

## MINUTES OF THE OCTOBER 7, 2013 MEETING OF THE HUMBOLDT CITY COUNCIL

The Humboldt City Council met in regular session on Monday, October 7, 2013 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, Sleiter, Rusher, and Hadar.

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

Motion by Sleiter, Second by Goodell to approve the minutes of the September 23, 2013 regular Council Meeting. (4) Ayes, motion carried.

Motion by Rusher, Second by Hadar to approve the September Treasurer's Investment Report. (4) Ayes, motion carried.

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

City Attorney Eric Eide addressed the Council regarding a request by Deb Ruberg to place a memorial cross in the right of way on 16<sup>th</sup> Avenue North. He explained that this issue would be covered under the City's sign ordinance, and signs are not allowed in the right of way without special Council authorization. He cited safety and maintenance concerns to be considered in the decision.

Motion by Sleiter, Second by Hadar to deny the request for the placement of a memorial cross in the right-of-way on 16<sup>th</sup> Avenue North. (4) Ayes, motion carried.

The City Administrator explained that the Park Board and Chamber of Commerce have requested that the combined Chamber/Recreation Director position be eliminated. The amount of time needed to complete the work required for each department was making the position unworkable.

The Chamber of Commerce board has requested that an Administrative Assistant position be established which is administered by the City in the same manner as the Humboldt County Development Association Director position. The Chamber Administrative Assistant would be an employee of the City, and all expenses of that employee will be reimbursed by the Chamber of Commerce.

Motion by Rusher, Second by Goodell to authorize the establishment of a new City position, Chamber of Commerce Administrative Assistant. (4) Ayes, motion carried.

The Council discussed the possibility of installing a sidewalk system on Wildcat Road from the Middle School/High School to Forest Boulevard. It has been proposed that LMI funds be used to pay for the project.

Motion by Rusher, Second by Sleiter to table action on this matter until more information on funding options is available. (4) Ayes, motion carried.

This being the time and place for the scheduled Public Hearing on the sale of a parcel of land locally known as 605 Sumner Avenue, Mayor Jensen opens the public hearing at 5:54 PM.

The City Administrator reviewed three bids received for the property located at 605 Sumner Avenue, formerly known as the Saul Studios building. The bids received were as follows:

- Bret and Deb Davis of Sister's Homestyle Entrees proposed payment of \$1.00 for the building and outlined a plan to invest approximately \$57,000 in improvements. The building would be used for a product showroom, added office space, an employee exercise/break room, and storage facility.
- Kerri Rizzuti of Afford-A-Geek Computer Repair proposed payment of \$1.00 for the building, and outlined a plan to invest \$36,000 - \$50,000 for improvements within the first year. The ground level of the building would be used as a permanent location for the business, as well as a home for the owner. The existing upstairs apartments would be remodeled and rented out.
- Brad Cooke of Cooke's Tree Service proposed payment of \$1.00 for the building, with a plan to repair and renovate the interior and part of the exterior of the building. The business would be located in the storefront, and the upstairs apartments would be rented out.

All three parties were present and addressed the Council, outlining their plans for the building and answering questions from the Council.

There were no further comments from the City Administrator, Mayor, or Council, and no written comments or objections were received. There being no more comments or objections from the general public in attendance on the proposed sale of a parcel of land locally known as 605 Sumner Avenue, Mayor Jensen closed the public hearing at 6:12 PM.

Motion by Sleiter, Second by Rusher to accept the bid from Sister's Homestyle Entrees for the purchase of the property located at 605 Sumner Avenue. (3) Ayes; (1) Nay (Goodell). Motion carried.

Motion by Goodell, Second by Rusher to adjourn the City Council Meeting at 6:12 PM. (4) Ayes, motion carried.

Motion by Rusher, Second by Goodell to come to order as Drainage District 13A Trustees at 6:13 PM. (4) Ayes, motion carried.

Rick Hopper of Jacobson-Westergard & Associates addressed the Trustees to explain the procedure involved in this final reclassification of parcels included in the drainage district. This reclassification includes adjustments and exclusions of some parcels identified with the earlier reclassifications. The purpose of the reclassification is to determine the assessment amounts for each parcel to pay for the improvements made to Drainage District 13A and includes the costs incurred in two areas: the improvement project in Drainage District 80 in Dakota City, which took a large portion of land out of Drainage District 13A; and the repairs completed on Drainage District 13A itself after the flooding issues arose in 2007 and 2008. The total levy will be approximately \$1.1 million. The amounts in the current reclassification report are estimates only, and the Trustees will conduct a public hearing to set the actual dollar amounts of the assessments for each parcel. Property owners will have a final chance to appeal the assessments at the December 16, 2013 hearing. Notice of the hearing will again be done by mail to the property owners and will also be published in the *Humboldt Independent*. Payments for the assessments may be spread out for a period of up to twenty years. The Trustees will set the final amounts and terms of the assessments at the public hearing.

Motion by Goodell, Second by Boomgarden to approve the following proposed Resolution No. DD 2013-04: "A RESOLUTION ACCEPTING THE REPORT ON RECLASSIFICATION

OF LANDS IN DRAINAGE DISTRICT 13A AND SETTING THE DATE AND TIME FOR A PUBLIC HEARING ON THE AFOREMENTIONED RECLASSIFICATION.”

