

COUNCIL MINUTES
REGULAR SESSION
JANUARY 3, 2022

Charles City city council met in regular session on January 3, 2022 at 6:00 p.m. in council chambers. Mayor Dean Andrews presided and the following council members were present: Keith Starr, Patrick Lumley, DeLaine Freeseaman, Phoebe Pittman and Phillip Knighten. Also present were city administrator Steve Diers, city engineer John Fallis and city attorney Brad Sloter.

Citizen comments - none.

Mayor Andrews welcomed everyone to the meeting.

Motion by Freeseaman, second Starr to approve the agenda. Ayes - 5

Motion by Freeseaman, second Pittman to approve the minutes of the December 20 meeting. Ayes - 5

Motion by Starr, second Freeseaman to approve the consent calendar. Ayes - 5. Consent calendar consisted of the following: approve filing the following liens for curb stop repairs: \$2101.79 510 7th Avenue and \$967.73 for 1906 Owen Street, approve class LE liquor license with Sunday Sales for Liquor Beer Tobacco Outlet and payment of claims (including those approved by other boards):

75228-75239	PAYROLL ENDING 12/18/2021	\$103,798.44
ACH	AFLAC, payroll liabilities	\$1,004.42
75240	CITY OF CHARLES CITY, payroll liabilities	\$1,038.65
75241	CC PUBLIC EMP HEALTH PLAN	**VOIDED**
75242	CC PUBLIC EMP HEALTH PLAN, payroll liabilities	\$9,611.95
ACH	COLLECTION SERVICE CENTER, payroll liabilities	\$33.25
75243	EMC NATIONAL LIFE COMPANY, payroll liabilities	\$6.00
75244-75245	DELTA DENTAL	**VOIDED**
75246	DELTA DENTAL, payroll liabilities	\$1,627.48
ACH	EFTPS, payroll liabilities	\$31,280.19
ACH	FAMILY COMM CREDIT UNION, payroll liabilities	\$1,683.00
ACH	ICMA, payroll liabilities	\$2,891.51
ACH	IPERS, payroll liabilities	\$29,654.50
ACH	MUNICIPAL FIRE & POLICE, payroll liabilities	\$30,160.50
ACH	TREASURER, STATE OF IOWA, payroll liabilities	\$11,116.00
75247	VSP	**VOIDED**
75248	VSP, payroll liabilities	\$394.11
75249	MUTUAL OF OMAHA	**VOIDED**
75250	MUTUAL OF OMAHA, payroll liabilities	\$432.10
75251	KOCH OFFICE GROUP, serv.	\$124.53
75252	MARCO TECHNOLOGIES LLC, serv.	\$61.42
75253	MIKE MOLSTEAD MOTORS INC, supp.	\$7,202.00
75254	SUPERIOR LUMBER INC, supp.	\$108.26
75255	TOP DEAD CENTER TRUCKS, supp.	\$96.20
75256	MIDAMERICAN ENERGY, serv.	\$5,321.92
75257-75268	JANUARY HAP CHECKS	\$12,383.72
ACH	JANUARY HAP CHECKS	\$53,996.00

ACH	BANCORPSV, serv.	\$324.81
ACH	BANCORPSV, serv.	\$761.27
ACH	DONNA FEISTNER (FGP), mileage	\$80.08
ACH	FLOYD SWCD, serv.	\$5,160.94
75269	AGVANTAGE FS, supp.	\$436.79
75270	ARTWEAR / BIRDIE AND BO'S, supp.	\$35.00
75271	BROWN SUPPLY CO, supp.	\$312.00
75272	CC PUBLIC EMP HEALTH PLAN	**VOIDED**
75273	CC PUBLIC EMP HEALTH PLAN	**VOIDED**
75274	CC PUBLIC EMP HEALTH PLAN	**VOIDED**
75275	CC PUBLIC EMP HEALTH PLAN	**VOIDED**
75276	CC PUBLIC EMP HEALTH PLAN, serv.	\$74,435.91
75277	CENTRAL IOWA TELEVISION, supp.	\$25,291.66
75278	CINTAS CORPORATION, serv.	\$114.20
75279	CIRCLE K COMMUNICATIONS INC, serv.	\$5,370.94
75280	DIXON ENGINEERING INC, serv.	\$3,925.00
75281	DON'S TRUCK SALES INC, supp.	\$1,594.45
75282	DOUBLE Z GARAGE DOORS LLC, serv.	\$130.00
75283	ELECTRICAL ENG & EQUIP CO, serv.	\$564.89
75284	EMERGENCY APPARATUS MAINTENANCE, serv.	\$1,685.17
75285	GORDON FLESCH COMPANY INC, serv.	\$291.20
75286	HOCKENSON PLUMBING, serv.	\$96.48
75287	IDOT-CASHIER'S OFFICE, supp.	\$303.15
75288	IDOT-CASHIER'S OFFICE, supp.	\$174.56
75289	IOWA LAW ENFORCEMENT ACADEMY, serv.	\$300.00
75290	IOWA POLICE CHIEFS ASSOCIATION, serv.	\$125.00
75291	IOWA STATE POLICE ASSOCIATION, serv.	\$400.00
75292	JOHN DEERE FINANCIAL, supp.	\$200.97
75293	JOHN A HOWE, serv.	\$850.00
75294	JP COOKE COMPANY, supp.	\$138.20
75295	KEYSTONE LABORATORIES, serv.	\$115.20
75296	KNECHT CAR WASHES, supp.	\$80.00
75297	L&J INDUSTRIES INC, serv.	\$51.80
75298	LESSIN SUPPLY COMPANY, supp.	\$259.66
75299	MICK GAGE PLUMBING & HEATING, supp.	\$186.58
75300	MIDAMERICAN ENERGY, serv.	\$35,250.56
75301	MIKE'S C&O TIRE INC, serv.	\$325.34
75302	NEWBAUER INC, serv.	\$114.55
75303	NATIONAL FIRE PROTECTION ASSOCIATION, serv.	\$175.00
75304	NOAH, SMITH, SCHUKNECHT & SLOTER, serv.	\$750.00
75305	PAWS HUMANE SOCIETY, serv.	\$1,550.00
75306	PERRY NOVAK ELECTRIC INC, supp.	\$371.25
75307	STEVEN T DIERS, monthly phone stipends	\$200.00
75308	T&W GRINDING & COMPOST SERVICE, serv.	\$6,240.00

