

COUNCIL MINUTES
SPECIAL SESSION
APRIL 15, 2020

Charles City city council met in a special session on April 15, 2020 at 6:00 p.m. remotely via Zoom due to the COVID-19 pandemic. Mayor Dean Andrews presided and the following council members were present: Keith Starr, Jerry Joerger, DeLaine Freeseaman, Phoebe Pittman and Phillip Knighten. Also present were city administrator Steve Diers, city engineer John Fallis and city attorney Brad Sloter.

Motion by Knighten, second Joerger to approve the agenda. Ayes - 5.

Pay estimates #5 and #6 have been submitted from Portzen Construction for the WRRF project. This project has been halted so that an environmental study could be done on some areas of the project that were added at a later date. Working on a work stoppage payment that is due Portzen and it is expected that the city will not be responsible for this payment. Still waiting on state review of the recently submitted paperwork and we are probably looking at the end of May for this project to be allowed to start back up again. Council member Joerger introduced Resolution 70-20 entitled, "RESOLUTION APPROVING PAY ESTIMATE #5 AND #6 FOR WATER RESOURCE RECOVERY FACILITY PROJECT" and moved for adoption. Second to adopt Freeseaman. Resolution duly passed on roll call vote as follows: Ayes - Starr, Joerger, Freeseaman, Pittman, Knighten. Ayes - none

The city recently entered into a purchase agreement for property located at 808 N. Main owned by Calvin Schultz. This transaction will be closing on May 1. The environmental study results have come back clean. Council member Freeseaman introduced Resolution 71-20 entitled, "RESOLUTION APPROVING AND ACCEPTING DEED" and moved for adoption. Second to adopt Pittman. Resolution duly passed on roll call vote as follows: Ayes - Starr, Joerger, Freeseaman, Pittman, Knighten. Nays - none.

Property located at 806 N. Grand has come up for sale. This is a property that has been on our list of nuisance properties and staff is recommending that the city purchase this and tear down the house. The lot can then be sold for a new house to be built. It was listed at \$14,900 and the city offered \$14,000 contingent on council approval as discussed in last week's closed session. Council member Freeseaman asked if anyone has looked at potential costs for demo and possible asbestos abatement. City administrator Diers replied not yet but it is estimated it shouldn't take any more than \$20,000 to demolish. City attorney Sloter commented that the city has a 14 day window and could have a 3rd party go in to inspect. If anything major is found wrong, we could go back and negotiate the price to allow for that. Council member Freeseaman introduced Resolution 72-20 entitled, "RESOLUTION APPROVING OFFER TO ACQUIRE REAL ESTATE" and moved for adoption. Second to adopt Pittman. Resolution duly passed on roll call vote as follows: Ayes - Starr, Joerger, Freeseaman, Pittman, Knighten. Nays - none. Mayor Andrews asked if the other two nuisance properties we are looking at could be included with the demo of 806 N. Grand. City attorney Sloter replied that those two properties are still in the process and it may take a while to get them acquired.

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

Dean Andrews, Mayor

Attest:

Trudy O'Donnell, City Clerk