

# CITY OF HUXLEY

TUESDAY – DECEMBER 18, 2018 – 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 18TH DAY OF DECEMBER, 2018 TO DISCUSS THE MATTERS ENUMERATED IN THE AGENDA LISTED BELOW.**

### **ROLL CALL**

### **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**

**1.1) Roger Wheeler**

**2.00) PRESENTATION(S): NONE**

**3.00) PROCLAMATION(S): NONE**

**4.00) PUBLIC HEARING(S):**

**4.01) ON PROPOSED DEVELOPMENT AGREEMENT WITH PACIFIC DRYWALL CORPORATION”**

- a.) Mayor opens hearing**
- b.) Discussion**
- c.) Motion to Close hearing**

**4.02) ON PROPOSED DEVELOPMENT AGREEMENT WITH MR. STORAGE LLP.**

- a.) Mayor opens hearing**
- b.) Discussion**
- c.) Motion to Close hearing**

**4.03) ON PROPOSED DEVELOPMENT AGREEMENT WITH LANDSCAPE BY DESIGN, INC.**

- a.) Mayor opens hearing**
- b.) Discussion**
- c.) Motion to Close hearing**

**4.04) ON PROPOSED AMENDMENT TO THE HUXLEY URBAN RENEWAL AREA**

- a.) Mayor opens hearing**
- b.) Discussion**
- c.) Motion to Close hearing**

**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:  
DECEMBER 4, 2018 -- 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.**

## AGENDA ITEMS:

### 6.00) COMMUNITY BETTERMENT:

- 6.01) DISCUSSION AND POSSIBLE ACTION ON RESOLUTION NO. 18-110 ADOPTING AN INFRASTRUCTURE INVESTMENT POLICY IN THE CITY OF HUXLEY, IOWA
- 6.02) DISCUSSION AND POSSIBLE ACTION ON THE **FIRST READING OF ORDINANCE NO. 488** AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF HUXLEY, IOWA, BY ADDING CHAPTER 142, MAIL BOXES. **POSSIBLE WAIVING OF 3<sup>RD</sup> READING**
- 6.03) DISCUSSION AND POSSIBLE ACTION ON THE **FIRST READING OF ORDINANCE NO. 491** AN ORDINANCE AMENDING CHAPTER 157, CONSTRUCTION START TIME, OF THE MUNICIPAL CODE OF THE CITY OF HUXLEY, IOWA. **POSSIBLE WAIVING OF 2<sup>nd</sup> and 3<sup>RD</sup> READING**

### 7.00) PUBLIC SAFETY

- 7.01) DISCUSSION AND POSSIBLE ACTION ON RESOLUTION NO. 18-112 TO APPROVE THE HIRING OF TWO PART-TIME POLICE OFFICERS.
- 7.02) DISCUSSION AND POSSIBLE ACTION ON SECOND READING OF ORDINANCE NO. 490 AMENDING THE CODE OF ORDINANCES OF THE CITY OF HUXLEY, IOWA, CHAPTER 41, PUBLIC HEALTH AND SAFETY. **POSSIBLE WAIVING OF THIRD READING.**

### 8.00) FINANCE:

- 8.01) DISCUSSION AND POSSIBLE ACTION ON RESOLUTION NO. 18-113 TO APPROVE THE 2019 JOB DESCRIPTIONS.
- 8.02) DISCUSSION AND POSSIBLE ACTION ON RESOLUTION NO. 18-114 TO APPROVE CHANGES IN THE EMPLOYEE'S PERSONNEL MANUAL FOR 2019.
- 8.03) DISCUSSION AND POSSIBLE ACTION ON RESOLUTION NO. 18-115 APPROVING DEVELOPMENT AGREEMENT WITH PACIFIC DRYWALL CORPORATION, AUTHORIZING ANNUAL APPROPRIATION TAX INCREMENT PAYMENTS AND PLEDGING CERTAIN TAX INCREMENT REVENUES TO THE PAYMENT OF THE AGREEMENT.
- 8.04) DISCUSSION AND POSSIBLE ACTION ON RESOLUTION NO. 18-116 APPROVING DEVELOPMENT AGREEMENT WITH MR. STORAGE LLP, AUTHORIZING ANNUAL APPROPRIATION TAX INCREMENT PAYMENTS AND PLEDGING CERTAIN TAX INCREMENT REVENUES TO THE PAYMENT OF THE AGREEMENT.
- 8.05) DISCUSSION AND POSSIBLE ACTION ON RESOLUTION NO. 18-117 APPROVING DEVELOPMENT AGREEMENT WITH LANDSCAPE BY DESIGN, INC., AUTHORIZING ANNUAL APPROPRIATION TAX INCREMENT PAYMENTS AND PLEDGING CERTAIN TAX INCREMENT REVENUES TO THE PAYMENT OF THE AGREEMENT"
- 8.06) DISCUSSION AND POSSIBLE ACTION ON RESOLUTION NO. 18-118 APPROVING RESOLUTION SETTING A DATE OF MEETING AT WHICH IT IS PROPOSED TO APPROVE A DEVELOPMENT AGREEMENT WITH AUTOMED, INC. **OMIT TO JANUARY 2019**
- 8.07) DISCUSSION AND POSSIBLE ACTION ON RESOLUTION NO. 18-119 RESOLUTION SETTING A DATE OF MEETING AT WHICH IT IS PROPOSED TO APPROVE A DEVELOPMENT AGREEMENT WITH FENCELINE BEER LAB LLC. **OMIT TO JANUARY 2019**

- 8.08) DISCUSSION AND POSSIBLE ACTION ON RESOLUTION NO. 18-120 TO DECLARE NECESSITY AND ESTABLISH AN URBAN RENEWAL AREA, PURSUANT TO SECTION 403.4 OF THE CODE OF IOWA AND APPROVE URBAN RENEWAL PLAN AMENDMENT FOR THE HUXLEY URBAN RENEWAL.
- 8.09) DISCUSSION AND POSSIBLE ACTION ON RESOLUTION NO. 18-121 FIXING A DATE FOR A PUBLIC HEARING TO CONSIDER THE SALE OF LOT 9 IN HUXLEY DEVELOPMENT CORPORATION PLAT 3 IN HUXLEY, STORY COUNTY, IOWA TO JOE JENSEN D/B/A IOWA EARTH.
- 8.10) DISCUSSION AND POSSIBLE ACTION ON RESOLUTION NO. 18-122 FIXING A DATE FOR A PUBLIC HEARING TO CONSIDER THE SALE OF LOT 10 IN HUXLEY DEVELOPMENT CORPORATION PLAT 3 IN HUXLEY, STORY COUNTY, IOWA TO JOE JENSEN D/B/A IOWA EARTH.

CLOSED SESSION – CHAPTER 21.5 (j)

A **Motion** 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 governmental body would have to pay for that property or reduce the price the governmental body would receive for that property.

9.00) LEISURE ACTIVITIES: NONE

10.00) ADMINISTRATIVE BUSINESS: NONE

*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.*

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John Haldeman, City Administrator

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. FIRE PULL ALARMS
- ~~2. CONSTRUCTION POLICIES~~
3. WINTER PUBLIC WORKS POLICIES
4. CIP

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John Haldeman, City Administrator