

Huxley City Council Minutes

Tuesday, October 10, 2017

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

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

COUNCIL MEMBERS PRESENT: Jensen, Deaton, Kuhn, Hemmen, Roberts

CITY STAFF PRESENT: John Haldeman-City Administrator, Jolene Lettow-City Clerk, Gerry Stoll-Police Sargent

CONSULTANT PRESENT: Forrest Aldrich-City Engineer, Amy Beattie-City Attorney

GUESTS PRESENT: Brent Culp, Jim Elliott, Duane Jensen, Troy Petersen, Luke Wall, Steve Quick, Steve Domino, Darold Primmer, Mark Lee, Dan Novelli

CONSENT AGENDA:

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

- Approve September 26, 2017 Regular Council Meeting Minutes
- Approve Financial Reports and Payment of Bills
- Approve Reappointment of Larry Wilson to Planning and Zoning Board

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

Claims:

AFLAC	AFLAC	4.00
ALEXIS FELDMANN	REIMBURSE FOR AMBULANCE PYMT	25.00
ALLIANT ENERGY	GAS AND ELECTRIC	10,004.57
ARNOLD MOTOR SUPPLY	BALL JOINT	155.72
AVESIS INCORPORATED	VISION INS	296.93
BRICK GENTRY P.C.	HDC LEGAL FEES	3,600.00
BROWN SUPPLY CO. INC.	PVC PIPE	114.00
C & K HEATING	C & K HEATING	425.00
CARPENTER UNIFORM CO.	UNIFORM SHIRTS FOR STOLL	595.47
COMPASS MINERALS AMERICA	COURSE ROCK SALT	3,336.39
D & K PRODUCTS	HERBICIDE & FERTILIZER	2,355.00
DELTA DENTAL PLAN OF IOWA	DENTAL INSURANCE	1,475.66
EDWARD JONES	IRA	250.00
EMERGENCY MEDICAL PRODUCTS	MEDICAL SUPPLIES	49.02
HACH COMPANY	MISC. CHEMICALS	629.77
HALBROOK PLUMBING, LLC	PD TOILET & SINK REPAIR	115.72
HEATHER DENGER	TRAVEL REIMBURSEMENT	99.26
HENRY, CRAIG	REIMBURSEMENT	11.77
HUXLEY COOP TELEPHONE CO.	INTERNET, CABLE, PHONE	1,778.38
INTEGRATED PRINT SOLUTIONS	SOFTBALL COED CHAMP SHIRTS	164.05
INTERNAL REVENUE SERVICE	FED WITHOLDING TAX	8,879.70
IOWA DNR	ANNUAL WATER USE FEE	134.00
IOWA DOT	RETURN OF BOLT HEX SIGN	124.85
IOWA LAW ENFORCEMENT ACADE	MMPI APPLICANTS	600.00
IOWA MUNICIPAL FINANCE OFF	2017 FALL CONFERENCE	125.00
IPERS	IPERS	11,374.44
JASON KRAMER	YOUTH SOCCER REGIST. REFUND	65.00
KERMIT O. MOLDE	AMBULANCE OVERPAYMENT	519.08
LINCOLN FINANCIAL GROUP	DISABILITY INSURANCE	850.30
MADRID AUTOMOTIVE	OIL AND FILTERS	74.06
MARCO, INC.	PRINTER MAINTENANCE AGREEMENT	191.55
MARTIN MARIETTA MATERIALS	TONS OF ROCK	759.94
MARTIN OIL WHOLESALE	UNLEADED AND DIESEL FUEL	892.68
MASS MUTUAL RETIREMENT SER	DEFERRED COMPENSATION	250.00
MISCELLANEOUS VENDOR	DEFORD, ISAAC :US REFUND	463.23
OXEN TECHNOLOGY	REMOTE LABOR FOR MAT	67.50
QUALITYONE COMMERCIAL CLEA	OCTOBER JANITORIAL SERVICES	2,161.00
RELIASTAR LIFE INSURANCE C	LIFE INSURANCE	374.14
SAFE BUILDING COMPLIANCE &	BUILDING INSPECTIONS	8,364.83

SPORTSMAN'S WAREHOUSE	AMMO FOR DUTY & QUALIFICATION	201.28
STAPLES ADVANTAGE	OFFICE SUPPLIES	89.64
TASC	FLEX BENEFIT PLANS	576.22
TASC - CLIENT INVOICES	NOVEMBER ADMIN FEES	66.25
TREASURER, STATE OF IOWA	STATE WITHHOLDING	2,911.00
UHS PREMIUM BILLING	MEDICAL INSURANCE	15,941.80
UTILITY EQUIPMENT COMPANY	MISC. SUPPLIES FOR WTP	1,031.80
VEENSTRA & KIMM, INC.	PRAIRIE RIDGE PLAT 1 LOT 53	3,314.00
VERIZON WIRELESS	PW CELL PHONES	281.21
001 GENERAL FUND		43,720.11
002 LIBRARY		4,903.35
003 RECREATION		4,558.46
004 FIRE AND RESCUE		565.17
014 AMBULANCE		1,152.17
100 PRAIRIE RIDGE DEV		250.00
110 ROAD USE		9,094.77
600 WATER UTILITY		13,734.04
610 SEWER UTILITY		8,192.14
	PAYROLL	39,009.10
	GRAND TOTAL	125,179.31

MOTION – Deaton, Second – Hemmen on Resolution No. 17-073 to Set a Date for Public Hearing on Establishment of the 2017 Iron Bridge Urban Renewal Area, Plan and Project. Hearing date scheduled for November 14, 2017. Roll Call: Jensen, Kuhn, Deaton, Roberts, Hemmen voted yes. Motion carried.

