

## **HUXLEY CITY COUNCIL MEETING MINUTES**

**Tuesday, February 15, 2022**

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 special council meeting on the above date pursuant to rules of the council, notice posted at City Hall and onto website. Mayor Deaton called the meeting to order at 6:00 pm.

**ROLL CALL:** Kuhn, Pilcher, Echer, Roberts, Thompson

**AGENDA APPROVAL:** Motion by Roberts, second by Echer to approve agenda as presented. Roll Call: Pilcher, Echer, Roberts, Kuhn, Thompson voted yes. Motion carried.

**CITY STAFF PRESENT:** Rita Conner – City Administrator, Jolene Lettow – City Clerk, Cathy Van Maanen – Library Director

**CONSULTANTS:** Amy Beattie – City Attorney/Brick Gentry, Chip Schulz – Financial Advisor/Northland Securities

### **PUBLIC HEARINGS:**

Mayor opened hearing on Proposed Amendment to the Huxley Housing Urban Renewal Area. There being no discussion it was MOVED by Kuhn and seconded by Pilcher to close the hearing. 5 ayes. Motion carried.

Motion – Roberts, second – Kuhn on Resolution No. 22-010 to Approve Urban Renewal Plan Amendment for the Huxley Housing Urban Renewal Area. Roll Call: Thompson, Kuhn, Echer, Roberts voted yes; Pilcher – abstained. Motion carried.

Mayor opened hearing on Proposed Amendment to the Huxley Urban Renewal Area. There being no discussion it was MOVED by Roberts and seconded by Kuhn to close hearing. 5 ayes. Motion carried.

Motion – Kuhn, second – Robert on Resolution No. 22-011 to Approve Urban Renewal Plan Amendment for the Huxley Urban Renewal Area. Rollcall: Roberts, Echer, Kuhn, Thompson, Echer voted yes. Morion carried.

Steve Quick, Meadow Lane Development, expressed his concerns with maximum amount listed in development agreement that city would provide to developer in tax increment payments.

### **CONSENT AGENDA:**

Motion by Roberts, second by Echer to approve Consent Agenda as listed.

- a. Approve Minutes from February 8, 2022, Regular Council meeting and Budget Worksession
- b. Resolution 22- 012 Setting a Date of Meeting (March 1) at which it is Proposed to Approve a Development Agreement with Meadow Lane Investments, L.L.C., Including Annual Appropriation Tax Increment Payments
- c. Resolution 22-013 Setting a Date of Meeting (March 1) at which it is Proposed to Approve a Development Agreement with Huxley Plaza, LLC, Including Annual Appropriation Tax Increment Payments
- d. Resolution 22-014 Setting a Date of Meeting (March 1) at which it is Proposed to Approve a Development Agreement with Van Houweling, CD II, Including Annual Appropriation Tax Increment Payments

Consent Agenda Roll Call: Pilcher, Echer, Roberts, Kuhn, Thompson voted yes. Motion carried.

**CLOSED SESSION:** Iowa Code Section 21.5 subsection 1 subsection. To discuss strategy with legal counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation.

Motion – Pilcher, second – Thompson to move into closed session. Roll Call: Roberts, Echer, Kuhn, Thompson, Pilcher voted yes. Motion carried. In attendance: Amy Beattie – city attorney, Mayor Deaton, council members: Roberts, Echer, Kuhn, Thompson, Pilcher, Jolene Lettow – City Clerk, Rita Conner – City Administrator.

Motion – Pilcher, second – Thompson to adjourn to work session at 7:23pm. 5 ayes. Motion carried.

**WORK SESSION:**

Mayor opened work session at 7:26pm

Chip Schultz, financial advisor for Northland Securities, provided a presentation on the city's debt service schedule and explanation of the city's Tax Increment Financing (TIF).

ADJOURNMENT: Motion – Roberts, second – Pilcher to adjourn meeting at 8:04pm. 5 ayes, 0 nays. Motion carried.

Submitted by: Jolene R. Lettow, City Clerk