

**CITY COUNCIL MEETING MINUTES**  
**Webster City, Iowa November 18 , 2024 – 6:00 p.m.**

The City Council met in regular session at the City Hall, Webster City, Iowa at 6:00 p.m. on November 18, 2024 upon call of the Mayor and the advance agenda. The meeting was called to order by Mayor John Hawkins and roll being called there were present in Council Chambers the following Council Members: Abbie Hansen, Megan McFarland, Matt McKinney and Logan Welch.

*This meeting was open to the public and can be viewed live on the City Facebook page <https://www.facebook.com/cityofwebstercity/> or viewed on the City of Webster City website <https://webstercity.com/government/city-council/city-council-meetings/> the following morning.*

Mayor John Hawkins led the Pledge of Allegiance.

It was moved by McKinney and seconded by Hansen to approve the agenda  
ROLL CALL: Hansen, Hawkins, McFarland, McKinney and Welch voting aye.

**PETITIONS- COMMUNICATIONS- REQUESTS**

None brought forth.

**PUBLIC INFORMATION**

None brought forth.

**MINUTES, CLAIMS, REPORTS, LICENSES, REQUESTS**

It was moved by Hansen and seconded by Welch that the following minutes, claims, reports, licenses and requests (a-f) be approved collectively:

- a. Minutes of November 4, 2024 Regular City Council Meeting
- b. Claims, including Payroll ending November 2, 2024 and Fund List
- c. Reports of Wastewater, Electric, Water for October 2024 be accepted and placed on file.
- d. Police Department Activity Report for October 2024 be accepted and placed on file.
- e. Fire Department Report for October 2024 be accepted and placed on file.
- f. That the issuance of Beer & Liquor Licenses by the Iowa Department of Commerce be recommended for the following:
  - Renewal of Class C Retail Alcohol License/Outdoor Service for The Links at Webster City, 405 North Des Moines Street
  - Renewal of Class B Retail Alcohol License for Kwik Star #924, 505 Fair Meadow Drive
  - Renewal of Class C Retail Alcohol License for Wildcat Distilling Co., 626 2<sup>nd</sup> Street
  - Special Class C Retail Alcohol License – 5-Day License for Top of Iowa Lucky Wife, LLC for participation in Christmas in the City Event at 600 block of Willson Avenue on December 7, 2024.
- g. Council Committee Reports – None brought forth.
- h. Other reports and recommendations – None brought forth.

ROLL CALL: Hawkins, McFarland, McKinney, Welch and Hansen voting aye.

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**GENERAL AGENDA**

a. It was moved by McKinney and seconded by Hansen that the Third Reading of an Ordinance amending the Code of Ordinances of the City of Webster City, Iowa, 2019, by Replacing Chapter 24, Article III Pertaining to Natural Gas Franchise, Granting to Black Hills/Iowa Gas Utility Company, LLC D/B/A Black Hills Energy, a Delaware Limited Liability Corporation, Its Lessees, Successors and Assigns, a Nonexclusive Authority for a Period of Twenty-Five (25) Years to Erect, Maintain and Operate a Gas Distribution System and any and all Necessary Mains, Pipes, Services and Other Appurtenances thereunto Appertaining in, Upon, Over, Across and Along the Streets, Alleys, Bridges and Public Places of the City, and for the Transmission, Transportation, Distribution and Sale of Natural and/or Mixed Gas for Heating, Industrial and all other Uses and Purposes in the City and for the purpose of Transmitting, Transporting and Conveying such Gas into, Through or Beyond the Immediate Limits of the City to Other Cities, Towns and Customers, and Prescribing the Terms and Conditions under which the company is to Operate, be approved.

ROLL CALL: McFarland, McKinney, Welch, Hansen and Hawkins voting aye,

It was moved by Welch and seconded by McFarland that Ordinance No. 2024-1876, an ordinance amending the Code of Ordinances of the City of Webster City, Iowa, 2019, by Replacing Chapter 24, Article III Pertaining to Natural Gas Franchise, Granting to Black Hills/Iowa Gas Utility Company, LLC D/B/A Black Hills Energy, a Delaware Limited Liability Corporation, Its Lessees, Successors and Assigns, a Nonexclusive Authority for a Period of Twenty-Five (25) Years to Erect, Maintain and Operate a Gas Distribution System and any and all Necessary Mains, Pipes, Services and Other Appurtenances thereunto Appertaining in, Upon, Over, Across and Along the Streets, Alleys, Bridges and Public Places of the City, and for the Transmission, Transportation, Distribution and Sale of Natural and/or Mixed Gas for Heating, Industrial and all other Uses and Purposes in the City and for the purpose of Transmitting, Transporting and Conveying such Gas into, Through or Beyond the Immediate Limits of the City to Other Cities, Towns and Customers, and Prescribing the Terms and Conditions under which the company is to Operate, be passed and adopted.