Roll Call Vote: Ayes – Goodell, Sleiter, Rusher, and Hadar. Motion carried.

Motion by Rusher, Second by Goodell to adjourn the session of the Drainage District 13A Trustees at 6:21 PM. (4) Ayes, motion carried.

Motion by Sleiter, Second by Rusher to reconvene as the Humboldt City Council at 6:21 PM. (4) Ayes, motion carried.

Motion by Rusher, Second by Goodell to approve the following proposed Resolution No. 2013-104: “A RESOLUTION APPROVING PAY ESTIMATE NO. 15 FROM INDUSTRIAL PROCESS TECHNOLOGY, INC. OF FARGO, NORTH DAKOTA IN THE AMOUNT OF \$374,679.89 FOR THE 2012 HUMBOLDT WATER TREATMENT PLANT IMPROVEMENT PROJECT.”

Roll Call Vote: Ayes – Goodell, Sleiter, Rusher, and Hadar. Motion carried.

Motion by Sleiter, Second by Rusher to approve the following proposed Resolution No. 2013-105: “A RESOLUTION ACCEPTING AN OFFER TO PURCHASE THE PROPERTY DESCRIBED AS: THE WEST 24 FEET OF THE EAST 28.75 FEET OF THE SOUTH 155 FEET OF LOT TWO (2) IN BLOCK 32, IN THE CITY OF HUMBOLDT, HUMBOLDT COUNTY, IOWA (LOCALLY KNOWN AS 605 SUMNER AVENUE, HUMBOLDT, IOWA).”

Roll Call Vote: Ayes – Sleiter, Rusher, Hadar, and Goodell. Motion carried.

Motion by Goodell, Second by Sleiter to approve the following proposed Resolution No. 2013-106: “A RESOLUTION APPROVING A REQUEST FOR EXTRA SERVICES TO WHKS & CO. OF MASON CITY, IOWA FOR DESIGN CHANGES AND ADDITIONAL ENGINEERING SERVICES FOR THE PROPOSED SUMNER AVENUE BRIDGE PROJECT.”

Roll Call Vote: Ayes – Rusher, Hadar, Goodell, and Sleiter. Motion carried.

Motion by Rusher, Second by Hadar to approve the following proposed Resolution No. 2013-107: “A RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF HUMBOLDT AND PRECISION TANK & EQUIPMENT CO. AND AN ECONOMIC DEVELOPMENT ASSISTANCE CONTRACT WITH PRECISION TANK & EQUIPMENT CO. AND THE IOWA ECONOMIC DEVELOPMENT AUTHORITY.”

Roll Call Vote: Ayes – Hadar, Goodell, Sleiter, and Rusher. Motion carried.

Motion by Goodell, Second by Hadar to approve the second reading of the following proposed ordinance: “AN ORDINANCE AMENDING ORDINANCE NOS. 514, 97-09, 2000-07, 2003-09, AND 2005-14, PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON ALL PROPERTY LOCATED WITHIN THE AMENDED NORTHSIDE URBAN RENEWAL AREA, IN THE CITY OF HUMBOLDT, COUNTY OF HUMBOLDT, STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF HUMBOLDT, COUNTY OF HUMBOLDT, HUMBOLDT COMMUNITY SCHOOL DISTRICT, AND OTHER TAXING DISTRICTS, BE PAID TO A SPECIAL FUND FOR

PAYMENT OF PRINCIPAL AND INTEREST ON LOANS, MONIES ADVANCED TO AND INDEBTEDNESS, INCLUDING BONDS ISSUED OR TO BE ISSUED, INCURRED BY THE CITY IN CONNECTION WITH THE AMENDED NORTHSIDE URBAN RENEWAL AREA (AMENDMENT NO. 7 TO THE NORTHSIDE URBAN RENEWAL PLAN)”

Roll Call Vote: Ayes – Sleiter, Rusher, Hadar, and Goodell. Motion carried.

Motion by Rusher, Second by Goodell to waive the third reading of the aforementioned Ordinance.

Roll Call Vote: Ayes – Rusher, Hadar, Goodell, and Sleiter. Motion carried.

Motion by Rusher, Second by Goodell to approve the final reading of the aforementioned Ordinance and direct the City Clerk to publish the Ordinance as Ordinance No. 2013-14.

Roll Call Vote: Ayes – Hadar, Goodell, Sleiter, and Rusher. Motion carried.

Other items discussed: City Administrator – Provided an update on the 7<sup>th</sup> Avenue South housing addition project. The Humboldt County Housing Development Corporation is working to construct single-family residences as soon as possible. The Mid-Iowa Growth Partnership is interested in the construction of some multi-family housing as well. Mayor – Announced that Blacktop Service has offered to resurface the intersection of 2<sup>nd</sup> Street and 3<sup>rd</sup> Avenue South at no charge to the City in order to try out a new system. Weather permitting, work will commence in a few weeks.

Motion by Hadar, Second by Goodell to schedule Monday, October 21, 2013 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 6:37 PM. (4) Ayes, motion carried.

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Walter Jensen, Mayor

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