin Deaton, Mayor

ATTEST:

Jolene Lettow, City Clerk

Publication Date: _____

Record Of Vote of Ordinance No. 517

First Reading _____

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

Second Reading _____

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

Third Reading _____ (Date)

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

STATE OF IOWA
COUNTY OF STORY
CITY OF HUXLEY

SS:

I, the undersigned, City Clerk of the City of Huxley, Iowa, do hereby certify that the attached is a true, correct and complete copy of all the records of the City Council of the City relating to the adoption of an ordinance entitled "Ordinance No. 517. An Ordinance Amending Chapter 165 of the Huxley Municipal Code of Iowa.

WITNESS MY HAND this ____ day of _____, 2021.

Jolene Lettow, City Clerk