

# Huxley City Council Minutes

## Tuesday, September 10, 2019

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 6:04 pm.

**COUNCIL MEMBERS PRESENT:** Kuhn, Jensen, Roberts, Peterson; absent - Mulder

**CITY STAFF PRESENT:** John Haldeman-City Administrator, Jolene Lettow-City Clerk, Jeff Peterson – Public Works Director, Gerry Stoll – Police Chief, Kevin Deaton - Asst. Fire Chief, Heather Denger – Parks and Recreation Director, Ryan Vincent – Deputy EMS

**CONSULTANTS PRESENT:** Matt O’Hollearan – city attorney, Forrest Aldrich – city engineer

**GUESTS PRESENT:** Michael Hart, John Danos, Lenny Larson, Raylene Fortney, Alissa Zugay, Dustin Ingram, Scott Renaud, Doug Brown, Jeremy Kohrs, Scott Wilson, Carolyn Dallinger, Kristina Brekke, Tim Wilson, Darold Primmer, Pat Cole, Chris Gardner, Doug Brown

### PRESENTATIONS

- John Danos, attorney with Dorsey & Whitney, explained how Tax Increment Financing (TIF) works and how the financing tool is used for Urban Renewal Areas.
- Michael Hart, Vice-President of Northland Securities, provided council with a draft analysis on how TIF funds will be used to pay for General Obligation Bond city will be getting to cover expenses incurred from the infrastructure costs of the Kum N Go project. City will also refinance a refunding bond. Bond rate has been set at 2.39% with call date of June 2027.

**PROCLAMATION:** Mayor read proclamation from Daughters of American Revolution recognizing 129th anniversary.

### PUBLIC HEARINGS:

Mayor opened public hearing at 6:43pm to hear public input regarding the rezoning request of parcel of ground owned by Knackmodes at 602 N. Main Avenue from C-1 to C-2. Approval had been granted from P & Z with exceptions. Residents expressed concerns with increased traffic and noise. Hearing was closed at 6:57pm. 4 ayes.

Mayor opened public hearing at 6:58pm to hear public input on the I-35 and Highway 210 Water and Sewer Project. City engineer explained where sanitary sewer and water lines were going to be placed. There being no further comments the meeting was closed at 7:00pm. 4 ayes.

### CONSENT AGENDA:

MOTION- Jensen, Second – Kuhn to approve all agenda items listed excluding 5.06 to Set a Public Hearing on the AutoMed Development Agreement

- August 27, 2019 Regular Council Meeting
- Approve Financial reports and Payment of Bills
- Motion to Set the Date of September 16<sup>th</sup> for a Special Council Meeting
- Approve Resolution No. 19-127 to Fix a Date for a Public Hearing and Bid Date for the North Lift Station Improvements
- Approve Resolution No. 198-129 to Accept Perpetual Sanitary Sewer Easement from Interstate Properties
- Approve Resolution No. 19-130 to Accept Perpetual Water Main and Sanitary Sewer Easements from Larson and Bates.

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

Motion – Peterson, Second – Jensen to Approve Section 5.06 of Council Agenda: Set a Public Hearing on the AutoMed Development Agreement. Councilman Jensen asked to delay public hearing to give time to research issues with property and residents. Would also like to see agreement developed and provided to council before hearing is scheduled.

Roll Call: Kuhn, Roberts voted yes; Peterson, Jensen voted no. Motion failed.

Claims:

