

COUNCIL PROCEEDINGS
JANUARY 27, 2020

Charles City city council met in a planning session on January 27, 2020 at 6:00 p.m. in council chambers. Mayor Dean Andrews presided and the following council members were present: Keith Starr, Jerry Joerger, Delaine Freeseaman, Phillip Knighten and Phoebe Pittman. Also present were city administrator Steve Diers and city engineer John Fallis.

Mayor Andrews asked to move item #8 pertaining to RK subdivision up to under Mayor's comments due to Ray Holzer being in attendance.

Discussion on the proposed RK Subdivision plat. This is a 7 lot subdivision on 195th Street south of Wandering Acres. Since this is within 2 miles of city limits, we have some authority on how it is laid out and developed. This plat has been through planning and zoning and they are recommending approval. City staff is suggesting that it be mandated that sewer connections on all of the houses that will be built here comes out on the same side so that if the city does extend sewer here in the future, all houses could more easily access the main. The city engineer is recommending waiving the final plat requirements and approving this plat as presented as long as it matches the preliminary plat. This item will be on the next regular council meeting for action.

Ordinance 1142 amending some of the parking lot requirements in our zoning code has been drafted after much discussion over the past few months. This ordinance would require that the front 38' (including the 10' setback" be paved and have the back portion of the parking lot be the owner's choice for material. Planning and zoning has held a hearing on this proposed ordinance and they are recommending approval. At the last council planning session, there were a lot of questions from council and they wanted more time to review this proposed ordinance. Council member Pittman commented that these changes might not fit a much bigger parking lot, such as the one at the Simply Essentials facility. Could we specify that a parking lot over a certain area would need to pave a proportional sized area of the lot? Or could we have different requirements for an industrial zone lots (such as Simply Essentials)? Council member Freeseaman asked if we should just wait until the impending overhaul of our zoning code to make any changes to the parking lot requirements. We have several parking waivers existing right now, we could grant extensions until the zoning code is overhauled and they would have to comply at that time with whatever the requirements would be. Consensus of council was to wait on Ordinance 1142 until we overhaul the zoning code and to contact all other waivers in place now to let them know. Proposals on overhauling our zoning code are due February 14.

We went out for bids on the Charley Western Trail bridge and only received one bid of \$1.6 million. Engineer estimate was \$1.2 million. We can reject this bid without jeopardizing our TAP funding for the project, can re-bid in May and allow a longer completion time to hopefully entice more bidders. When we officially reject the bid, this will allow city engineer Fallis to contact the other plan holders to find out why they didn't submit a bid.

Last March, we advertised for bids on the remodel project for the chamber building at 401 N. Main. We did not receive any bids. The windows and doors are in bad shape and we also wanted to remodel the front entrance to allow a visitors kiosk to be located there. Staff is recommending extending the timeline on completion to possibly get some bidders, possibly extend to spring 2021. Council expressed concern over this project getting dragged out and make it too much of an inconvenience for the Chamber employees. Fallis thinks that all the contractors were just too busy to take on the project. Some discussion on just moving the Chamber employees out during the construction and giving the contractor a certain amount of time to complete the project once they start. City administrator Diers stated that he would talk to the architect more on these issues. Mark Wicks commented that if possible, they would like to avoid construction from June to August since that is their busiest time.

The HMA project planned for portions of Clinton, Cedar, S. Jackson and 2nd Street was discussed. An alternate bid for the library parking lot is also included in these plans as well as an alternate bid for the tennis courts at Sportsman Park. Completion date for this project is September.

There is a grant available from Wellmark that we would like to apply for to go toward the Charley Western Trail bridge. This project would qualify for the larger project grant so that is what we will do. The city only has to put in as much as the grant toward the project and that won't be an issue due to the total cost of the project. Approval of this grant application will be on the February 3 council agenda for consideration.

City administrator Diers commented that the Terracon proposal for the WRRF project needs to be approved. There was a tour today of the McQuillen Place project with the bankruptcy trustee, IEDA reps and city staff. The new watershed coordinator and Steve will be going to a meeting next week.

There being no further business, meeting was adjourned.

Dean Andrews, Mayor

Attest:
Trudy O'Donnell, City Clerk