

MINUTES OF THE NOVEMBER 6, 2023 MEETING OF THE HUMBOLDT CITY COUNCIL

The Humboldt City Council met in regular session on Monday, November 6, 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: Sleiter, Dominick, Harklau, and Whittlesey. Absent: Goodell.

Motion by Dominick, Second by Whittlesey to approve the following Consent Agenda items: 1) the agenda as printed; 2) the minutes of the October 16, 2023 regular Council meeting; 3) the October claims; 4) the October Investment Report; and 5) the October Treasurer's Report. (4) Ayes, motion carried.

Public input comments were provided by Deb Loss of Humboldt regarding the Holiday Lighted Parade, tentatively set for November 25, 2023.

The City Administrator reviewed his Council Report.

Motion by Sleiter, Second by Harklau to authorize the Mayor to sign an Engagement Letter with Ahlers & Cooney, PC for legal services in connection with a development agreement in the Northside Urban Renewal Area. (4) Ayes, motion carried.

Motion by Dominick, Second by Whittlesey to approve a bid from THD Construction LLC for repairs to the Worthington Park Gazebo in the amount of \$19,786.00. (4) Ayes, motion carried.

Motion by Whittlesey, Second by Harklau to approve a proposal from Tremco, Inc. for the Tremcare Preventative Maintenance Program for City buildings from October 2023 through September 2024. (4) Ayes, motion carried.

This being the time and place for the scheduled Public Hearing on the disposition of a parcel of public property, Mayor Scholl opened the public hearing at 5:40 PM.

The City Administrator reviewed an offer from Mark and Valorie Christensen to purchase a small portion of land abutting the property they own in Willow Ridge. The proposed offer included a purchase price of \$5,900.00, and the Christensens also agreed to pay the survey costs of \$630.00.

There were no further comments from the City Administrator or Council, and no written comments or objections were received.

There being no more comments or objections on the disposition of a parcel of public property, Mayor Scholl closed the Public Hearing at 5:41 PM

Motion by Whittlesey, Second by Dominick to approve the following proposed Resolution No. 2023-89: "A RESOLUTION ACCEPTING AN OFFER TO PURCHASE A PARCEL OF LAND IN THE CITY OF HUMBOLDT, IOWA."

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

This being the time and place for the scheduled public hearing on the proposed plans, specifications, proposed form of contract, and estimated cost for the construction of the Three Rivers Industrial Park, Phase 1, in the City of Humboldt, Iowa, Mayor Scholl opens the public hearing at 5:42 PM.

Joey Whitehouse and Nick Frederiksen of ISG were present to discuss the proposed construction of the Three Rivers Industrial Park, Phase 1. They reviewed the project details, which includes site preparation and the installation of water, sanitary sewer, storm sewer, and roadway infrastructure. Two alternate bid options were proposed for the project: Alternate A included concrete roadway paving, and Alternate B included asphalt paving. The engineer's estimate of cost for the project was \$3,562,381.50 for Alternate A, and \$3,578,929.00 for Alternate B.

There were no further comments from the City Administrator or Council, and no written comments or objections were received.

There being no more comments or objections on the proposed plans, specifications, form of contract, and estimated cost for the construction of the Three Rivers Industrial Park, Phase 1, in the City of Humboldt, Iowa, Mayor Scholl closed the public hearing at 5:43 PM.

Motion by Dominick, Second by Whittlesey to approve the following proposed Resolution No. 2023-90: "A RESOLUTION APPROVING THE PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATED COST FOR THE CONSTRUCTION OF THE THREE RIVERS INDUSTRIAL PARK, PHASE 1, IN THE CITY OF HUMBOLDT, IOWA."

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

There were an estimated sixty plan-holders, and nine bids were received for the project. It was the consensus of the Council to use Alternate A, which includes concrete roadway paving. The project engineers recommended that the contract be awarded to the low bidder, Rasch Construction, Inc. of Fort Dodge, Iowa in the amount of \$2,885,191.50.

Motion by Whittlesey, Second by Harklau to approve the following proposed Resolution No. 2023-91: "A RESOLUTION ACCEPTING A BID AND AUTHORIZING THE MAYOR TO SIGN THE CONTRACT DOCUMENTS FOR THE CONSTRUCTION OF THE THREE RIVERS INDUSTRIAL PARK, PHASE 1 (ALTERNATE A), IN THE CITY OF HUMBOLDT, IOWA."

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

This being the time and place for the scheduled Public Hearing on the lease of a parcel of public property, Mayor Scholl opened the public hearing at 5:52 PM.

The City Administrator reported that three agricultural cash-rent offers were received:

Bryson Scott	\$2,000/year (corn & soybean production)
Dustin Scott	\$2,802/year (corn & soybean production)
ANJ Farms, LLC	\$3,500 (alfalfa planting)

There were no further comments from the City Administrator or Council, and no written comments or objections were received.

There being no more comments or objections on the lease of a parcel of public property, Mayor Scholl closed the Public Hearing at 5:53 PM.

Motion by Sleiter, Second by Dominick to approve the following proposed Resolution No. 2023-92: “A RESOLUTION APPROVING A THREE-YEAR LEASE AGREEMENT FOR THE CASH RENT OF A PARCEL OF LAND IN THE CITY OF HUMBOLDT, IOWA.” (ANJ Farms)

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

Motion by Harklau, Second by Whittlesey to approve the following proposed Resolution No. 2023-93: “A RESOLUTION SPECIFYING THE MAXIMUM ALLOWABLE DEPOSITS IN DESIGNATED OFFICIAL DEPOSITORIES FOR THE CITY OF HUMBOLDT.”

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

Motion by Sleiter, Second by Whittlesey to approve the following proposed Resolution No. 2023-94: “A RESOLUTION CREATING A NEW ASSISTANT POLICE CHIEF STAFF POSITION FOR THE CITY OF HUMBOLDT, IOWA.”

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

Motion by Dominick, Second by Harklau to approve the following proposed Resolution No. 2023-95: “A RESOLUTION SETTING MONDAY, NOVEMBER 20, 2023 AT 5:30 PM AS THE DATE AND TIME FOR A PUBLIC HEARING TO REVIEW A REZONING REQUEST.”

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

Other Items Discussed: City Clerk – Reminded the Council of the November 18 open burning date. Whittlesey – Inquired about the status of the former Kum & Go property. A building permit has been approved for the project. Sleiter – Reported some junk at the curb on 8th Street South. Mayor – Reminded the Council to vote on November 7th and thanked them all for their service to the City.

Motion by Harklau, Second by Whittlesey to schedule Monday, November 20, 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 6:08 PM. (4) Ayes, motion carried.

Daniel E. Scholl, Mayor

Attest: _____
Gloria J. Christensen, City Clerk