The Hiawatha City Council met in regular session in the Hiawatha Council Chambers on March 6, 2019. Mayor Bennett called the meeting to order at 5:30 p.m. Council members present: Dick Olson, Steve Dodson, Aime Wichtendahl, Dennis Norton and Rob Archibald. Staff present: City Attorney Mark Parmenter, City Administrator Kim Downs, Finance Director Cindy Kudrna, and Police Chief Dennis Marks. Guests: Kenny Jones, Joe Horaney of Linn County Solid Waste Agency, Martin Bruns, Nick Capellinpo, Keith Billick of Side by Side Own, L.L.C., Dennis Knaws, Jackson Sater, Jayvon Dillworth, Brody Waters, Ethan Herd, Ara Ispentchian, Dillon Kelsey, Len Long, Zach Ispentchian, Tom Patterson, Dan Wilkes and Daniel Hoffmann. Not all attendees signed in for the meeting.

Norton moved approval of the agenda, seconded by Dodson. Motion carried.

Wichtendahl moved the approval of the following consent agenda items: Approval of bills; Regular Meetings February 6, 2019; Budget Work Session January 21, 2019; Receive & File Minutes of Boards/Commissions/Committees: Water Board February 19, 2019, Parks and Recreation February 12, 2019, and Library Board February 12, 2019; City Engineer's Report, Mayor's Report & City Administrator's Report, seconded by Archibald. Motion carried.

Report from Council Members/Mayor/City Administrator

City Administrator Downs mentioned working together with the City Manager from Marion and Snyder Associates on the Tower Terrace Road project to take a regional approach.

Downs also commented that Kyla Pfeiler the GIS Tech has been nominated for Kirkwood's All Star award and gets to be highlighted over the next couple of months. Parks and Recreation Director Willadsen has officially passed her Parks and Recreation test and wants to congratulate her and Pfeiler.

Linn County Solid Waste Agency Presentation – Joe Horaney

Joe Horaney presented an annual update on the Linn County Solid Waste Agency: agency formed in 1994 and the agency currently operates two locations in Linn County, one at County Home Road in Marion and one on A Street SW in Cedar Rapids.

Garbage Fees

- $10.00 flat-fee for cars/SUVs/minivans
- $20.00 flat-fee for pickup truck and full-size vans
- $24.00 per ton for yard waste
- $40.00 per ton for all weighed loads
- $10.00 fee for residential uncovered or unsecured loads
- $25.00 fee for commercial uncovered or unsecured loads

The Solid Waste Agency recently brought 240 goats to their site to eat the grass and weeds covering a closed section of the landfill where the agency is participating in an environmental management program through a grant from the Iowa Department of Natural Resources including monarch butterfly rearing tents.

In September 2018, the Mount Trashmore trails and overlook was opened. It is not a park, still a regulated site, hours vary weekly and more site improvements coming this year.

PUBLIC HEARING – to consider the FY 2020 Budget

Mayor Bennett opened the public hearing to consider the FY 2020 Budget at 5:42 P.M.

No written or public comments were received at or prior to the public hearing. Public Hearing closed at 5:43 P.M.

Wichtendahl presented RESOLUTION #19-036 approving the FY 2020 Budget, seconded by Archibald. Roll call vote: AYES: Olson, Archibald, Norton, Wichtendahl, Dodson. NAYS: None. **RESOLUTION #19-036 adopted.**

PUBLIC HEARING – on the proposal to enter into a Purchase, Sale and Development Agreement with Side by Side Own, L.L.C. and Side by Side Develop, L.L.C., which includes the potential sale of the City's interest in real property

Mayor Bennett opened the public hearing on the proposal to enter into a Purchase, Sale and Development Agreement with Side by Side Own, L.L.C. and Side by Side Develop, L.L.C., which includes the potential sale of the City's interest in real property at 5:44 P.M.

