

MINUTES OF THE JUNE 5, 2023 MEETING OF THE HUMBOLDT CITY COUNCIL

The Humboldt City Council met in regular session on Monday, June 5, 2023 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, Dominick, Harklau, and Whittlesey. City Administrator Cole Bockelmann was present via telephone.

Motion by Dominick, Second by Sleiter to approve the following Consent Agenda items:

1) the agenda as printed; 2) the minutes of the May 15, 2023 regular Council meeting; 3) the May Investment Report; 4) the May Treasurer's Report; 5) the May claims; 6) the renewal of a Class C Retail Alcohol License for El Sol de Mexico LLC; 7) the renewal of a Class B Retail Alcohol License for W & H Cooperative Oil Co., Inc. d/b/a Humboldt Ampride; and 8) a new Special Class C Retail Alcohol License and Outdoor Service Area for Beilke Brewing, LLC, d/b/a TractorLift Brewery. (5) Ayes, motion carried.

Motion by Goodell, Second by Harklau to approve a street closure request from the Humboldt 4th of July Parade Committee. (5) Ayes, motion carried.

Motion by Dominick, Second by Whittlesey to approve a parking area closure request from TRE Photo on June 19, 2023 from 12:00 PM until 3:00 PM for a Scratch Cupcakes food truck. (5) Ayes, motion carried.

The Council discussed the disposition of a parcel of land adjacent to the Riverview Heights Second Addition. It was the consensus of the Council that the parcel is no longer needed by the City, and that it could be sold, while retaining certain existing access and utility easements.

Motion by Sleiter, Second by Whittlesey to authorize staff to proceed with the simplest process available to sell the property. (5) Ayes, motion carried.

The Council discussed a proposed project to develop the former Humboldt North Care Center facility into a thirty-unit apartment complex. The developer, Paul Butterfield of Badger, Iowa was present to outline his plan and answer questions. As part of the project, he will apply for grant funds from the Iowa Economic Development Authority for Workforce Housing Tax Credits, which requires a Resolution of Support from the City Council outlining the amount and type of financial support the City is willing to provide for the project. It is proposed that this support be in the form of a TIF rebate agreement for a ten-year term with a total rebate amount over the ten years of approximately \$362,000.

This being the time and place for the scheduled public hearing on the proposed request to change the zoning classification for the parcel located on the northwest corner of the intersection of 13th Street South and Wildcat Road, Mayor Scholl opened the public hearing at 5:53 PM.

The City Administrator reviewed a proposed zoning change for a parcel on which a retail business (Arnold Motor Supply) had been located but is zoned R-1 (Single-Family Residential). It is proposed that the zoning classification for that parcel be changed to C-2 (General Commercial), to bring the zoning classification in line with much of the adjacent property along Highway 169. The proposed zoning change would enable a new commercial business to move into the existing building. The Planning and Zoning Commission approved this change at the May 24, 2023 meeting.

No written comments or objections were received. There being no comments or objections from the general public in attendance on the proposed request to change the zoning classification for the parcel located on the northwest corner of the intersection of 13th Street South and Wildcat Road, Mayor Scholl closed the public hearing at 5:55 PM.

Motion by Harklau, Second by Whittlesey to approve the following proposed Resolution 2023-43: “A RESOLUTION APPROVING A 28E AGREEMENT BETWEEN THE CITY OF HUMBOLDT, IOWA AND HUMBOLDT COUNTY ANIMAL SHELTER, INC., D/B/A MOFFITT ANIMAL SHELTER.”

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

Motion by Goodell, Second by Dominick to approve the following proposed Resolution No. 2023-44: “A RESOLUTION APPOINTING CITY OFFICIALS AND REPRESENTATIVES TO VARIOUS CITY BOARDS AND COMMISSIONS.”

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

Motion by Whittlesey, Second by Sleiter to approve the following proposed Resolution No. 2023-45: “A RESOLUTION OF SUPPORT FOR A WORKFORCE HOUSING TAX CREDIT BENEFIT APPLICATION TO BE SUBMITTED TO THE IOWA ECONOMIC DEVELOPMENT AUTHORITY BY AWOS, LLC (PAUL BUTTERFIELD) FOR THE 11TH AVENUE NORTH PROJECT.”

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

Motion by Goodell, Second by Dominick to approve the first reading of the following proposed ordinance: “AN ORDINANCE AMENDING THE CODE OF ORDINANCES AND OFFICIAL ZONING MAP OF THE CITY OF HUMBOLDT, IOWA BY RE-CLASSIFYING CERTAIN REAL ESTATE FROM AN R-1 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT TO A C-2 GENERAL COMMERCIAL ZONING DISTRICT.”

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

Motion by Sleiter, Second by Dominick to suspend the rules and waive the second and third readings of the aforementioned ordinance and to direct the City Clerk to publish it as Ordinance No. 2023-06.

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

Other Items Discussed – Harklau – Reported that Senator Grassley visited the HLT Limited facility recently.

Motion by Harklau, Second by Whittlesey to schedule Monday, June 19, 2023 at 5:30 PM as the date and time for the next regular meeting of the Humboldt City Council and adjourn this session at 6:29 PM. (5) Ayes, motion carried.

Daniel E. Scholl, Mayor

Attest: _____
Gloria J. Christensen, City Clerk