	<u>Fund Expenses</u>	<u>Fund Revenues</u>	
AFLAC			AFLAC
4.00			
ALCO PRO, INC.			ALCOHOL GAS TANK 228.69
ALLIANT ENERGY			GAS AND ELECTRIC 12,127.23
ARNOLD MOTOR SUPPLY			ANTIFREEZE 55.45
AUTOMATIC SYSTEMS			REPAIR PUMPS ON WWTP DRAIN 462.30
BAKER GROUP			REPAIR AT WWTP 420.31
BOBBI ROBINSON			PARTIAL FLAG FB REFUND 20.00
BRANDON BROWN			FLAG FOOTBALL REIMBURSEMENT 57.00
BRICK GENTRY P.C.			LEGAL FEES 4,187.50
CAPITAL SANITARY SUPPLY CO			PADS FOR FLOOR CLEANER 176.33
CINTAS CORPORATION			FIRST AID KIT RESTOCK 140.40
COMPASS MINERALS AMERICA			COARSE ROCK SALT 3,497.66
DELTA DENTAL PLAN OF IOWA			DENTAL INSURANCE 1,451.52
EBS			MEDICAL INSURANCE 17,026.76
ED M. FELD EQUIPMENT CO. I			BADGES 328.00
EDWARD JONES			IRA 250.00
FIDELITY SECURITY LIFE			VISION INS 315.52
GATEHOUSE-DB IOWA HOLDINGS			LEGAL PUBLICATIONS 603.51
HACH COMPANY			MUFFLE FURNACE 2,150.61
HAWKINS, INC.			CHEMICALS FOR WATER TREATMENT 1,840.00
HUXLEY COMMUNICATIONS COOP			PLOWING CONDUIT E. 1ST AVE. 568.00
I & S GROUP, INC.			TOPOGRAPHIC SURVEY 1,250.00
INTEGRATED PRINT SOLUTIONS			SHIRTS FOR PRAIRIE FEST RACE 977.50
INTERNAL REVENUE SERVICE			FED WITHHOLDING TAX 13,112.67
IOWA DOT			RETURN OF TRASH BAGS 289.96
IOWA ONE CALL			EMAIL LOCATES 76.50
IPERS			IPERS 16,156.54
JACI BARRICK			REFUND FOR CIRL VOLLEYBALL 50.00
KEMPKER'S TRUE VALUE AND R			SEE ATTACHED 790.27
LINCOLN FINANCIAL GROUP			DISABILITY INSURANCE 1,159.24
MARTIN MARIETTA MATERIALS			ROAD STONE 825.30
MASS MUTUAL RETIREMENT SER			DEFERRED COMPENSATION 200.00
MENARDS			TAPE, BLADE, LIMESTONE, CAULK 187.74
METERING & TECHNOLOGY SOLU			METERS AND ERTS 9,432.00
MISCELLANEOUS VENDOR			SCHIEFFER, GREGG :US REFUND 1,380.25
MSA SAFETY SALES, LLC			GAS SENSOR 555.00
MUNICIPAL SUPPLY			2" UNIONS 247.50
NATIONAL WASH AUTHORITY, L			WATER TOWER CLEANING 6,100.00
NEVADA PARKS AND RECREATIO			COMMUNITY REGISTRATION 250.00
NICKOLAY CONSULTING, LLC			JULY IT WORK 210.00
OTIS ELEVATOR COMPANY			ELEVATOR SERVICE 9/1-11/30/19 218.13
OXEN TECHNOLOGY			OFFICE 365 & EXCHANGE ONLINE 228.00
PCC AN AMBULANCE BILLING S			JUNE AMBULANCE BILLING 141.67
PLUMB SUPPLY COMPANY - AM			PARTS 43.60
QUALITY FLOW SYSTEMS, INC.			SAND CHERRY PUMP REBUILD 3,700.00
SAFE BUILDING COMPLIANCE &			BUILDING INSPECTIONS 13,637.01
STAPLES BUSINESS CREDIT			OFFICE SUPPLIES 629.98
STAR EQUIPMENT LTD.			CRACK SEALANT 1,462.50
TASC			FLEX BENEFIT PLANS 558.28
TASC - CLIENT INVOICES			OCTOBER FLEX PLAN BENEFITS 69.82
THE SHERWIN-WILLIAMS CO.			PUMP ARMOR & RAC X TIP 40.07
TREASURER, STATE OF IOWA			STATE WITHHOLDING 4,395.00
TRINITY UNITED METHODIST C			CITY SIGN ELECTRICITY 313.16
TYLER TECHNOLOGIES, INC.			RECEIPT PRINTER MAINT FEE 640.66
VAN METER INC.			UFD INSTALLER 2,100.00
VAN-WALL EQUIPMENT INC.			WATER PUMP, ORING, GASKET 421.34
VEENSTRA & KIMM, INC.			MEADOW LANE PRELIM PLAT 34,938.84
VESSCO INC.			AIR FILTER CARTRIDGE & FILTER 1,007.51
VIRGINIA MONROE			PARK RENTAL REFUND 25.00
001 GENERAL FUND	53,623.64	39,768.17	
002 LIBRARY	5,571.53	174.45	
003 RECREATION	5,557.21	21,717.25	
004 FIRE AND RESCUE	669.90		
014 AMBULANCE	2,726.93	1,776.61	
110 STREET	13,084.98	608.65	
121 LOST			
339 560 <sup>th</sup> PAVING	14,570.00		
342 HMGP GENERATOR	990.00		
343 KUM N GO	11,370.00		

