

Huxley City Council Minutes

Tuesday, January 8, 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 6:00 pm.

COUNCIL MEMBERS PRESENT: Peterson, Roberts, Kuhn, Jensen, Mulder; absent – Mayor Henry

CITY STAFF PRESENT: John Haldeman-City Administrator, Jolene Lettow-City Clerk, Jeff Peterson-Public Works Director, Gerry Stoll-Police Chief, Chad Anthony – Fire Chief, Heather Denger – Parks and Recreation Director, Cathy Van Maanen – Library Director

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

GUESTS PRESENT: Dave Hadaway, Britni Andreassen, Keith Weggen, Scott Wilson, Krista McGuinn, Shaun McGuinn, Trenton Meiners, Ryan Vincent, John Knapp, Roger Wheeler, Corey Kautz, Steve Quick, Eric Northcutt, Kim Northcutt, Ethan Hokel

PRESENTATIONS:

Resident at 107 Lynwood approached council about getting a response to his request made at an earlier council meeting to have a fence put up between his property and city property. Mr. Wilson cited city code for council to review regarding the request. Council will research and bring back to next council meeting for discussion.

John Haldeman, city administrator, announced that Kum N' Go had submitted plans to build a convenience store at the SE corner of I-35 and Highway 210. Keith Weggen, Kum N' Go representative, informed council that the company had purchased 4.5 acres of land and would like property to be annexed into city. Store would be a 24 hour facility. Preliminary plans were to have facility completed by Fall of 2019.

PUBLIC HEARINGS:

Sale of Lots 9 & 10 in Business Park to Iowa Earth. Mayor Pro Tem opened hearing at 6:25pm. Counter offer from city was accepted. Buyers had concerns with covenant language that prohibits outside storage. Buyer asked for council action to change covenant. Council requested buyer to submit suggestions for covenant change and council will review. There being no further discussion there was motion by Peterson, second by Roberts to close hearing at 6:34pm.

CONSENT AGENDA:

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

- December 18, 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. 19-003 to Fix a Date for a Public Hearing to Consider the Sale of Lot 8 in Huxley Development Corporation Plat 3 in Huxley, Story County, Iowa to Zachory Binder

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

Claims:

AFLAC	AFLAC	4.00
ALLIANT ENERGY	GAS AND ELECTRIC	11,461.43
AVBA VOLLEYBALL	6TH GRADE TOURNAMENT	75.00
BRICK GENTRY P.C.	HDC	8,460.50
CENTRAL IOWA DISTRIBUTING	SOAP, AIR FRESH, DISPENSER	183.00
CERTIFIED POWER, INC.	SEAL KITS	103.92
COMPASS MINERALS AMERICA	COARSE BULK SALT	3,445.53
CUSTOM STEEL SERVICE	TUBES FOR XMAS DECOR HOLDER	136.77
DELTA DENTAL PLAN OF IOWA	DENTAL INSURANCE	1,514.74
DEMCO	BOOK PROCESSING MATERIAL	94.02
DOLLAR GENERAL-REGIONS 410	ADMIN OFFICE SUPPLIES	37.60

EBS	MEDICAL INSURANCE	15,736.46
EDWARD JONES	IRA	250.00
ELECTRIC WHOLESALE CO.	LED LIGHT BULBS	169.10
FIDELITY SECURITY LIFE	VISION INS	278.16
G & L CLOTHING	JEANS	323.92
GALLS, LLC- DBA CARPENTER	CHEVRONS FOR PD	45.92
GILBERT BOOSTER CLUB	7TH GRADE TOURNAMENT	75.00
GRAINGER	SOLENOID VALVE	245.14
HACH COMPANY	WATER AND WASTEWATER SUPPLIES	533.20
HAPPE HOMES, LLC	BUILDING PERMIT DEPOSIT REFUND	500.00
HAWKINS, INC.	WATER CHEMICALS	1,872.11
HENDERSON PRODUCTS, INC.	ADAPTERS AND BUSHINGS	94.06
HOKEL MACHINE SUPPLY	HYDRAULIC HOSE FOR SAND	34.96
INTEGRATED PRINT SOLUTIONS	YOUTH BASKETBALL TSHIRTS	862.00
INTERNAL REVENUE SERVICE	FED WITHOLDING TAX	24,060.15
INTERSTATE BATTERIES	BATTERIES	11.53
IOWA DOT	NITRILE GLOVES	307.07
IOWA HEART VOLLEYBALL	7TH GRADE TOURNAMENT	150.00
IPERS	IPERS	22,604.66
JACOB HANKS	REIMBURSEMENT FOR COPIES	8.46
KEMPKER'S TRUE VALUE AND R	SEE ATTACHED	591.37
KEYSTONE LABORATORIES	MONTHLY WATER SAMPLING	216.20
LINCOLN FINANCIAL GROUP	DISABILITY INSURANCE	1,143.34
MARSHALLTOWN VOLLEYBALL CL	4TH, 5TH, & 6TH GRADE TOURN	225.00
MASS MUTUAL RETIREMENT SER	DEFERRED COMPENSATION	225.00
MISCELLANEOUS VENDOR	HOMES BY ADVANTAGE :US REFUND	173.24
MUNICIPAL PIPE TOOL CO., L	CLEAN BRINE TANK & ROOTSAWING	798.44
MUNICIPAL SUPPLY	WRAP AROUND COUPLERS	672.50
POSTMASTER	POSTMASTER	352.69
PREMIER OFFICE EQUIPMENT I	MAINTENANCE AGREEMENT	74.13
REDHAWK VOLLEYBALL	5TH GRADE TOURNAMENT	75.00
SPRINGER PROFESSIONAL HOME	MONTHLY PEST CONTROL	42.00
STAPLES BUSINESS CREDIT	OFFICE SUPPLIES	576.01
SYNCB/AMAZON	BOOKS AND DVDS	140.73
TASC	FLEX BENEFIT PLANS	512.46
TASC - CLIENT INVOICES	FLEX PLAN ADMIN AND RENEWAL FE	255.64
TREASURER, STATE OF IOWA	STATE WITHOLDING	6,289.00
U.S. BANK EQUIPMENT FINANC	COPIER CONTRACT	99.00
UNITYPOINT	PRE-EMPLOYMENT PHYSICAL	143.00
USA BLUEBOOK	CAUTION SIGNS	64.22
VEENSTRA & KIMM, INC.	STOEBER PROPERTY PRELIM PLAT	8,488.50
VERIZON WIRELESS	PUBLIC WORKS CELL PHONES	309.95
WOODWARD GRANGER VOLLEYBAL	5TH AND 6TH GRADE TOURNAMENT	150.00

