

**MINUTES OF THE SEPTEMBER 22, 2014 MEETING
OF THE HUMBOLDT CITY COUNCIL**

The Humboldt City Council met in regular session on Monday, September 22, 2014 in the Council Chambers of the Humboldt Municipal Building. Mayor Walter Jensen called the meeting to order at 5:30 PM. Council Members present: Goodell, Scholl, Rusher, and Davis. Absent: Sleiter

Motion by Rusher, Second by Goodell to approve the agenda as printed. (4) Ayes, motion carried.

Motion by Rusher, Second by Davis to approve the minutes of September 8, 2014 regular Council Meeting. (4) Ayes, motion carried.

Clint Fisher of PeopleService, Inc. reviewed the reports for July. He updated the Council on the water plant and water tower projects, the sewer cleaning currently underway, and some issues at the wastewater treatment plant.

This being the time and place for the scheduled public hearing on the matter of the proposal to approve and authorize execution of an Amended and Restated Development Agreement by and among the City of Humboldt, Humboldt County Development Association Inc. and A.P. Air, Inc., Mayor Jensen opened the public hearing at 5:37 PM.

The City Administrator described the terms of the proposed agreement with A. P. Air, Inc. The agreement provides a graduated tax rebate over the next five years, beginning with 80% the first year, and decreasing 20% for each of the next three years. The rebate will be 100% on the fifth year of the term to make up for the 100% rebate already paid to the Humboldt County Development Association for the property. This is an amended agreement for a speculative building which was originally owned by the HCDA.

There were no further comments from the City Administrator, Mayor or Council, and no written comments or objections to the matter have been received. There were no further comments or objections from the general public in attendance.

There being no more comments or objections on the matter of the proposal to approve and authorize execution of an Amended and Restated Development Agreement by and among the City of Humboldt, Humboldt County Development Association Inc. and A.P. Air, Inc., Mayor Jensen closes the public hearing at 5:39 PM.

This being the time and place for the scheduled public hearing on the matter of the vacation and sale of a parcel of land in the City of Humboldt located in Lathrop's Addition to the City of Humboldt, Humboldt County, Iowa, commonly known as the 700 block of 8th Avenue South, Mayor Jensen opens the public hearing at 5:40 PM.

The City Administrator explained that Schrom Construction of Janesville, Minnesota would be interested in purchasing a portion of 8th Avenue South to provide additional parking for two six-unit townhomes. The City is proposing to vacate that portion of the street which is the 700 block of 8th Avenue South. The total value for the proposed buildings will be over \$1 million. The buildings will be held by an investment group as rentals, and the road will be extended by Schrom at their

expense, to meet the vacated right of way. The extension will continue to provide access to the community garden area, and a full-width utility easement would be maintained on the vacated right of way. Schrom has offered \$3,000 for the property. Mr. Schrom was in attendance to answer questions from the Council regarding the project.

There were no further comments from the City Administrator, Mayor or Council, and no written comments or objections to the matter have been received. There were no further comments or objections from the general public in attendance.

There being no more comments or objections on the matter of the vacation of a parcel of land in the City of Humboldt located in Lathrop's Addition to the City of Humboldt, Humboldt County, Iowa, commonly known as the 700 block of 8th Avenue South, Mayor Jensen closed the public hearing at 5:42 PM.

David Doxtad of I&S Group was present to provide updates on several ongoing projects, including the Roadway Improvement Project, the 7th Avenue South Subdivision Street and Water Improvement Project, and the Sumner Avenue Sidewalk Improvement Project.

Motion by Rusher, Second by Goodell to approve a 5-Day Special Class C Liquor License (BW) (Beer/Wine) for the Humboldt Area Arts Council, effective October 10 - 14, 2014. (4) Ayes, motion carried.

Motion by Goodell, Second by Davis to approve the renewal of a Class C Liquor License, Sunday Sales Privilege, and Outdoor Service Privilege for Dennis D. McCullough, d/b/a Prowler. (4) Ayes, motion carried.

Motion by Goodell, Second by Scholl to approve the following proposed Resolution No. 2014-105: "A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF AN AMENDED AND RESTATED DEVELOPMENT AGREEMENT BY AND AMONG THE CITY OF HUMBOLDT, HUMBOLDT COUNTY DEVELOPMENT ASSOCIATION INC. AND A.P. AIR, INC."

