The regular meeting of the Baxter City Council was called to order on Monday, October 9, 2023, at 6:00 p.m. in the Council Chambers of City Hall by Mayor Bryan DeJong. Council members present were Josh Lokenvitz, Josh Meckley, Tootie Samson, and Dan Kunkel. Jason Robinson was absent.

Lokenvitz proposed amending the Agenda by moving Review/Approval of Nursing Home Purchase Agreement to follow the Closed Session portion. Meckley moved to approve the Agenda as amended. Samson seconded. Motion carried, all ayes.

BEDCO – Stephen Van Beek was in attendance and presented a report. The committee is reaching out to contractors for Westfield and East Ave lots. BEDCO has executed a purchase agreement for the trailer park property, which will close pending the subdivision approval process with the City. The committee is also teaming up with the school to produce a video for marketing the community.

Ambulance Report – EMS Director, Gliem, reported.

1. 12 calls were ran last month – 5 city; 6 rural; 1 mutual aid in Mingo
2. Gliem has a few community outreach events coming up including the school’s job fair, standby for the cancer walk, and the fall vendor show in Baxter
3. Gliem will be teaching a group of homeschooled children CPR next month
4. Everything was submitted to the county for the EMS Essential Service Levy and will be on the November 7th ballot. Gliem will continue to hold informational sessions to raise awareness.

Police Report – Chief Bill Daggett reported.

1. The department has dealt with multiple juvenile related issues lately
2. Individuals involved with the damage to the new shelter house have been identified
3. The department is raising awareness for breast cancer this October

Maintenance/Water/Wastewater Report – Public Works Director, Halter, was unable to attend due to an emergency pump repair. A written report was submitted:

1. Curb stops have been painted
2. Working on mockups for new city hall signage
3. Halter has been in contact with meter companies for an updated quote on satellite reading system
4. Bulk salt has been ordered for the upcoming snow season

Approval of HomeServe NLC Service Line Warranty Program Direct Mailers – DeJong provided explanation for those in attendance. Samson moved to approve. Lokenvitz seconded. Motion carried, all ayes.

ORDINANCE NO. 623; AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF BAXTER, IOWA, 2010, BY AMENDING PROVISIONS PERTAINING TO WATER RATES – Meckley moved to approve Ordinance No. 623 on its first reading. Lokenvitz seconded. Roll call vote: Ayes; Kunkel, Samson, Meckley, Lokenvitz. Nays; None. Absent; Robinson. Samson moved to waive the second and third readings for Ordinance No. 623. Meckley seconded. Roll call vote: Ayes; Kunkel, Samson, Meckley, Lokenvitz. Nays; None. Absent; Robinson. Lokenvitz moved to approve Ordinance No. 623 on its final reading. Meckley seconded. Roll call vote: Ayes; Kunkel, Samson, Meckley, Lokenvitz. Nays; None. Absent; Robinson. Ordinance No. 623 adopted.

Set Public Hearing Date for Planning & Zoning Recommendation on Rezoning Request Application – Nursing Home Property; 407 S East Ave. – Public Hearing Date was set for Tuesday, October 24, 2023 at 5:30 p.m. in the Council Chambers of City Hall.

Resolution #13-24; A Resolution Setting A Time and Authorizing Notice of Public Hearing on Proposed Vacation of Public Alley- DeJong presented Resolution #13-24. Meckley moved to approve. Kunkel seconded. Roll call vote: Ayes; Kunkel, Samson, Meckley, Lokenvitz. Nays; None. Absent; Robinson. Resolution #13-24 adopted.

FDIC Insurance Coverage – Discussion held over proceeding with State Savings Bank disbursement program to cover funds over the $250,000 FDIC limit.

Discussion Fee Schedule – Council will review and determine potential rate changes at the Oct. 24th special meeting.

Ordinance Codification – Select ordinances were addressed for council input. Changes will be brought to Simmering & Cory to incorporate.

Street Closing Request/Baxter Chamber – Request to Close a Portion of E. State Street from Harrison Avenue to High Street, Saturday, October 28, 2023 from 8:00 a.m. to 2:00 p.m. for Vendor Fall Event – Samson moved to approve. Lokenvitz seconded. Motion carried, all ayes.

Mayor DeJong advised the Council would need to enter into Closed Session per Iowa Code 21.5 Closed Session, Subsection i. To discuss the purchase or sale of real estate – Nursing Home Property, 407 S East Ave - Meckley moved to enter into closed session. Samson seconded. Roll call vote: Ayes; Kunkel, Samson, Meckley, Lokenvitz. Nays; None. Absent; Robinson. Council entered into closed session at 6:41 p.m.

Samson moved to leave closed session. Lokenvitz seconded. Roll call vote: Ayes; Kunkel, Samson, Meckley, Lokenvitz. Nays; None. Absent; Robinson. Council left closed session at 7:21 p.m.

The purchase agreement was presented to Gliems. Changes were verbally agreed upon between both parties. The city’s attorney will make changes and a new draft will be placed on the Oct. 24th agenda.

Review/Approval – Terms of Formal Purchase Agreement to Sell Nursing Home Property; 407 S East Ave – Lokenvitz moved to table agreement. Samson seconded. Motion carried, all ayes.

Consent Agenda – None

Resolution #14-23; A Resolution Proposing to Sell Real Property and Scheduling a Public Hearing on Said Proposal – Meckley moved to approve. Samson seconded. Roll call vote: Ayes; Kunkel, Samson, Meckley, Lokenvitz. Nays; None. Absent; Robinson. Resolution #14-23 adopted.

Bills Payable - Samson moved to approve. Meckley seconded. Motion carried, all ayes.

Mayor’s Report - Mayor DeJong has been in contact with Jasper County conservation in regards to the maintenance of the caboose.

Other Business –

1. The county has replaced the stop signs at the end of Main Street due to efforts of a concerned resident who lives near the area and witnessed vehicles failing to stop.

1. The Chichaqua Valley Trail envisioning meeting will take place on October 26th at 6pm at the Baxter library.

Public Comments – Resident, Ron Smith, questioned if a meter pit would be put in Clark’s Addition. Council communicated that Halter is working on quotes to get one installed.

Samson moved to adjourn. Meckley seconded. Motion carried, all ayes. Meeting adjourned at 7:42 p.m.

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Mayor Bryan DeJong

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Katie Wilson, City Clerk