600	WATER UTILITY	31,856.17	75,276.57
610	SEWER UTILITY	23,711.47	<u>73,380.29</u>
	PAYROLL	<u>57,755.99</u>	
	GRAND TOTAL	\$221,487.82	\$212,701.99

Motion – Kuhn, Second – Peterson on Resolution No. 19-131 to Approve Plans, Specs, Form of Contract for the Kum N Go Sewer and Water Project. Roll Call: Jensen, Peterson, Roberts, Kuhn voted yes. Motion carried.

Motion – Roberts, Second – Peterson on Resolution No. 19-132 to Consider Bids and Award Contract for Kum N Go Project. City engineer reported seven bids were received. Graff Excavating was lowest bid. Contract will be approved once all easements have been received. Roll Call: Peterson, Roberts, Kuhn, Jensen voted yes. Motion carried.

Motion – Kuhn, Second – Peterson on Resolution No. 19-133 to Accept Real Property from Seldon and Jean Spencer. Property being donated is located behind old wastewater treatment facility. Roll Call: Kuhn, Roberts, Peterson, Jensen voted yes. Motion carried.

Motion – Kuhn, Second – Peterson on Resolution No. 19-134 to Fix a Date for a Public Hearing and Bid Date for the Water Main and Street Improvements Project, Huxley, Iowa 2019. Lenny Larson, ISG engineer, reported that project plans were 90% complete with a project completion date set for June 30, 2020. Councilman Kuhn asked if laterals will be inspected prior to construction. Also commented that residents need to be informed of project. Public hearing set for September 24th. Bids accepted by October 3rd. Contract to be awarded on October 8<sup>th</sup>. Roll Call: Kuhn, Jensen, Roberts, Peterson voted yes. Motion carried.

Motion – Jensen, Second – Peterson to TABLE First Reading of Ordinance #505 Regarding Zoning Change at 602 N. Main Avenue Pending Further Review. Roll Call: Kuhn, Jensen, Roberts, Peterson voted yes. Motion carried.

Motion – Roberts, Second – Peterson on Ordinance #504 to Set Dates and Times to Explode Fireworks. Ordinance language to include NFPA11 Consumer Fireworks Safety Standards. Fireworks will be allowed within corporate city limits from 9am to 10pm on July 1,2,3,4,5,6. Councilman Kuhn expressed concerns with disruption fireworks could cause with some residents. Roll Call: Jensen, Roberts, Peterson voted yes; Kuhn voted no. Motion carried.

ADJOURNMENT: Motion – Kuhn, second – Roberts to adjourn meeting at 7:54 pm. 4 ayes, 0 nays. Motion carried.

**WORKSESSION:**

Public Works Buildings – Councilman Jensen asked if there had been any further discussions for a new public works building. Council directed staff to research and come back with ideas.

Consultant – Pat Callahan informed council that 37 applications had been received for city administrator opening. Discussed next steps in interview process.

ADJOURNMENT: Motion – Peterson, second – Kuhn to adjourn meeting at 8:52 pm. 4 ayes, 0 nays. Motion carried.

Submitted by: Jolene R. Lettow, City Clerk