Keith Billick of Side by Side Develop, L.L.C. thanked Council and staff and said they are ready to get going on project and spoke on some of the highlights below:

- Project rebranded to Hiawatha Midtown
- Multi-family eight story tower on the corner of Robins and Center Point Road(s)
- Mix of retail/commercial, residential, and future flexible retail
- Small business or larger business, looking at trends, live/work units where people would buy a slice of the building with retail below and living quarters above, providing available spaces to live and work
- Four (4) phase project estimated to be complete in three and a half years
- Already have interested parties in the housing development(s)
- TIF $890,000 over five years
- Ten-year sliding scale for residential tax abatement
- Private investment of $72 million, 12.74 acres (7.5 acres developed, and 5.24 acres open space)

Council Member Wichtendahl commented she is very excited for the project and really likes the branding and thanked Mr. Billick for all his work.

Council Member Olson said, "Tthis is a result of a lot of years of work around 15-20 years and people who have a shared common vision. Nothing in Hiawatha will ever be the same." and thanked Mr. Billick.

Mayor Bennett said, "Adds a lot of beds and a different style to look at."

Council Member Dodson commented, "It is a fantastic project and cannot wait to get started."

Council Member Archibald said, "This will give Hiawatha an identity and loves the live/work spaces."

No additional written or public comments were received at or prior to the public hearing. Public Hearing closed at 6:02 P.M.

Olson presented RESOLUTION #19-037 making final determination on potential sale of interest in real property and approving and authorizing execution of a Purchase, Sale, and Development Agreement by and among the City of Hiawatha, Side by Side Own, L.L.C. and Side by Side Develop, L.L.C, seconded by Archibald. Roll call vote: AYES: Norton, Dodson, Wichtendahl, Archibald, Olson. NAYS: None. **RESOLUTION #19-037 adopted.**

Earth Day Community Collection Event on April 27, 2019 from 9:00 A.M. – 11:00 A.M.

Dodson presented RESOLUTION #19-038 approving a Community Collection Event with Midwest Electronic Recovery, seconded by Wichtendahl. Roll call vote: AYES: Wichtendahl, Olson, Dodson, Norton, Archibald. NAYS: None. **RESOLUTON #19-038 adopted.**

Norton presented RESOLUTION #19-039 approving a Community Collection Event with Cedar Rapids/Linn County Solid Waste Agency & authorizing Mayor to sign the Memorandum of Understanding, seconded by Dodson. Roll call vote: AYES: Dodson, Archibald, Olson, Wichtendahl, Norton. NAYS: None. **RESOLUTION #19-039 adopted.**

Wichtendahl presented RESOLUTION #19-040 approving a Community Collection Event with Heartland Shredding, seconded by Norton. Roll call vote: AYES: Archibald, Norton, Olson, Dodson, Wichtendahl. NAYS: None. **RESOLUTION #19-040 adopted.**

Consider appointment and setting wage and benefits of Kari Graber as the Hiawatha City Clerk
Norton presented RESOLUTION #19-041 approving appointment & setting wage & benefits of Kari Graber as the Hiawatha City Clerk; effective March 7, 2019, seconded by Archibald. Roll call vote: AYES: Dodson, Archibald, Olson, Wichtendahl, Norton. NAYS: None. **RESOLUTION #19-041 adopted.**

Possible Closed Session as per Iowa Code 21.5(j) to discuss the possible purchase of particular real estate
Wichtendahl moved entering into a closed session as per Iowa Code 21.5(j) to discuss the possible purchase of particular real estate at 6:05 P.M., seconded by Dodson. Roll call vote: AYES: Norton, Wichtendahl, Archibald, Olson, Dodson. NAYS: None. Motion carried.

Discussion/Possible Action regarding the possible purchase of particular real estate discussed in closed session
Wichtendahl moved to go out of closed session and entering into regular session at 6:23 P.M., seconded by Archibald.

Wichtendahl presented RESOLUTION #19-042 authorizing staff to offer to purchase real estate owned by Robert L. and Sandra J. Brewer up to a total purchase price of $4,200, seconded by Archibald. Roll call vote: AYES: Olson, Dodson, Archibald, Norton, Wichtendahl. NAYS: None. **RESOLUTION #19-042 adopted.**

There being no further discussion, Wichtendahl moved to adjourn at 6:29 P.M., seconded by Archibald. Motion carried.

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Bill Bennett, Mayor

ATTEST:

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Kari Graber, Deputy City Clerk