Roll Call Vote: Ayes – Goodell, Scholl, Rusher, and Davis. Motion carried.

Motion by Rusher, Second by Goodell to approve the following proposed Resolution No. 2014-106: "A RESOLUTION APPROVING THE VACATION OF A PARCEL OF LAND IN THE CITY OF HUMBOLDT LOCATED IN LATHROP'S ADDITION TO THE CITY OF HUMBOLDT, HUMBOLDT COUNTY, IOWA, COMMONLY KNOWN AS THE 700 BLOCK OF 8TH AVENUE SOUTH AND ACCEPTING AN OFFER BY TROY SCHROM CONSTRUCTION OF JANESVILLE, MINNESOTA TO PURCHASE SAID PROPERTY WHICH IS DESCRIBED AS: THAT PART OF THE FULL WIDTH OF EIGHT AVENUE SOUTH BOUNDED ON THE WEST BY THE SOUTH EXTENSION OF BLOCK 15, LATHROP'S ADDITION TO THE CITY OF HUMBOLDT AND ON THE EAST BY THE SOUTH EXTENSION OF THE WEST LINE OF LOT 5, SEVENTH AVENUE SOUTH ADDITION, EXCEPT THE EAST SIXTY FEET (60') THEREOF, ALL IN THE CITY OF HUMBOLDT."

Roll Call Vote: Ayes – Scholl, Rusher, Davis, and Goodell. Motion carried.

The Council discussed an offer from Nick Johnson of Humboldt to purchase a parcel of land along Highway 3 next to the entrance sign at the Humboldt Municipal Airport. He has offered \$70,000 for the lot, and intends to build a hangar and storage building on the property. The parcel is not currently within the city limits, and the Council briefly discussed the possibility of annexation.

Motion by Goodell, Second by Scholl to approve the following proposed Resolution No. 2014-107: “A RESOLUTION SETTING 5:30 PM ON MONDAY, OCTOBER 6, 2014 AS THE TIME AND DATE FOR A PUBLIC HEARING TO CONSIDER THE DISPOSITION BY SALE OF PUBLIC PROPERTY.”

Roll Call Vote: Ayes – Rusher, Davis, Goodell, and Scholl. Motion carried.

Motion by Goodell, Second by Scholl to approve the following proposed Resolution No. 2014-108: “A RESOLUTION APPROVING PAY ESTIMATE NO. 1 FROM FORT DODGE ASPHALT CO. OF FORT DODGE, IOWA IN THE AMOUNT OF \$98,242.18 FOR THE HUMBOLDT MUNICIPAL AIRPORT RUNWAY PAVEMENT REHABILITATION PROJECT.”

Roll Call Vote: Ayes – Davis, Goodell, Scholl, and Rusher. Motion carried.

Other Items Discussed: City Administrator – Announced that MIDAS Council of Governments would like to lease the land under the new water tower for a new bus barn. He also reported that MS & Sons is planning an expansion to include a new office area. The sewer line there is very shallow, and he proposed that the City could extend a new sewer line to the building instead of providing tax rebate incentives. This would be a low-pressure line with a grinder pump for which MS & Sons would be responsible. He asked for guidance from the Council regarding the Drainage District 13A assessment, which totals over \$210,000. It is possible to defer payment of that assessment until next budget year. He updated the Council on the vacant positions within the street and police departments, the replacement of the printer/copier in the City Clerk’s office, the Sumner Avenue Bridge project, and the pending FEMA reimbursements for the construction of a berm and a water line that was exposed in a washout. Mayor – Referenced a recent article in the Humboldt Independent regarding efforts by the Humboldt County Development Association and other concerned groups to establish a new day care facility in Humboldt. The proposed facility is intended to address a shortage of quality day care, which could pose a problem for workforce recruitment and retention. He questioned the need for additional day care providers in Humboldt.

Motion by Rusher, Second by Goodell to schedule Monday, October 6, 2014 at 5:30 PM as the date and time for the next regular meeting of the Humboldt City Council and to adjourn this session at 6:30 PM. (4) Ayes, motion carried.

Walter Jensen, Mayor

Attest: _____
Gloria J. Christensen, City Clerk