75309	TERRACON CONSULTANTS INC, serv.	\$1,060.25
75310	TRIUMPH SURPLUS LLC, serv.	\$8.93
75311	VENTURE LIGHTING INTERNATIONAL, supp.	\$270.79
75312	VERIZON WIRELESS, serv.	\$120.03

TOTAL \$474,258.76

Mayor Andrews commented that the list of council committees will be on the next planning agenda for discussion.

Mayor Andrews opened the public hearing on the urban renewal plan amendment for South Grand Urban Renewal Area. Affidavit of publication dated 12/17/21 was informally filed. Mayor Andrews asked for written comments. There being none, he then asked for oral comments. There were none. Motion by Freeseaman, second Pittman to close the hearing. Ayes - 5. This amendment is being done for the development agreement that is being considered for MM Real Estate Holdings for a new dental center being built on South Grand. Council member Starr introduced Resolution 01-2022 entitled, "RESOLUTION TO APPROVE URBAN RENEWAL PLAN AMENDMENT FOR THE SOUTH GRAND URBAN RENEWAL AREA" and moved for adoption. Second to adopt Pittman. Resolution duly passed on roll call vote as follows: Ayes - Starr, Lumley, Freeseaman, Pittman, Knighten. Nays - none. The development agreement for this project will also require a public hearing to be held. The agreement is for a five year tax rebate of 86.68% with a maximum total amount over the 5 years of \$125,000. This hearing has been scheduled for the January 19 regular meeting. Council member Starr introduced Resolution 02-2022 entitled, "RESOLUTION SETTING A DATE OF MEETING AT WHICH IT IS PROPOSED TO APPROVE A DEVELOPMENT AGREEMENT WITH MM REAL ESTATE HOLDINGS, LLC, INCLUDING ANNUAL APPROPRIATION TAX INCREMENT PAYMENTS" and moved for adoption. Second to adopt Freeseaman. Resolution duly passed on roll call vote as follows: Ayes - Starr, Lumley, Freeseaman, Pittman, Knighten. Nays - none.

Mayor Andrews opened the public hearing on conveyance of property located at 312 15th Avenue. Affidavit of publication dated 12/23/21 was informally filed. Mayor Andrews asked for written comments. There being none, he then asked for oral comments. There were none. Motion by Freeseaman, second Starr to close the hearing. Ayes - 5. This property previously had a nuisance structure on it. The city purchased the lot and tore down the structure, leaving a bare lot. Bids were solicited this past spring for this property but none were received. A minimum bid of \$1500 had been requested. Recently, the city has been contacted by two different interested parties on purchasing the lot, so both were told to submit bids. At the deadline, only one bid had been received and that was for \$1300. Opinion of city attorney Slotter was that we could accept this bid, so a notice of public hearing was published. City attorney Slotter also commented that this property is being sold as is with no abstract being provided. Council member Starr introduced Resolution 03-2022 entitled, "RESOLUTION APPROVING CONVEYANCE OF REAL PROPERTY" and moved for adoption. Second to adopt Pittman. Resolution duly passed on roll call vote as follows: Ayes - Starr, Lumley, Freeseaman, Pittman, Knighten. Nays - none.

Ordinance 1156 AN ORDINANCE REPEALING CHAPTER 75 OF THE CHARLES CITY CODE OF ORDINANCES, 2015, AND ADOPTING A NEW CHAPTER 75 WHICH AMENDS THE PROVISIONS OF THE REPEALED CHAPTER TO PROVIDE RULES AND REGULATIONS FOR THE OPERATION OF ALL-TERRAINE VEHICLES, OFF ROAD UTILITY VEHICLES AND SNOWMOBILES WITHIN THE CITY OF CHARLES CITY, IOWA was presented for a third and final reading. This ordinance addresses the use of UTV/ATVs in city limits. All terrain vehicles are allowed only for snow removal purposes. Off road utility vehicles (UTV) are allowed on city streets but not state highways unless directly crossing them at an intersection. They also are not allowed in city parks, trails or recreational bridges. Once change to snowmobiles operating in city limits is that they can't be driven after midnight on Sunday mornings as opposed to 1 a.m. on Sunday mornings. This was done to match the same time as the other nights of the week. Motion by Starr, second Pittman to approve the third reading of Ordinance 1156. Ayes - 5. Councilmember Lumley commented that he would like to see us review this ordinance in about 6 months.

to see how it's working. Council member Knighten asked when we will look at registration fees and response was we can do that at the next planning session. Motion by Freeseaman, second Pittman to adopt and publish Ordinance 1156. Ayes - 5

City clerk O'Donnell reminded council that we will have meetings on January 5, 6, 10 and 12. The next regular meeting will be Wednesday January 19 due to MLK holiday and a conflict on that Tuesday.

City administrator Diers reported that agreements have been reached with the fire and public works unions for wages. We haven't received our valuations yet and can't start drafting a city levy until we do.

Motion by Freeseaman, second Pittman to adjourn. Ayes - 5.

Dean Andrews, Mayor

Attest:

Trudy O'Donnell, City Clerk