The regular meeting of the Baxter City Council was called to order on Tuesday, September 27, 2022 at 6:00 p.m. in the Community Room of City Hall by Mayor Bryan DeJong. Council members present were Dan Kunkel, Jason Robinson, Josh Lokenvitz, Josh Meckley, and Tootie Samson.

Lokenvitz moved to approve the Agenda. Robinson seconded. Motion carried, all ayes.

Glenn Lyons/571 Polson Development LLC – Nursing Home Property – Lyons provided a presentation regarding development of the property for housing purposes for Council consideration. Items covered were financing options for demolition of the building, site plans for development of the property, and grant opportunities available to qualifying contractors to incentivize construction of new homes on the property in addition to adjacent property to the north. Council discussion followed. It was agreed Baxter Economic Development would need to be approached regarding inclusion of the property directly to the north currently owned by BEDC. Council agreed to continue services with Glenn Lyons regarding application for an IEDA Nuisance Abandoned Property Remediation Loan and a DNR Derelict Building Grant, along with working to reach an agreement with a developer/contractor qualified to apply for an Iowa Home Grant for construction of a total of 9 SF homes within the developed property, contingent upon the fact the City is not obligated to proceed with any demolition or development unless all necessary provisions are met and it is determined to be in the City’s best financial interest.

Discussion Baxter Rural Fire & Rescue Advisory Board – Information was presented on the history behind the current 28E Agreement between the City of Baxter and the West Malaka Benefited Fire District and with that, development of the Advisory Board. Concerns were raised regarding operations of the Board and it was agreed the matters should be addressed with the Board at their next scheduled meeting.

Maintenance Report – Updates – None. Public Works Director Bryce Halter not in attendance.

Police Report – Updates – None. Police Chief Bill Daggett not in attendance.

Geise Park Security Light – Replacement of the previous park security light was discussed. Options were addressed. There is currently lack of an electrical line to the playground shelter area awaiting completion of the shelter house and installation of the electrical panel. The Clerk was instructed to contact Alliant on options for a temporary security light for the area until construction is completed and a permanent line run.

Verizon Request/Tower Construction Geise Park – Discussion was held regarding Verizon’s response to previous requests by the City to relocate the tower and annual lease increases. Upon completion of discussion the Clerk was instructed to contact Verizon regarding Council discussion accordingly.

Review/Discussion of Fireworks Ordinance – With City Ordinances in the process of recodification, the Clerk presented a sample fireworks for Council consideration. Upon completion of review and discussion, the Council agreed to proceed with the sample ordinance using State guidelines for consumer use.

Review/Discussion of Solid Waste Control Ordinance – Amendments to the existing solid waste control ordinance were discussed. The Clerk will proceed with a final draft for Council consideration at the October meeting.

Discussion City Clerk Position – The Mayor advised the Selection Committee has selected candidates to proceed with the interview process for the position. Information has been provided to the Council on the candidates. Interviews will be scheduled for October 5th and October 6th.

Final Read – ORDINANCE NO. 614; AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF TH CITY OF BAXTER, IOWA, 2010, BY AMENDING PROVISIONS PERTAINING TO ANIMAL PROTECTION AND CONTROL AND LICENSING OF DOGS AND CATS – Samson moved to approve Ordinance No. 614 on its final reading. Robinson seconded. Roll call vote: Ayes; Meckley, Samson, Kunkel, Robinson, Lokenvitz. Nays; None. Absent; None. Ordinance No. 614 adopted.

ORDINANCE NO. 616; AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF BAXTER, 2010, BY AMENDING PROVISIONS PERTAINING TO COLLECTION OF SOLID WASTE – Kunkel requested a change be made to the ordinance regarding temporary roll-offs. Discussion was held. Samson moved to table approval of Ordinance No. 616. Robinson seconded. Motion carried, all ayes.

Approval of Closing Statement/Warranty Deed American Healthcare Investment, LLC – Nursing Home Property – Kunkel moved to approve. Meckley seconded. Motion carried, all ayes.

Nursing Home Property Request for Proposals – An amended RFP was reviewed. Discussion was held with the Council in agreement to pursue all possible avenues for use of the property and instructed the Clerk to proceed to advertise the RFP with proposals being accepted until October 31st.

Consent Agenda – None

Bills Payable – Samson moved to approve. Lokenvitz seconded. Motion carried, all ayes.

Mayor’s Report – Items discussed:

1. City/School joint project set aside. Council agreed funds were not available to set aside without an actual project and budgetary discussion.
2. City Ordinance codification. Council requested the existing City Code of Ordinances be removed from the City website until updates and codification are completed.
3. Weight restrictions for S. West Avenue were discussed with the Council agreeing to enforce the existing weight restrictions.

Other Business – None.

Robinson moved to adjourn. Meckley seconded. Motion carried, all ayes. Meeting adjourned at 8:30 p.m.

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Mayor Bryan DeJong

Attest: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Peg Kimberley, City Clerk