

BEDCO MEETING
BAXTER COMMUNITY ROOM
Monday, July 6, 2020 5:30 pm

Members present: Bucklin, Northrup, Ladd, Bell, Dart, Bethards

Advisors present: Dan Kunkel, Tootie Samson

President Bucklin called the meeting to order at 5:35 pm. Bucklin made a motion to approve the Agenda. Dart seconded. Motion carried, all ayes.

Dart made a motion to approve June minutes. Northrup seconded. Motion carried, all ayes.

Advisor reports: Kunkel discussed the West Ave. project. The City has met with the engineers and Kunkel mentioned councilman Meckley has been trying to move the West Ave. project up in priorities. Kunkel said they are currently looking at options to try to get the infrastructure done and noted Phase V needs to begin now to continue progressing forward. Kunkel reported the current process of the City switching over to rural water. Lawyers are looking over the IRUA contract and it should be able to be approved at one of the next few Council meetings. Kunkel stated the City is hopeful to have connection set up by fall 2020.

Discussion was held on the Police Department's recent move to 109 S. Main Street. Bell noted that Chief Hicks is very pleased with the move so far. It was decided to leave the middle part of the BEDCO commercial properties – 107 – for sale.

Chair Bucklin reported that JEDCO was able to assist businesses within the community for a total of \$13,468.00 for utility bills.

Discussion on HOA for commercial building: Dart mentioned there is a meeting set up with the City and Dan Kunkel to discuss the insurance coverage for the commercial building that is currently under the City. Insurance for inside of the building needs to be taken care of and a new policy needs to cover the shell of the building. The HOA is responsible for the insurance for the exterior of the building and each tenant of the individual properties is responsible for the inside coverage of the building.

Bell questioned who is responsible for organizing the insurance decisions. Kunkel stated there will be a special meeting set up with the 4 entities of the commercial properties to decide the insurance costs and set up fees for the HOA. Dart, Bucklin, and Kunkel will set up a meeting with the Police Department, the Laundry Basket, and Roby's on Monday, July 20th at 5:30 pm. Bell noted that the deadline is April 1st to get a new insurance policy in place for the commercial building.

Discussion on Retention Lot Refurbish/Repairs: Northrup reported complaints received about overgrowth of weeds in the area. Northrup stated that locates were done on July 6th and J & K Contracting would be in Baxter on Wednesday, July 8th to install storm sewer. Natural gas and water have been installed.

Detention base issue arose with construction of Phase IV and needs to be corrected and inspected by MSA again. Public Works director Shawn Fuller reported to Northrup that Consumer's Energy would be starting electrical install shortly. Northrup shared that the back lots are seeded, and suggested mowing

over the lots for now rather than spending money to put temporary seed down. Permanent seeding would then be put down in the fall. Bucklin noted BEDCO needs to meet with Alliance to discuss the change in the project. Northrup made a motion to hold off on seeding and contact the engineer in charge of the Alliance project to make those changes. Northrup mentioned pursuing someone local to do the work if Alliance approves.

Light poles put in by Consumer's Energy in Phase IV are galvanized steel.

Update on Legislation from Larry Ladd: The Iowa Legislature passed two bills concerning county zoning. The intent behind both bills is to reduce counties' ability to regulate agriculture activities. Agriculture experience properties and agricultural land, farmhouses, farm barns, farm outbuildings, or other structures primarily for the use of agricultural purposes will be exempt from county zoning regulations. Ladd mentioned the concerns and problems that are likely to arise from the bills, including property values decreasing and ag exempt properties being taken advantage of for lower property tax.

Bills Payable: Chair Bucklin moved to approve bills. Dart seconded. Motion carried, all ayes.

Northrup made a motion to adjourn. Bell seconded. Motion carried, all ayes. Meeting adjourned at 7:00 pm.

BEDCO regular June 2020 meeting. BEDCO commercial building

Chair Bucklin called the meeting to order at 5:32 pm

Members present: Bucklin, Bishop, Ladd, Bell, Smith, Dart. Advisor Davidson participated by phone.

Motion by Ladd to approve May minutes. 2nd By Smith. Motion passed all ayes

Bell presented the outstanding bills which included phase four payment of \$45,687.40, \$9000. for engineering fees, and \$23,921 for development expenses. Chair Bucklin stated that the only payment left should be the 5% retainer. Bell stated that the construction loan now stands at \$522,456.90. Consumer Energy will need paid as well. The total construction will top \$600,000 when complete. Motion by Dart 2nd by Ladd to approve bills payable. Motion passed all ayes.

Chair Bucklin shared the punchlist of items that needed to be completed before the city will sign off on the development. Northrup was in attendance at the walk through. Bucklin was satisfied with the things that needed completed and felt confident it would be done by the next council meeting for approval of plat.

Dart brought up the issue of the BEDCO building being part of an HOA. It was never discussed before the properties were recently listed and section one was sold. The new owners of section one were not aware that they were now part of an HOA. The city's attorney had presented a list of items that needed addressed as well. The group held a long discussion concerning HOA fees. BEDCO is the only one paying into the CAM account at this time. The question was raised as to why section four does not pay HOA fees. If the same fees were paid by section four as BEDCO pays for section 2 and what PC Partner paid for section 3, the amount would have been \$12,600 since the inception of the HOA. The BEDCO board held a long discussion as to the fairness of each HOA member paying an equal share and how to proceed with the new buyers as to the fact they joined an HOA without knowing that prior to purchase and currently no other owners pay fees. The question was raised as to whether they could refuse to pay HOA fees based on current practice with section four not paying HOA fees. Advisor Davidson was very helpful in working through potential outcomes and possible options to alleviate the concerns presented. A list of legal questions was raised by the board and Bell will contact Beth Walker to help address and clear up any questions and concerns as we move forward.

Lengthy discussion was held concerning the pricing of lots for phase four. Bishop presented an offer to the group for discussion. DR Horton Company had contacted City Maintenance Director Fuller concerning available lots. They offered to pay \$30,000 for seven lots up front if BEDCO agreed to hold six lots for them until the following construction year. A lengthy discussion was held. The BEDCO board felt obligated to the local contractors and felt they should be given first option on the lots. The board discussed lot pricing and the payoff per lot that will be required to pay for the construction loan. After much discussion, Ladd made the motion and Smith seconded that Lot 1 be priced at \$30,000, Lots 5-6 will be priced at \$40,000 and the remaining lots will be priced at \$35,000 each. Motion passed all ayes

The group then decided that all lots will be offered to the local contractors first through the Monday June 22nd council meeting. They will then be offered to the general public and outside contractors. Local Realtors Stephanie Dart and Neil Seales will split the available lots for listing.

Bishop made a motion to adjourn at 7:00 pm Smith 2nd. Motion passed all ayes.