ROLL CALL: McKinney, Welch, Hansen, Hawkins and McFarland voting aye.

b. It was moved by McFarland and seconded by Hansen that Resolution No. 2024-165 approving the Official City Street Financial Report be passed and adopted.

ROLL CALL: Welch, Hansen, Hawkins, McFarland and McKinney voting aye.

c. It was moved by McFarland and seconded by Hansen that Resolution No. 2024-166 approving the Annual Urban Renewal Report be passed and adopted.

ROLL CALL: Hansen, Hawkins, McFarland, McKinney and Welch voting aye.

d. It was moved by Welch and seconded by Hansen that Resolution No. 2024-167 obligating Funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of Annual Appropriation Tax Increment Financed Obligations which shall come due in the next succeeding Fiscal Year, (FAREWAY) be passed and adopted.

ROLL CALL: Hawkins, McFarland, McKinney, Welch and Hansen voting aye.

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e. It was moved by McFarland and seconded by Hansen that Resolution No. 2024-168 obligating Funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of Annual Appropriation Tax Increment Financed Obligations which shall come due in the next succeeding Fiscal Year, (3DK Enterprises, LLC) be passed and adopted.

ROLL CALL: McFarland, McKinney, Welch, Hansen and Hawkins voting aye.

f. It was moved by Welch and seconded by McFarland that Resolution No. 2024-169 obligating Funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of Annual Appropriation Tax Increment Financed Obligations which shall come due in the next succeeding Fiscal Year, (Gary & Brenda Fox) be passed and adopted.

Roll CALL: McKinney, Welch, Hansen, Hawkins and McFarland voting aye.

g. It was moved by McFarland and seconded by Hansen that Resolution No. 2024-170 obligating Funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of Annual Appropriation Tax Increment Financed Obligations which shall come due in the next succeeding Fiscal Year, (First State Bank, Addition #2) be passed and adopted.

ROLL CALL: Welch, Hansen, Hawkins, McFarland and McKinney voting aye.

h. It was moved by Hansen and seconded by McKinney that Resolution No. 2024-171 obligating Funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of Annual Appropriation Tax Increment Financed Obligations which shall come due in the next succeeding Fiscal Year, (Peoples Credit Union) be passed and adopted.

ROLL CALL: Hansen, Hawkins, McFarland, McKinney and Welch voting aye.

i. It was moved by Hansen and seconded by McFarland that Resolution No. 2024-172 obligating Funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of Annual Appropriation Tax Increment Financed Obligations which shall come due in the next succeeding Fiscal Year, (Ridge Development LLC and LMI Fund) be passed and adopted.

ROLL CALL: Hawkins, McFarland, McKinney, Welch and Hansen voting aye.

j. Discussion was held on 1919 Willson Avenue property as it pertains to the Brewer/Willson Street Project. No formal motion was made on this item, however consensus of the Council was to direct Staff to contact the property owner with possible options regarding parking in connection with the Brewer/Willson Street Project.

k. It was moved by Hansen and seconded by McFarland that Resolution No. 2024-173 Accepting and Approving Acquisition of Property generally located at 547 2<sup>nd</sup> Street and 612 Willson Avenue in the City of Webster City, Hamilton County, Iowa be passed and adopted.

ROLL CALL: McFarland, McKinney, Welch, Hansen and Hawkins voting aye.

l. It was moved by Hansen and seconded by Welch that Resolution No. 2024-174 Accepting and Approving Acquisition of Property generally located at 408 Grove Street in the City of Webster City, Hamilton County, Iowa be passed and adopted.

ROLL CALL: McKinney, Welch, Hansen, Hawkins and McFarland voting aye.

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m. It was moved by McFarland and seconded by Hansen that the Change of Beneficiary for the Wilson Brewer Park funds from the City of Webster City to the Wilson Brewer Park Foundation Board be approved.

ROLL CALL: Welch, Hansen, Hawkins, McFarland and McKinney voting aye.

n. It was moved by Hansen and seconded by McFarland that the Development Agreement with Jeff Habhab Construction, Inc. for the demolition of the buildings at 614 First Street and the granting of funds in the amount of \$28,000.00 to facilitate the demolition, be approved.

ROLL CALL: Hansen, Hawkins, McFarland, McKinney and Welch voting aye.

It was moved by Hansen and seconded by McKinney that Council adjourn.

ROLL CALL: Hawkins, McFarland, McKinney, Welch and Hansen voting aye.

The November 18, 2024 Regular City Council meeting stood adjourned at 6:35 p.m.

John Hawkins, Mayor

Karyl K. Bonjour, City Clerk