

**MINUTES OF THE FEBRUARY 20, 2024 MEETING  
OF THE HUMBOLDT CITY COUNCIL**

The Humboldt City Council met in regular session on Tuesday, February 20, 2024 in the Council Chambers of the Humboldt Municipal Building. Mayor Daniel Scholl called the meeting to order at 5:30 PM. Council Members present: Goodell, Sleiter, Harklau, and Dominick. Absent: Whittlesey.

Motion by Dominick, Second by Sleiter to approve the following Consent Agenda items: 1) the agenda as printed; 2) the minutes of the February 5, 2024 regular Council meeting; 3) the minutes of the February 6, 2024 special Council meeting; 4) the minutes of the February 8, 2024 special Council meeting; 5) the renewal of a five-day Special Class C Retail Alcohol License (BW) for Top of Iowa Lucky Wife, LLC for an event at 16 Taft Street North on February 28, 2024; and 6) a five-day Special Class C Retail Alcohol License (BW) for Top of Iowa Lucky Wife, LLC for an event at the Humboldt County Fairgrounds on March 16, 2024. (4) Ayes, motion carried.

Ryan Miller of PeopleService, Inc. reviewed the January PeopleService reports. He updated the Council on current and upcoming repairs and maintenance issues for the water and wastewater treatment systems.

The City Administrator reviewed his Council Report.

Dana Genereux with JEO Consulting advised the Council on Humboldt City tree inventory. He advised the Council on possible action for how to proceed with diseased ash trees which need to be removed from the City right of way and City parks. He noted that fifteen trees need to be removed immediately. The rest of the trees need a plan for removal or for help in saving the tree as best as possible. He gave the Council ideas on how the citizens of Humboldt can adopt the tree in City right-of-way areas.

Motion by Sleiter, Second by Goodell to approve an offer of employment to Zachery Sisson, effective February 23, 2024, as Solid Waste/Recycling Collector, at a rate of \$26.50 per hour. (4) Ayes, motion carried.

This being the time and place for the scheduled public hearing and meeting on the matter of the proposal to approve and authorize execution of a Development Agreement by and between the City of Humboldt and Humboldt North Apartment LLC, Mayor Scholl opened the public hearing at 6:29 PM.

Paul Butterfield presented; he informed the Council about the progress being made at Humboldt North Apartment LLC. He feels that by June of 2024, he will have 15 apartments ready for rent. He plans on having fifteen more by the end of the year, for a total of thirty one-to-two-bedroom apartments for rent. He has invested approximately \$2 million in updates. The City Administrator reminded the Council that the incentives for this project will not hit the City's budget until June of 2027.

The Mayor then asked the Deputy City Clerk whether any written objections had been filed by any City resident or property owner to the Agreement. The Deputy City Clerk advised the Mayor and the City Council that no written objections had been filed.

There being no more comments or objections on the matter of the proposal to approve and authorize the execution of a Development Agreement by and among the City of Humboldt and Humboldt North Apartments, LLC, Mayor Scholl closed the public hearing at 6:34 PM.

Motion by Dominick, Second by Goodell to approve the following proposed Resolution No. 2024-25: “A RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF HUMBOLDT AND HUMBOLDT NORTH APARTMENTS, LLC.”

Roll Call Vote: Ayes – Goodell, Sleiter, Dominick, and Harklau. Motion carried.

Motion by Harklau, Second by Goodell to approve the following proposed Resolution No. 2024-26: “A RESOLUTION ACCEPTING A BID AND AUTHORIZING THE MAYOR TO SIGN THE CONTRACT DOCUMENTS FOR THE 2024 SANITARY SEWER SLIP LINING PROJECT.”

Roll Call Vote: Ayes – Sleiter, Dominick, Harklau, and Goodell. Motion carried.

Motion by Sleiter, Second by Dominick to approve the following proposed Resolution No. 2024-27: “A RESOLUTION ACCEPTING A BID AND AUTHORIZING THE MAYOR TO SIGN THE CONTRACT DOCUMENTS FOR THE 2024 FILTER MEDIA REPLACEMENT PROJECT.”

