

**MINUTES OF THE JANUARY 6, 2014 MEETING  
OF THE HUMBOLDT CITY COUNCIL**

The Humboldt City Council met in regular session on Monday January 6, 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: Sleiter, Scholl, Rusher, and Davis. Absent: Goodell.

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

Motion by Rusher, Second by Scholl to approve the minutes of the December 16, 2013 Work Session, the December 16, 2013 regular Council Meeting, and the December 30, 2013 special Council Meeting. (4) Ayes, motion carried.

Motion by Sleiter, Second by Scholl to approve the December Treasurer's Report and the Treasurer's Monthly Investment Report. (4) Ayes, motion carried.

Motion by Rusher, Second by Sleiter to approve the claims for December. (4) Ayes, motion carried.

This being the time and place for the scheduled Public Hearing on the matter of the sale of a parcel of land adjacent to the Humboldt Municipal Airport, Mayor Jensen opened the public hearing at 5:32 PM.

The City Administrator announced that one bid was received for the parcel of land, which is adjacent to B & N Auto, from William Petersen. The offer was for a purchase price of \$25,000, with a provision for an easement to ensure access to the airport hangars.

Dave Dodgen, president of the Airport Commission, addressed the Council and recommended approval of the sale to Mr. Petersen.

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

There being no more comments or objections on the matter of the sale of a parcel of land adjacent to the Humboldt Municipal Airport, Mayor Jensen closed the Public Hearing at 5:36 PM.

This being the time and place for the scheduled Public Hearing on the matter of the sale of a parcel of land locally known as the north half of 613 Sumner Avenue, Humboldt, Iowa, Mayor Jensen opened the public hearing at 5:37 PM.

The City Administrator explained that Kevin Skow has offered \$1.00 to purchase the property, which is the north half of the lot located at 613 Sumner Avenue (Downtown Plaza). He plans to construct a one-story four-plex apartment building with four garages at an estimated cost of \$300,000. Each of the four units could be rented or sold individually. The park area on the south half of the property would remain as it is.

He further stated that a variance would need to be obtained from the Zoning Board of Adjustment, since the construction of apartments would be considered a non-conforming use in the Central Business District Zone.

The Council discussed several issues related to the project, including parking and alley issues, public input gathered on the sale and project in general, and the sale price offered.

Kevin Skow asked whether the Council wants to sell the property at this time and whether the Council supports the proposed project. Design issues would be decided once the purchase offer is accepted.

Humboldt resident Jason Klocke addressed the Council regarding future plans for the downtown area. He asked about existing tax incentives and other provisions to encourage small business development.

Kevin Skow withdrew his offer to purchase the property.

The City Administrator then reviewed the programs that are in place to encourage development in the Central Business District, including façade improvement grants and low-interest loans through a revolving loan program. Assistance in applying for loan funds is available through the Small Business Development Center in Fort Dodge.

There were no further comments from the City Administrator, Mayor or Council, and no written comments or objections to the sale were 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 sale of a parcel of land locally known as the north half of 613 Sumner Avenue, Mayor Jensen closed the Public Hearing at 6:11 PM.

This being the time and place for the scheduled Public Hearing on the matter of a proposal to approve and authorize the execution of a Development Agreement by and between the City of Humboldt and Fifth Generation Investments, LLC, Mayor Jensen opened the Public Hearing at 6:12 PM.

The City Administrator reviewed the provisions of the proposed Development Agreement between the City of Humboldt and Fifth Generation Investments, LLC (Bomgaar's). Bomgaar's is building a new store in the Humboldt Business Park, at a cost of approximately \$2,000,000. The Development Agreement provides for a five-year graduated tax increment rebate with a maximum of \$250,000.

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

There being no more comments or objections on a proposed Development Agreement with Fifth Generation Investments, LLC, Mayor Jensen closed the public hearing at 6:14 PM.

Motion by Scholl, Second by Rusher to designate the *Humboldt Independent Newspaper* as the City of Humboldt's official newspaper. (4) Ayes, motion carried.

Cheryl Rhead addressed the Council on behalf of the Humboldt County Housing Development Corporation. She presented a summary of the HCHDC's past accomplishments and projects for 2013, including the development of the Eagle Ridge Addition, the CDBG Housing Rehabilitation Grant program, the Building Trades program, and the Seventh Avenue South Addition. She requested \$7,500 in funding for Fiscal Year 2014-2015.

Motion by Sleiter, Second by Scholl to approve the Second Amendment to the O&M Agreement between the City of Humboldt and PeopleService, Inc. to extend the termination date of the contract from June 30, 2014 to June 30, 2016. (4) Ayes, motion carried.

Motion by Scholl, Second by Rusher to approve a 5-Day Class C Liquor License for the Humboldt County Memorial Hospital Foundation (effective dates January 17-22, 2014). (4) Ayes, motion carried.

Motion by Sleiter, Second by Scholl to approve the following proposed Resolution No. 2014-01: "A RESOLUTION APPOINTING CITY OFFICIALS AND REPRESENTATIVES TO VARIOUS CITY BOARDS AND COMMISSIONS AND DESIGNATING THE OFFICIAL DEPOSITORIES FOR THE CITY OF HUMBOLDT AND SPECIFYING THE MAXIMUM ALLOWABLE DEPOSITS."

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

Motion by Rusher, Second by Scholl to approve the following proposed Resolution No. 2014-02: "A RESOLUTION ACCEPTING AN OFFER TO PURCHASE A PARCEL OF LAND ADJACENT TO THE HUMBOLDT MUNICIPAL AIRPORT."

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

Motion by Scholl, Second by Rusher to approve the following proposed Resolution No. 2014-03: "A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF HUMBOLDT AND FIFTH GENERATION INVESTMENTS, LLC."

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

Other Items Discussed: City Administrator – Commended PeopleService staff on the additional work and their responsiveness to several recent water main breaks. He also provided an update on the Sumner Avenue Bridge Replacement Project. Scholl – Congratulated Councilmen Rusher and Sleiter on their years of service to the City.

Motion by Scholl, Second by Rusher to approve entering into Closed Session to discuss strategy with Counsel in matters that are presently in litigation or where litigation is imminent as per Iowa Code Chapter 21.5 (1) [c] at 6:34 PM.

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

Motion by Scholl, Second by Rusher to approve ending the Closed Session and going back into Open Session at 6:54 PM.

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

Motion by Sleiter, Second by Scholl to approve a settlement payment of \$17,883 to Roof Guard for work done on the water plant roof and to approve the release of Roof Guard's bond, following the completion of a punch list of items, provided the 15-year warranty from Dura-Last is valid. (4) Ayes, motion carried.

Motion by Scholl, Second by Rusher to schedule Monday, January 20, 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 7:00 PM. (4) Ayes, motion carried.

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Walter Jensen, Mayor

Attest: \_\_\_\_\_  
Gloria J. Christensen, City Clerk