

COUNCIL PROCEEDINGS
JULY 22, 2019

Charles City city council met in a planning session on July 22, 2019 at 6:00 p.m. in council chambers. Mayor Dean Andrews presided and the following council members were present: Keith Starr, Jerry Joerger and Dan Mallaro. Absent were DeLaine Freeseaman and Michael Hammond. Also present were city administrator Steve Diers and city engineer John Fallis.

Mayor's comments - Mayor Andrews toured the Winnebago plant here in Charles City with the Winnebago owners group who camped here over the weekend.

The proposed development agreement for 500 N. Grand was reviewed. Developer Shawn Foutch was present to discuss this agreement. The city parking ordinance was changed recently and this will allow use of the city right of way for parking on a case by case basis. This type of parking will be located at this building along 5th Avenue. Some question on including an estimated total of the tax abatement in the agreement and city administrator Diers replied that bond counsel had determined that this is okay. The agreement states that the developer will cover legal fees up to \$6,000 and he asked if we could make this due at time of first abated tax payment. He is working on a site plan. Assignment of the agreement was discussed. There seemed to be some conflicting language in the agreement for assignment of this agreement so this should probably be looked at and made more clear. The project completion is set for 2022 and question asked what the incentive is to get the project done on time and what the city's recourse would be. Mr. Foutch stated that he doesn't want to tie his hands in case things happen that are out of his control. He would like to see some reasonable terms to allow for that if some penalty clause is included. Mr. Foutch asked if the city would support a future tax credit application and asked if that could be included in the agreement. Reply was that we have done that for other projects so we don't foresee any problem passing a resolution of support. This could be done sooner rather than later. Foutch will get a sample copy of a support resolution for us to use as a template. Last question that Foutch had was if the utilities there now are adequate for his development and city engineer Fallis replied yes. Foutch state that as of right now, he is planning on 38 units in the development. Question on the use of the auditorium by the public and response was that they want to cover costs of running it but not to make a profit from rent. So it would be a minimal cost to use it. Plans are to downsize the current kitchen leaving the northeast corner fully functional and this area will be available for use by the community. Further discussion by the council at this point brought a consensus that the incentive to get the project completed would be to get the full 100% tax abatement as soon as possible so that would probably be good enough.

The proposed drainage project on S. Johnson/Oliver will require a study be done to identify what options will work to correct the issues. Once we identify the solution, we can do preliminary plans. We requested proposals for this study and received 3 proposals as follows: Veenstra and Kim \$8900, Fehr Graham \$15000 and SEH \$18400. Fehr Graham included their opinion on the need for storm water modeling whereas Veenstra and Kim did not think that was needed and is recommending just installing bigger storm water mains. City engineer Fallis commented that in the past, the city council has been more interested in fixing the water problem rather than pushing the water on to someone else down the line. City staff's opinion is that the storm water modeling is necessary, therefore their recommendation is to accept the proposal from Fehr Graham. The study should be done by October, final design completed by November/December and letting of the project in January for spring construction. This study agreement will be on the next regular agenda. The Bridge church has also done some work on storm water so we will be sure to include them in our planning of this project. City administrator Diers commented that this project could be included in our sponsored project in connection with the RCPP grant we have been awarded.

The Main Street bridge was evaluated by Calhoun Burns and they have submitted a report. There is spalling and cosmetic fixes that need repair. It is structurally sound, so just requires some maintenance. They suggested injecting and lifting up the settling places. They have estimated \$325,000 as the cost to repair. An agreement for final design has been submitted for a not to exceed amount of \$22,500. Mayor Andrews asked if painting of the bridge would be done as part of this project and reply was probably not, the spalling would be covered but not painted. Council member Starr asked if underwater inspections

were done on the pillars and response was that divers weren't used, just probes were done around the pillars. This project would be done in 2020.

City administrator Diers reported that the Iowa Partners in Conservation grant will fund a full time grant person to oversee water quality projects. We used our \$500,000 sponsored project to leverage for this grant. We will work with Floyd County Soil and Water conservation to oversee this full time position. We need to get this agreement in place so we can move forward with project. We continue working with Fox Engineering on the Chautauqua/Gilbert Street lift station. The control panel will be above flood levels and sealed off. Steve and Mayor Andrews along with other people from Charles City will be attending a Housing 360 tour in Martensdale, Iowa this Friday. Interviews have been completed for the public housing maintenance position and an offer has been extended and accepted. The pool slide has been repaired temporarily after an inspection revealed some areas that were rusted through. An estimate for a complete overhaul of the structure has been submitted at \$73,000. This will be discussed further by the park and rec board and then be brought to the council for their consideration. The wayfinding sign locations will be verified tomorrow.

There being no further business, meeting was adjourned.

Dean Andrews, Mayor

Attest:

Trudy O'Donnell, city clerk