Roll Call Vote: Ayes – Dominick, Harklau, Goodell, and Sleiter. Motion carried.

Motion by Harklau, Second by Goodell to approve the following proposed Resolution No. 2024-28: “A RESOLUTION APPROVING AND ADOPTING A REVISION TO THE PERSONNEL POLICY AND EMPLOYEE HANDBOOK.”

Roll Call Vote: Ayes – Harklau, Goodell, Sleiter, and Dominick. Motion carried.

Motion by Sleiter, Second by Goodell to approve the following proposed Resolution No. 2024-29: “A RESOLUTION SETTING MONDAY, APRIL 1, 2024 AT 5:15 PM AS THE DATE AND TIME FOR A PUBLIC HEARING ON THE PROPOSED PROPERTY TAX LEVY FOR THE CITY OF HUMBOLDT FISCAL YEAR 2024-2025 BUDGET AND DIRECTING THE CITY CLERK TO PUBLISH NOTICE THEREOF.”

Roll Call Vote: Ayes – Goodell, Sleiter, Dominick, and Harklau. Motion carried.

Motion by Goodell, Second by Dominick to approve the following proposed Resolution No. 2024-30: “A RESOLUTION APPROVING A PROFESSIONAL SERVICES PROPOSAL FOR A PROPOSED THREE RIVERS INDUSTRIAL PARK PHASE 1 CONSTRUCTION PROJECT FROM ISG AND AUTHORIZING THE MAYOR TO SIGN THE AFOREMENTIONED PROPOSAL.”

Roll Call Vote: Ayes – Sleiter, Dominick, Harklau, and Goodell. Motion carried.

Motion by Goodell, Second by Harklau to approve the following proposed Resolution No. 2024-31: “A RESOLUTION DIRECTING THE ACCEPTANCE OF A PROPOSAL TO PURCHASE \$6,450,000 (DOLLAR AMOUNT SUBJECT TO CHANGE) GENERAL OBLIGATION CAPITAL LOAN NOTES, SERIES 2024.”

Roll Call Vote: Ayes – Dominick, Harklau, Goodell, and Sleiter. Motion carried.

Motion by Sleiter, Second by Dominick to approve the following proposed Resolution No. 2024-32: “A RESOLUTION AUTHORIZING THE REDEMPTION OF OUTSTANDING GENERAL OBLIGATION CAPITAL LOAN NOTES, SERIES 2015, OF THE CITY OF HUMBOLDT, STATE OF IOWA, DATED NOVEMBER 20, 2015, AND DIRECTING NOTICE BE GIVEN.”

Roll Call Vote: Ayes – Harklau, Goodell, Sleiter, and Dominick. Motion carried.

Motion by Goodell, Second by Dominick to approve the following proposed Resolution No. 2024-33: “A RESOLUTION SETTING 5:30 PM ON MONDAY MARCH 18, 2024 AS THE TIME AND DATE FOR A PUBLIC HEARING ON PROPOSED PLANS, SPECIFICATIONS, PROPOSED FORM OF CONTRACT AND ESTIMATED COST FOR SUMNER AVENUE LIGHTING PROJECT IN THE CITY OF HUMBOLDT, IOWA, AND THE TAKING OF BIDS FOR SUCH IMPROVEMENTS.”

Roll Call Vote: Ayes – Goodell, Sleiter, Dominick, and Harklau. Motion carried.

Other Items Discussed: City Administrator – It was brought to the Council’s attention the Dollar General was blocking the alley. Administrator Bockelmann advised the Council that the issue is being dealt with.

Motion by Harklau, Second by Goodell to schedule Monday, March 4, 2024 at 5:30 PM as the date and time for the next regular meeting of the Humboldt City Council and adjourn this session at 6:49 PM. (4) Ayes, motion carried.

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Daniel E. Scholl, Mayor

Attest: \_\_\_\_\_  
Kayleen Fehr, Deputy City Clerk