HULL CITY COUNCIL

City of Hull

Proceedings of

February 22, 2021

Mayor Moss called the meeting to order at 5:00 pm. In attendance were Councilpersons Les Van Roekel, Eric Rankin, John Emerick, and Kyle Te Slaa. Also present were Jim Collins, Lonni Westphal and Denise Keizer. Absent was Councilperson Kim Wielenga.

A motion was made by Van Roekel and supported by Rankin to approve the agenda. Motion carried 4-0.

A motion was made by Te Slaa and supported by Emerick to approve the consent agenda which consisted of the minutes of February 8, 2021, and claims report #2. Motion carried 4-0.

A motion was made by Te Slaa and supported by Emerick to approve Resolution 022221A, a resolution setting March 8, 2021 for a public hearing for the purpose of considering the maximum tax dollars from certain levies for the City’s Proposed Fiscal Year 2021-2022 Budget. Motion carried 4-0. Mayor Moss declared the resolution adopted.

Mayor Moss opened the public hearing for the proposed Amendment No. 9 to the Hull Urban Renewal Plan in the City of Hull, State of Iowa at 5:04 pm. Being no written or verbal comments Mayor Moss closed the public hearing at 5:05pm.

A motion was made by Van Roekel and supported by Te Slaa to approve Resolution 022221B, a resolution determining an area of the City to be an Economic Development and blighted area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the city; designating such area as appropriate for Urban Renewal Projects; and adopting Amendment No. 9 to the Hull Urban Renewal Plan. Roll call vote was as follows: Ayes – Van Roekel, Te Slaa, Rankin and Emerick. Nays – none. Mayor Moss declared the resolution adopted.

A motion was made by Rankin and Supported by Te Slaa to waive the 1st and 2nd readings and approve the 3rd reading of Ordinance 375, an ordinance amending Ordinance Nos. 190, 191, 222, 326, and 329, providing that general property taxes levied and collected each year on certain property located within the Amended Hull Urban Renewal Area, in the City of Hull, County of Sioux, Boyden-Hull 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 Hull Urban Renewal Area (adding Amendment No. 9 area to division of taxes and removing Hull Industrial Subdivision Lots 4-11 from Division of Taxes). Motion carried 4-0. Mayor Moss declared Ordinance 375 passed.

Public Correspondence – It was noted the City received a dividend check from ISB Insurance from last year’s policy.

Administrator’s Report – The City Department Head Meeting notes were given for information. Collins noted no new building permits were given. Collins updated the council regarding Maple Heights, Liberty Heights, and Commerce Center inquiries. Collins noted that the HIDC closed on the purchase agreement for Walnut Heights this month. Collins gave an update on the new restaurant plans. Collins attended the monthly Northwest Iowa League of Cities meeting in Cherokee. Collins noted the annual meeting for HIDC will be held on March 3rd in the Council Chambers. Collins presented a House Study Bill (HSB) 194 to the council. This bill sunsets perpetual TIF districts in Iowa. A letter will be sent to Skyler Wheeler regarding the proposed bill.

Finance – Collins will be sending the Maple & Walnut Heights financial analysis to the Finance Committee and setting up a meeting to discuss the numbers.

Streets & Storm Sewer – Bid letting for Main Street and Elm Street will be held on March 4th.

Building, Equipment, & Grounds – no report

Parks, Pool, Recreation – Collins presented a Bike Path Map to the council for discussion.

Public Safety Committee -- no report

City Utilities – no report.

Economic Development – noted above.

Other Business – none

Upcoming Events— The next City Council meetings will be held on March 8th in the Hull Public Library at 5:00 pm. The next Zoning Update Project meeting for February 24th has been changed to a future date. Elm & Main Street bid opening will be held March 4th at 12:30 pm. The Walnut Heights Development Agreement for HIDC will be completed in April.

Adjournment – A motion was made by Emerick and supported by Rankin to adjourn the meeting at 6:18 pm. Motion carried 4-0.

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Jim Collins Arlan Moss

City Administrator Mayor