

COUNCIL PROCEEDINGS
JULY 9, 2018

Charles City city council met in a planning session on July 9, 2018 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, Dan Mallaro and Michael Hammond. Also present were city administrator Steve Diers and city attorney Brad Slotter.

Mayor's comments - He has been working on getting ready for city administrator and city clerk evaluations. It was also suggested conducting an evaluation on city attorney Brad Slotter since he just recently was appointed to that position. The evaluations have been set up online via SurveyMonkey and Steve will send out the link to that tomorrow. If they could be returned to the mayor by July 19 to be ready for a closed session on July 23 for evaluations, that would be helpful.

Tim Fox and Connie Parsons were present to discuss the site certification process and what the next steps will be. The site development committee from ADC has been working the past 8 to 10 months finding suitable sites and researching prices. They focused on a two mile radius around Charles City and identified 11 potential sites. They narrowed those down to three sites using criteria such as access to transportation, access to utilities and topography of the land. An option has been secured on the top choice which is located near Hog Slats site on S. Grand near the Avenue of the Saints. The major benefits of this property is it's proximity to transportation and the infrastructure is already there. A certified site has to be at least 50 acres and this one is over 70 acres. The option price is for \$28,750 per acre. The SW TIF board has met and discussed this process. City administrator Diers stated that the proposal is to use SW TIF dollars to purchase this land. This area would be amended into the existing SW TIF district but this amended area would only have a 20 year life, not a perpetual life like the rest of this TIF district. But the available increment in the entire district could be utilized to pay off the debt for purchase and/or any possible development agreements that may come along. A 12 year amortization schedule has been drafted by our financial advisor and there is adequate increment available to do this. Since this is a joint district between the city and county, either entity could incur the debt. It is being suggested to have the county take on the debt due to their larger debt capacity. It would be more beneficial to do a GO debt to garner more favorable interest rates, but that would go against an entity's debt limit. Could to a straight TIF revenue bond but the rates would be higher than a GO bond. A GO bond would also be subject to a reverse referendum. It has been discussed having ADC be the owner of this property in order to more easily market it. Any proceeds would go against the debt payments. Most prices per acre of other certified sites in the state are in the \$40,000 to \$50,000 range. It would cost approximately \$13,000 to \$14,000 per acre additional to run water and sewer, so this price is reasonable. Council member Joerger stated that it's important that the ADC is in charge of marketing this property, it would help with quicker action in negotiations with potential businesses. A SW TIF board meeting will be held soon to make recommendations to the city and county.

Kevin Kramer from NIACOG was present to discuss the proposed transit agreements with NIACOG and Circle K Electronics. The current provider was set to retire on June 30 but they agreed to stay on for one more month while we got these new agreements set up. Dan and Tammy Elthon have agreed to provide dispatching services and operate the transit service. The city would hire the drivers and maintain the vans. Drivers would be city employees and Circle K will be an independent contractor. It will be a fixed amount paid to Circle K. Hours of operation would be 7:00 a.m. to 4:00 p.m. Monday through Friday. The city will continue to share equally in the deficit each month, just like it is now. However, we will send the bill to NIACOG for reimbursement and not the other way around like it is currently. Staff hopes to have a memorandum of understanding ready for the July 16 meeting for council action. Foster grandparent program will also utilize this transit service.

An automatic mutual aid agreement has been discussed with the cities of Floyd and Colwell for fire calls. This would involve an automatic call out for mutual aid for structure fires only. If it is determined they are not needed, they will be called off of responding. It is getting harder to find volunteers to cover the 6 a.m. to 6 p.m. calls due to being at their jobs. This will hopefully help garnering volunteers for calls.

Police chief Hugh Anderson updated the council on the new K-9 dog. The department will be selling t shirts as a fundraiser to help pay for Jordy. A grant has been received from the RAGBRAI committee of about \$3000 and the department would like to get the community involved in helping to fund the rest.

Steve Lindaman, park and rec director, was present to discuss the purchase of a fairway mower. Current one is 25 years old and they have found a 2013 John Deere for \$24,000 that will suit their needs. The old one will be kept to supply parts for the new one. Steve also discussed replacing the pool playground surface. He is looking at a poured in place product rather than tiles like they have now. It should wear better and last longer. He has received several bids on this type of surface and is recommending going with the lowest bid which is from All Inclusive Recreation for \$13,718.12. This item will be on the next regular agenda for council action.

A change order is needed for the Hildreth Street project. Staff is recommending boring underneath Gilbert Street to connect a water line rather than an open cut on the street. This will cost about \$20,000 for the boring. The reason for the change is the DNR changed the specs on PVC piping so we need to use thicker material which will add about \$50,000 making the total change order approximately \$70,000. This will be on the next regular agenda for council action.

The request for information for fiber is almost done so will be sent out shortly. Steve will be meeting with the owner on property for the WRRF project to discuss prices. He will be gone several days this week to a conference.

Several residents on Beck Street then approached the council on storm water issues in their neighborhood.

There being no further business, meeting adjourned.

Dean Andrews, Mayor

Attest:

Trudy O'Donnell, City Clerk