

COUNCIL PROCEEDINGS  
JUNE 24, 2019

Charles City city council met in a planning session on June 24, 2019 at 6:00 p.m. in council chambers. Mayor Dean Andrews presided and the following council members were present: Jerry Joerger, DeLaine Freeseaman, Keith Starr and Michael Hammond. Absent was Dan Mallaro. Also present were city administrator Steve Diers, city engineer John Fallis and city attorney Brad Slotter.

Mayor Andrews reported that the AARP visitors enjoyed their visit to Charles City on Saturday.

Discussion on the draft agreement with ADC for the certified site purchase was discussed. The parcel of property considered for purchase would cost approximately \$2.1 million. It is proposed to have the ADC be the owner of this property and to market it. The agreement would include terms for the maintenance of the property, provide for the receipt of any rental monies to the city to go towards the debt payment, remittance of all proceeds from the sale of the property to the city for the repayment of debt and providing ADC with funds to market the property. It would also require an annual report to the council of the status of the property. Council member Freeseaman asked if that could be changed to a report every six months and city administrator Diers stated yes. Council would also like to add that a copy of any lease agreements that ADC does be sent to the city. An option for the city to re-purchase the property back from ADC is included but discussion on whether to leave that date open and to be able to take that back at any time for good cause. Staff needs to check with bond counsel to see if this purchase back option is valid or not. As far as funding the purchase of this property, we can go with either General Obligation bonds that would be funded with TIF dollars or do a pure TIF bond. With a GO bond, we would have the ability to levy bond payments with debt service levy if needed. With pure TIF, we would only have the available increment to make the bond payments. A GO bond is subject to a reverse referendum but we would get a better interest rate with this since it's more secure to an investor. Question on if we go with a pure TIF bond, could we use General Fund monies to pay. City administrator Diers replied back yes, we just wouldn't be able to use a debt service levy to pay. Council consensus was to make the changes to the agreement that were discussed tonight and to revisit this agreement at the July 22 planning session.

Request from Floyd County for diagonal parking at the courthouse was discussed. Question on if diagonal parking would really add a substantial amount of spaces. Utilizing parallel parking and adding some spots on the north side of Court Street would yield 13 spaces. Diagonal design would yield 14 spots. Some concern on the alignment of the street if diagonal parking was utilized. The diagonal design provided by the county shows an angled cross walk but city engineer John Fallis recommends using a straight cross walk to safely accommodate visually impaired pedestrians. Linda Tjaden and Gloria Carr from Floyd County were present for this discussion and they commented that we have a lot of elderly citizens that may have difficulties executing parallel parking. This item was discussed at the board of supervisor's meeting today and the other two supervisors would like to utilize diagonal parking here. Much discussion on the location of the handicapped parking spaces. The county wants them as close to the courthouse as possible. The state department of public safety has reviewed these plans and is recommending having three handicap spots on the street. There are currently handicap spots located right up by the courthouse building and Council member Starr asked if those could be adapted to be used. Gloria will check with their architect to see if this is a possibility. Council member Freeseaman expressed concern over having diagonal parking here. High profile vehicles make it hard to see when trying to back out, this could especially be problematic for elderly. With parallel parking, you can at least see everyone. Council member Hammond stated that he would like to see the handicap spots be off the street so he'd like to have the possibility of utilizing the current spots by the courthouse checked out.

The conveyance of a section of South Jackson was discussed. The ordinance vacating this section has already been adopted but we were waiting until it was time to start the construction until actually publishing the ordinance and making the vacation legal. A public hearing will be scheduled for July 15 at which time this section will be conveyed to Floyd County for the LEC project. After this, it will be county property and they will be responsible for blocking it off so it's not used as a street. The price of this conveyance will be \$500 to cover the costs of transferring ownership.

The developer agreement for 500 N. Grand was discussed. The developer has requested a 10 year 100% abatement. The total abatement over 10 years would be about \$589,000. We can not set a cap on an abatement like we can on a tax rebate agreement. Our bond counsel thinks we can get a personal guaranty from the developer but will verify that. We can not make it non-transferable if it's an abatement. Would need an urban revitalization area designated for an abatement or an urban renewal area if we want to do a tax rebate agreement. City administrator Diers had discussed with Shawn Foutch, the developer, about any possibility of negotiating the terms since the expected value is going to be less than originally stated and we have changed the parking requirements to allow for some diagonal parking there due to onsite restrictions. Shawn replied back that he would possibly consider 100% for three years and then decrease but go for a longer term. Discussion on deleting the total dollar amount of the rebate that's listed and just designate it will be 100% for so many years. City administrator Diers thinks the dollar amount may need to be in there for reference purposes. Council member Starr asked what the incentive is for the developer to finish the project, can we put something in there to penalize if the project doesn't get completed in a certain time frame? This will be researched. Shawn has stated that he would like to start construction on this project in summer 2021.

Street superintendent Dirk Uetz was present to discuss purchase of an end loader for the street department. He received three bids back with one bid not meeting specs so was not considered. The bid from a Case dealer did not meet the horsepower and weight specs but met everything else. The John Deere unit quoted met all of the required specs. The Case unit was \$121,000 and the John Deere was \$125,408. Staff is recommending the John Deere unit. Council member Starr asked if Schwartzrock Implement was asked for a bid and reply was no, they have never had the size of equipment we have requested.

The 2019 Drainage Improvement project was reviewed. This project would address the inadequate sized storm sewer main located on S. Grand by Comet Bowl. It would also install two diversion ditches on J Street and also do a storm sewer extension at the Arts Center building to keep water from blowing into that basement entrance. The handicap entrance is also out of compliance there so that will be corrected as well. We are combining all of these projects to hopefully get better bids. Completion for these projects would be June 2020. The project at S. Johnson and Oliver Streets is a more complex issue so more engineering work will be required on that one. There will be an item on the July 15 agenda to approve the agreement for this design.

The transit agreement with NIACOG is up for renewal. We had discussed a possible increase in the ticket prices. We will look at this at budget time. This service has been running well and the newly added bus to Mason City has been well received. One complaint is not enough room on the buses and there is a waiting list at times. Council member Hammond asked if another bus could be added to cover the waiting list and city administrator Diers responded that it would cost too much for too small of a return to add another bus at this time.

We have a preliminary design for the Charley Western trail bridge from Calhoun Burns. It is a pre stressed concrete bridge, 12 feet wide and can accommodate vehicles in an emergency. This design has been submitted to the corps of engineers. This will be a DOT letting due to the Federal funds involved. Letting is scheduled for January 20 with construction planned for summer 2020. Calhoun Burns has a design agreement submitted for our review and approval. We need to have the final plans by October 2019. The estimated cost of the project is 1.2 million.

City administrator Diers reported that we will take possession of the McEnany property the first part of July. PAWS is interested in possibly using that house and moving it to their facility.

There being no further business, meeting was adjourned.

Dean Andrews, mayor

Attest:

Trudy O'Donnell, city clerk