MOTION – Hemmen, Second – Roberts on Resolution No. 17-074 to Set Public Hearing to Approve a Development Agreement with Meadow Lane Development to Include Annual Appropriation Tax Increment Payments. Quick commented that agreement will include two phases of development. Hearing date set for October 24, 2017. Roll Call: Jensen, Kuhn, Deaton, Roberts, Hemmen voted yes. Motion carried.

MOTION – Kuhn, Second – Roberts on Resolution No. 17-075 to Approve Final Plat and Construction Plans for Blue Sky Commons. Brian Culp, engineer for Snyder & Associates, attended meeting to represent Don VanHoweling, property owner of Blue Sky Blvd. City engineer stated there were no outstanding issues with plans. Councilman Jensen remarked that site plans need to be provided to council in pdf format or larger copies of plans be provided to allow for easier reading. Roll Call: Jensen, Kuhn, Deaton, Roberts, Hemmen voted yes. Motion carried.

MOTION – Kuhn, Second – Deaton on Resolution No. 17-076 to Approve Site Plan for Innovative Technology at 1545 Blue Sky Blvd. Luke Wall, Woodruff Construction representative, explained that Innovative Technology services and maintains centrifuges for ethanol plants. Building will be 15,000 square feet. City engineer stated there were no outstanding issues with plans. Roll Call: Jensen, Kuhn, Deaton, Roberts, Hemmen voted yes. Motion carried.

MOTION – Hemmen, Second – Roberts on Resolution No. 17-077 to Approve Site Plan for Continental Manufacturing Chemist (CMC) at 1502 Blue Sky Blvd., Contingent Upon the Need for a Wastewater Pre-Treatment Agreement. City engineer stated that there were two outstanding issues:

- 1) Fire line on south end being connected to 12" water main. CMC representative remarked there was no concern regarding connection.
- 2) Wastewater discharge from manufacturing facility has not yet been determined. City ordinance and DNR has discharge limitations. Pre-treatment agreement may be required depending on discharge results. Roll Call: Jensen, Kuhn, Deaton, Roberts, Hemmen voted yes. Motion carried.

MOTION – Roberts, Second – Kuhn on Resolution No. 17-078 to Approve Amendment to the Bulk Regulations for Lot 53 in Prairie Ridge Plat I PUD. Duane Jensen, property owner, informed council that amendment allowed for individual sale of units in three plexes as opposed to entire a three plex being

sold as one unit. Roll Call: Kuhn, Deaton, Roberts, Hemmen voted yes; Jensen abstained. Motion carried.

MOTION – Deaton, Second – Roberts on Ordinance No. 485 to Amend the Zoning Ordinance in Municipal Code of the City of Huxley to Add New Section 165.47 and Provide Regulations for Solar Energy Systems. Systems must be placed in rear yards and includes language for large and small solar systems. Roll Call: Jensen, Kuhn, Deaton, Roberts, Hemmen voted yes. Motion carried.

MOTION – Deaton, Second – Roberts to Waive Second and Third Readings of Ordinance. Roll Call: Jensen, Kuhn, Deaton, Roberts, Hemmen voted yes. Motion carried.

MOTION – Hemmen, Second – Roberts on Resolution No. 17-079 to Approve Transfer of Property and Surplus Funds from Huxley Development Corporation (HDC) to City of Huxley. Deed has been recorded. Roll Call: Jensen, Kuhn, Deaton, Roberts, Hemmen voted yes. Motion carried.

MOTION – Deaton, Second – Roberts to Table Resolution No. 17-080 to Appoint City Representatives to Polk County Joint 911 Service Board. Councilman Deaton stated that representatives needed to be active participants and involved with Story County 911 Board. Council will discuss further. Roll Call: Jensen, Kuhn, Deaton, Roberts, Hemmen voted yes. Motion carried.

ADJOURNMENT: Motion –Kuhn, second – Deaton to adjourn meeting at 6:58 pm. 5 ayes, 0 nays.

WORK SESSION: Mayor Henry called the meeting to order at 7:05 pm.

Residential Subdivision – Mark Lee and Dan Novelli, Kading Property LLC, provided council with information regarding the 76 condo residential subdivision which will be called Villas at 315. Subdivision will be an extension of Meadow Lane Development and will be zoned R-3. Condos will be rentals that will include three parking spaces per unit. Mr. Lee and Mr. Novelli answered questions from council regarding development plans, maintenance, association rules, etc.

Building Codes – Councilman Kuhn led council in discussion to update city’s building code. City currently abides by 2006 code and councilman Kuhn briefed council on what changes would occur with update to 2015 codes. Councilman Kuhn stated he would bring most impactful and controversial code changes to next council meeting to be discussed.

Iron Bridge- Council exchanged views on development agreement for Iron Bridge as well as future development agreements.

ADJOURNMENT: Motion –Hemmen, second – Roberts to adjourn meeting at 8:25pm. 5 ayes, 0 nays.

Craig D. Henry, Mayor

Attest:

Jolene R. Lettow, City Clerk