

Huxley City Council Minutes

Tuesday, December 18, 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 Pro Tem Kuhn called the meeting to order at 6:02 pm.

COUNCIL MEMBERS PRESENT: Peterson, Roberts, Kuhn, Jensen – via telephone; absent - Mulder

CITY STAFF PRESENT: John Haldeman-City Administrator, Jolene Lettow-City Clerk, Jeff Peterson-Public Works Director, Kevin Deaton-Asst. Fire Chief, Gerry Stoll-Police Chief, Cathy Van Maanen – Library Director

CONSULTANTS PRESENT: Forrest Aldrich - city engineer, Amy Beattie – city attorney

GUESTS PRESENT: John Kallen, David Edwards, Steve Domino, Ethan Hokel, John Knapp, Roger Wheeler, Andrew Gogerty, Lisa Wheeler, Corey Kautz

PRESENTATION: Presentation was provided by representatives from AutoMed, an agri-tech distributor of livestock medication systems. The firm will set up shop in the Blue Sky Commons business park.

Roger Wheeler, Century 21 realtor, addressed council regarding preliminary development plans for 150 acres on northwest corner of city. Conceptual drawings could be presented to Planning and Zoning Committee by first of new year. Mr. Wheeler also mentioned discussion taking place for property owned by school district i.e. two properties on Main Avenue and bus barn and the potential possibility for a city maintenance facility. Ethan Hokel, Century 21 representative, stated the final lot in Industrial Park was going to be sold and looking at possibility of adding an additional plat to area.

PUBLIC HEARINGS:

Proposed Development Agreement not to exceed \$34,000 with Pacific Drywall Corporation (Lot 6, Huxley Business Park). Mayor Pro Tem opened meeting at 6:14pm. There being no discussion there was motion by Peterson, second by Roberts to close hearing at 6:16pm.

Proposed Development Agreement not to exceed \$137,000 with Mr. Storage LLP (Lot 5 & 7, Huxley Business Park). Mayor Pro Tem opened meeting at 6:17pm. There being no discussion there was motion by Peterson, second by Roberts to close hearing at 6:18pm.

Proposed Development Agreement not to exceed \$56,000 with Landscape by Design (Lot 11, Huxley Business Park). Mayor Pro Tem opened meeting at 6:18pm. There being no discussion there was motion by Peterson, second by Roberts to close hearing at 6:19pm.

Proposed Amendment to the Huxley Urban Renewal Plan. Plan to include undertaking of renewal projects in Urban Renewal Area. Mayor Pro Tem opened meeting at 6:19pm. There being no discussion there was a motion made by Peterson, second by Roberts to close hearing at 6:20pm.

CONSENT AGENDA:

MOTION- Roberts, Second - Peterson to approve all agenda items as listed:

- December 4, 2018 Regular Council Meeting and Worksession minutes
- Financial Reports and Payment of Bills
- Approve Beer, Wine and Liquor Licenses
- Approve Solid Waste Hauling Permits
- Approve Resolution No 18-121 to Fix 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

- Approve Resolution No. 18-122 to Fix 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. Council to review covenants for development regarding outside storage.

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

Claims:

ALLIANT ENERGY	GAS AND ELECTRIC	10,086.38
AMES A-1 LOCKSMITHS	LOCKS CHANGED AT FIRE STATION	53.75
ANKENY SANITATION	WASTWATER TREATMENT PLANT	229.57
BLUE SKY, LLC	BUILDING PERMIT DEPOSIT REFUND	500.00
BRICK GENTRY P.C.	HDC	4,360.00
BUD'S AUTO REPAIR INC	VEHICLE REPAIR	17.89
CARDMEMBER SERVICE	SEE ATTACHED	4,054.20
CASEY'S GENERAL STORES INC	GASOLINE	1,090.04
CENTRAL STATES BANK & ROGE	CENTRAL STATES BANK & ROGER WH	22,170.28
CHITTY GARBAGE SERVICE INC	FIRE DEPT TRASH PICKUP	52.71
CONSUMERS ENERGY	GAS AND ELECTRIC	10,023.14
COUNTRY LANDSCAPES INC.	TREE SALES	2,682.00
CULLIGAN WATER CONDITIONIN	CARBON BLOCKS & LABOR	142.44
DICKSON & LUANN JENSEN	DICKSON & LUANN JENSEN	200,547.65
DOOR & FENCE STORE INC.	REPAIR DOOR AT FIRE STATION	132.00
ELECTRIC WHOLESALE CO.	PHOTO EYE PURCHASED THEN RETUR	16.02
ERICA TAPP	UTILITY DEP REF.-COUNTY ADDRES	125.00
FALLER, KINCHELOE & CO, PL	AUDIT COMPLETION & ANNUAL REPO	6,350.00
FAREWAY STORES, INC.	FAREWAY STORES, INC.	16,774.11
GALLS, LLC- DBA CARPENTER	RETURN	97.58
HARRISON TRUCK CENTERS	CONTROL CABLE FOR SWEEPER	19.13
HAWKINS, INC.	CHEMICALS FOR WATER TREATMENT	1,523.00
HEARTLAND CO-OP	CHEMICALS	2.66
HOKEL MACHINE SUPPLY	OXYGEN	105.52
HUXLEY COMMUNICATIONS COOP	PHONE, CABLE, INTERNET	1,740.51
IMAGE TREND	EMS FIELD SITE LICENSE FEE	618.00
INTEGRATED PRINT SOLUTIONS	PUBLIC WORKS WINTER GEAR	826.00
INTERNAL REVENUE SERVICE	FED WITHOLDING TAX	11,377.17
IOWA AAU	FEE TO HOST TOURNAMENTS	50.00
IOWA DOT	GLOVES, TRASH BAGS, PAPER TOWE	97.90
IOWA IRRIGATION	IOWA IRRIGATION	1,634.29
IOWA ONE CALL	EMAIL LOCATES	47.70
IPERS	IPERS	1,551.36
JEREMY J. ARENDS	NOVEMBER TREASURER'S REPORT	80.00
KEMPKER'S TRUE VALUE AND R	SEE ATTACHED	374.39
LOWE'S	SHEATHING AND WASHERS	113.03
MAGUIRE IRON INC.	INTERNAL CLEAN & INSPECT TOWER	4,317.50
MARCO, INC.	PD MAINTENANCE COPIER CONTRACT	628.23
MEADOW LANE INVESTMENTS, L	MEADOW LANE INVESTMENTS, LLC	18,071.14
MID-IOWA OCCUPATIONAL TEST	PRE-EMPLOYMENT DRUG TEST	55.00
MIDWEST BREATHING AIR SYST	QUARTERLY AIR TEST	174.75
MR. STORAGE, LLC	MR. STORAGE, LLC	5,909.07
MUNICIPAL PIPE TOOL CO., L	JETTING SANITARY & STORM SEWER	13,201.80
MUNICIPAL SUPPLY	RETURN	1,729.86
NEW CENTURY FS INC	DIESEL FUEL	1,116.76
NICKOLAY CONSULTING, LLC	MONTHLY IT SUPPORT	342.50
PEPSI-COLA	VENDING PRODUCT	424.19
QUALITYONE COMMERCIAL CLEA	DECEMBER JANITORIAL	2,134.00
REESE ELECTRIC	BALL BEARING MOTOR & BEARINGS	53.60
RYAN JOHNSON	CIRL REFUND	99.00
SAFE BUILDING COMPLIANCE &	BUILDING INSPECTIONS	10,908.08
SHANNON DANNER	REFUND FOR AAU VOLLEYBALL	150.00
SOUTH STORY BANK & TRUST	SOUTH STORY BANK & TRUST	23,724.61
STA-RITE TRANSMISSIONS	REPAIRS ON '95 F150	60.90
STAPLES BUSINESS CREDIT	OFFICE SUPPLIES	418.54
STORY COUNTY RECORDER	NOVEMBER RECORDINGS	197.00
TASC	FLEX BENEFIT PLANS	512.46
TREASURER, STATE OF IOWA	STATE WITHHOLDING	392.00
USA BLUEBOOK	DANGER AND CAUTION SIGNS	37.11
VEENSTRA & KIMM, INC.	MR. STORAGE 2 SITE PLAN	10,697.50
VERIZON WIRELESS	AMBULANCE CELL PHONES	167.86
VISIONBANK	VISIONBANK	4,895.28
VITZTHUM, KEITH	REIMBURSEMENT FOR WORK BOOTS	198.74
WINDSTREAM IOWA COMMUNICAT	DISPATCH PHONE	71.08
ZIEGLER INC	PARTS FOR SKIDLOADER, FILTERS	604.64