<u>Fund Totals</u>		
001	GENERAL FUND	46,769.34
002	LIBRARY	7,042.10
003	RECREATION	6,908.36
004	FIRE AND RESCUE	791.00
014	AMBULANCE	3,746.19
110	STREET	13,370.93
340	TRAIL PAVING	4,065.00
600	WATER UTILITY	19,627.44
610	SEWER UTILITY	12,975.47
	PAYROLL/MISC	103,712.80
	GRAND TOTAL	219,008.63

Motion – Roberts, Second – Mulder on Resolution No. 19-001 to Acknowledge Request by Homes by Advantage, Inc. for Tax Increment Financing. Ethan Hokel, Century 21 realtor, provided council with information regarding the possible acquisition of 52 acres west of town by Homes by Advantage. Homes in development will sit on 80 to 100 foot lots. Developer is requesting 100% infrastructure incentives. Councilman Peterson expressed concerns with city contributing 100%. Council to discuss city’s contribution at future work session. Roll Call: Roberts, Kuhn, Mulder, Jensen voted yes; Peterson voted no. Motion carried.

Motion – Jensen, Second – Mulder on Resolution No. 19-002 to Acknowledge Request of Greenland Homes, Inc. for Tax Increment Financing. Greenland Homes is looking to purchase 50 acres northwest of First Street. Developer is requesting 100% infrastructure incentives. Roll Call: Roberts, Kuhn, Mulder, Jensen voted yes; Peterson voted no. Motion carried.

Motion – Roberts, Second – Kuhn to Approve Meadow Lane Stormwater Detention Pond Plan and a Schedule for the Implementation of the Plan. Steve Quick informed council that he had completed everything that had been requested and city engineer agreed. Council stated building permits could be issued contingent upon city’s release from any litigation regarding the detention pond. Council also noted that if litigation was not completed by June 1st no further building permits or certification of occupancy permits would be issued. 5 ayes, 0 nays. Motion carried.

Motion – Peterson, Second – Roberts on Resolution No. 19-004 and Resolution No. 19-005 to Make Final Determination of the Sale of Lots 9 and 10 in HDC Plat 3 and Authorize the Execution of Purchase Agreements By and Between the City of Huxley and Joe Jensen/Iowa Earth. Agreement allows outdoor storage. Roll Call: Mulder, Kuhn, Roberts, Peterson voted yes; Jensen abstained. Motion carried.

Miscellaneous

- Parks and Recreation Director reported department was busy with basketball, volleyball. Daddy/daughter dance on February 2. Video exercise up and running.
- City engineer reported plans for bike trail grant had been submitted to DOT. Bid letting scheduled for April. Stormwater detention project with FEMA is on schedule.
- Council Roberts suggested budget committee review what CIP projects can be covered under existing city funds.
- Councilman Jensen asked status of fire and ambulance joint efforts with other communities. Was told mayor was working on issue.
- Councilman Kuhn asked to have language clarified in monthly police report regarding extracurricular work being performed by police officers.
- City clerk stated department budget meetings were scheduled for Tuesday, January 15. Bids will be provided for off-site computer back-up and firewall protection at next meeting as well as bids for new phone service.

ADJOURNMENT: Motion – Roberts, second – Peterson to adjourn meeting at 7:17 pm. 5 ayes, 0 nays. Motion carried.

WORK SESSION:

Building Incentives – Council discussed incentives that could be offered to existing business property owners.

CIP – council directed budget committee to work with departments on CIP projects and discussed allotment of funds for sidewalk project.

ADJOURNMENT: Motion – Roberts, second – Peterson to adjourn meeting at 8:03 pm. 4 ayes, 0 nays. Motion carried.

Submitted by: Jolene R. Lettow, City Clerk