

Agenda  
City of Elk Run Heights  
Regular Council Meeting  
October 8, 2024 – 5:00 p.m.  
Located at Eddis Winstead Council Chambers

**Join Zoom Meeting:**

<https://us06web.zoom.us/j/81513734419?pwd=2tvaCcWLyMh65luGsxLg2Bu1mbZ23B.1>

Meeting ID: 815 1373 4419

Passcode: 9Z0gs4

312-626-6799

Meeting ID: 815 1373 4419

Passcode: 335637

1. Call to order, Pledge of Allegiance, and Roll call
2. Approval of the October 8, 2024 Agenda
3. Approval of Consent Agenda - All items listed on the consent agenda will be enacted by one motion. *There will be no separate discussion unless a request is made prior to the time the council votes on the motion.*
  - a. Approve the September 10, 2024 regular meeting minutes
  - b. Approval of Department reports: Building Inspection, and PeopleService
4. Approval of the Resolution Calendar – All items listed under the Resolution Calendar will be enacted by one vote. There will be no separate discussion of these items unless a request is made prior to the time the Council votes on the motion.
  - a. Resolution 4206 authorizing the payment of bills
  - b. Resolution 4207 authorizing the approval of the FY 2024 Urban Renewal Report
  - c. Resolution 4208 setting the date of public hearing for approval of the proposed plans, specifications, form of contract, and estimated cost for the construction of the Gilbertville/Lafayette Road Reconstruction Project for October 22, 2024 at 5:00 p.m.
5. Public discussion: Non-agenda items - *Please limit the time used to no more than three minutes to present your remarks in order to allow others the opportunity to speak. The Order of Business is at the discretion of the Mayor*
6. Request from Eric Bertch for Council to consider allowing a septic tank in lieu of attaching to city sewer systems due to the placement of house being built more the 600 feet from the nearest manhole.
7. Public Hearing on Designation of the Elk Run Heights Housing Urban Renewal Area and on Urban Renewal Plan and Project
8. Resolution 4209 to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan and Project for the Elk Run Heights Housing Urban Renewal Area
9. Motion to approve the first reading of Ordinance 294 Providing for the Division of Taxes Levied on Taxable Property in the Elk Run Heights Housing Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa
10. Motion to suspend the rules requiring the 2nd and 3rd reading and place on file final adoption of Ordinance 294 Providing for the Division of Taxes Levied on Taxable Property in the Elk Run Heights Housing Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa
11. Motion to adopt Ordinance 294 Providing for the Division of Taxes Levied on Taxable Property in the Elk Run Heights Housing Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa
12. Resolution 4210 Setting a Date of Meeting at which it is Proposed to Approve a Development Agreement with 3 Stooges, LLC, Including Annual Appropriation Tax Increment Payments for November 12, 2024 at 5:00 p.m.

13. Public Hearing to approve the rezoning request application from 3 Stooges, LLC to rezone parcels 881203304002, 881203326003, and 881203326004 located on Dubuque Road changing it from Commercial to Residential
14. Ordinance 296 amending the Elk Run Heights Code of Ordinances Chapter 165.06 Zoning Ordinance by rezoning of parcels 881203304002, 881203326003, and 881203326004 located on Dubuque Road changing it from Commercial to Residential
15. Motion to approve first reading of Ordinance 296 amending the Elk Run Heights Code of Ordinances Chapter 165.06 Zoning Ordinance by rezoning of parcels 881203304002, 881203326003, and 881203326004 located on Dubuque Road changing it from Commercial to Residential
16. Motion to suspend the rules requiring the 2nd and 3rd reading and place on file final adoption of Ordinance 296 amending the Elk Run Heights Code of Ordinances Chapter 165.06 Zoning Ordinance by rezoning of parcels 881203304002, 881203326003, and 881203326004 located on Dubuque Road changing it from Commercial to Residential and adopt Ordinance 296
17. Resolution 4212 approving the preliminary plat for the Elk Run Timber Estates Addition
18. Public hearing on a proposed Development Agreement with JJR Investments, LLC
19. Resolution 4213 approving the development agreement with JJR Investments, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement
20. Public hearing on a proposed Development Agreement with WB & Company LLC
21. Resolution 4214 approving the development agreement with WB & Company LLC, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement
22. Resolution 4215 approving the Chainsaw and Felling Program Policy to the City of Elk Run Heights Safety Policies
23. Request from Mayor to hire Kugler Construction to repair and rebuild the roof on shelter 2 at Mayors Park in an amount not to exceed \$22,500.00
24. Request from PeopleService to have CIT Sewer Solutions perform sewer lining in an amount not to exceed \$135,313.73
25. Discussion/Possible Action: Computer Troubleshooters quote for services/decision from discussion regarding IT coverage with Computer Troubleshooters
26. Discussion/Possible Action: Review of city employee benefits renewal
27. Discussion/Possible Action: Changing the rates for the Community Room rental
28. Public Works updates/reports
29. Engineer Reports
30. Council Reports
31. Mayor Reports
32. Adjournment