Fund Totals

001	GENERAL FUND	37,226.85
002	LIBRARY	2,951.12
003	RECREATION	2,736.93
004	FIRE AND RESCUE	1,370.04
014	AMBULANCE	2,726.01
110	STREET	9,536.87
125	TIF	293,726.43

340	TRAIL PAVING	6,775.00
600	WATER UTILITY	15,812.07
610	SEWER UTILITY	26,206.40
	PAYROLL/MISC	56,611.50
	GRAND TOTAL	457,659.22

Motion – Roberts, second – Peterson on Resolution No. 18-110 to Adopt an Infrastructure Investment Policy in the City of Huxley, Iowa. Councilman Peterson expressed concern with city committing to 100% of infrastructure costs. Roll Call: Kuhn, Roberts, Peterson voted yes; Jensen abstained. Motion carried.

Motion – Peterson, second – Roberts on Third Reading of Ordinance No. 488 to Amend the Code of Ordinances by Adding Chapter 142, Mailboxes. Roll Call: Roberts, Peterson, Jensen, Kuhn voted yes. Motion carried.

Motion – Peterson, second – Roberts on First Reading of Ordinance No. 491 to Amend Chapter 157, Construction Start Times of the Municipal Code of the City of Huxley, Iowa. Roll Call: Peterson, Roberts, Kuhn, Jensen voted yes. Motion carried.

Motion – Peterson, second – Roberts to Waive Second and Third Readings of Ordinance 491. Roll Call: Peterson, Roberts, Kuhn, Jensen voted yes. Motion carried.

Motion – Peterson, second – Roberts on Resolution No. 18-112 to Approve Hiring of Two Part-Time Police Officers. Roll Call: Peterson, Roberts, Kuhn, Jensen voted yes. Motion carried.

Motion – Roberts, second – Peterson on Ordinance 490 to Amend Code of Ordinances, Chapter 41, Public Health and Safety. Roll Call: Roberts, Kuhn voted yes; Peterson, Jensen voted no. Motion failed.

Motion – Roberts, second – Kuhn on Resolution No. 18-113 to Approve 2019 Job Descriptions. Roll Call: Peterson, Roberts, Kuhn, Jensen voted yes. Motion carried.

Motion – Roberts, second – Peterson on Resolution No. 18-114 to Approve Changes to Employee’s Manual for 2019. Minimal language changes and there will no longer be probation periods for new employees. Roll Call: Peterson, Roberts, Kuhn, Jensen voted yes. Motion carried.

Motion – Peterson, second – Jensen on Resolution No. 18-115 to Approve Development Agreement with Pacific Drywall Corporation, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues. Roll Call: Peterson, Roberts, Kuhn, Jensen voted yes. Motion carried.

Motion – Roberts, second – Peterson on Resolution No. 18-116 to Approve Development Agreement with Mr. Storage LLP, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues. Roll Call: Peterson, Roberts, Kuhn, Jensen voted yes. Motion carried.

Motion – Peterson, second – Jensen on Resolution No. 18-117 to Approve Development Agreement with Landscape by Design, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues. Roll Call: Peterson, Roberts, Kuhn, Jensen voted yes. Motion carried.

Motion – Roberts, second – Peterson on Resolution No. 18-120 to Declare Necessity and Establish an Urban Renewal Plan Amendment, Pursuant to Section 403.4 of the Code of Iowa. Roll Call: Peterson, Roberts, Kuhn, Jensen voted yes. Motion carried.

Miscellaneous

- Police Chief held holiday party to thank police officers.
- Asst. Fire Chief thanked council that attended house fire training.
- City engineer, Forrest Aldrich, told council that another grant had been submitted for trail paving project. Also reported to council that a portion of trail, between Highway 69 and Main Avenue, is not in easement.
- City administrator, John Haldeman, told council there was a staff luncheon on December 21.
- Cathy Van Maanen, library director, reported the library’s FY20 budget had been approved by library board.
- Councilman Roberts stated she would work on improving communication between staff and council.

- Councilman Jensen asked status of Greenland Homes and possible development agreement. Also asked that development agreements for AutoMed and Fenceline be placed as discussion items at next work session.

Motion – Roberts, second Peterson 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.

ADJOURNMENT: Motion – Roberts, second – Peterson to adjourn meeting at 7:40 pm. 4 ayes, 0 nays. Motion carried.

Submitted by: Jolene R. Lettow, City Clerk