

COUNCIL PROCEEDINGS  
AUGUST 12, 2020

Charles City city council met in a planning session on August 12, 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 and Phoebe Pittman. Absent was Phillip Knighten. Also present was city engineer John Fallis and water superintendent Cory Spieker.

Mayor Comments - Mayor Andrews reported that there is a park and rec board meeting next Tuesday with the YMCA to start discussions on pool options. The save the depot group met recently and they have been given a \$50,000 donation toward moving the depot. They have been notified by the railroad that progress needs to be made on this project by September or they will tear down the structure.

Discussion held on the remaining homes to be built in the Parkside Development. Jeff Sagan from Parkside introduced personnel from Crown Point Builders, who is interested in building 6 single and 18 twin homes in this development. City administrator Diers and Mayor Andrews recently toured Crown Point's recent development in Garner and they were impressed with the quality of the construction. Floor plans had been submitted to the city for the planned units and it was asked if the square footage could be increased. It was felt that higher square footage would sell better. Plans were re-worked and updated floor plans were submitted today. Crown Point has been consulting with local realtors at Stewart Realty to help figure out what is needed and what the market will bear in our area. Much research has been done on neighboring cities to compare. Costs of building materials have increased lately and supplies are becoming more scarce. Crown Point reviewed how their project in Garner came together and how it is doing now. They have had a lot of interest from both younger and older people in Garner for their units there. With the apparent shortage of quality rentals in Charles City, it is planned that most of these new houses would be rental units. Crown Point will be looking for input from the council and community leaders to determine how many that will be. Mr. Sagan commented that the cost of the remaining lots in Parkside is at \$23,000 and council member Freeseaman asked how that number was arrived at. Mr. Sagan will get a breakdown of that analysis to the council before the next discussion on this project. The developer will be asking for some assistance from the city for this project, which will be done through TIF incentives.

Community Revitalization director Mark Wicks was present to outline a request to install picnic tables in the former Kelly Street right of way located between SNAP Fitness and First Citizens Bank. We have been awarded a Community Challenge grant of \$1099 for this project. Park and rec board has pledged \$200 toward this project and local grants will be the match for the challenge grant. Permission from the city is needed to place the tables in this location. After installation, the tables will be maintained by park and rec and community revitalization and will become property of the city. The tables will be bolted down so they can't be moved. It was asked if umbrellas will be used and reply was there was concern over keeping the umbrellas from being damaged by weather if they are left open. The necessary paperwork to allow this use will be drafted by the city attorney and this item will be on the next regular agenda for council consideration.

City engineer John Fallis reported on funding the city will be applying for to cover signals being replaced as part of the Hwy 18 street project that will go from Brantingham out to Superior Lumber on 4<sup>th</sup> Avenue. Since the signals are the responsibility of the city, the funding from Traffic Safety Improvement Program (TSIP) requires that the city apply. The traffic signals at Clark Street/North grand and the pedestrian signal at F street are included in this application. The projected cost of these signals is \$550,000 and the application will be for \$316,000 in funding. Council member Freeseaman asked if we should be also be looking at the traffic signals at Gilbert Street/Brantingham, they are still having issues at times. Fallis commented that he will look into that. Council member Pittman asked if the pedestrian cross walk will be available from all directions. Currently, it is on only one side of the street and that makes it difficult if you are coming from the other direction. Fallis replied that the new pedestrian signal will be ADA accessible and also better marked.

ADC director Tim Fox was present to discuss the request from Cambrex for a forgivable loan for their upcoming expansion. Utilizing the formula used previously, the number of jobs that will be created with this expansion qualifies for a \$40,000 forgivable loan which will be the local match needed for the IEDA high quality jobs grant. They are also requesting a tax exemption of 90% for 9 years which will be handled by the county assessor. Fox will check to see if council action is needed to approve the tax exemption.

Water superintendent Cory Spieker reviewed an agreement with SEH to conduct a study on the clear well. Spieker says that our current storage capacity of a half million is not big enough to efficiently service our water needs. The pumps are on and off a lot, which is very inefficient. SEH would do a study to give us different options and possible locations for a larger clear well for a not to exceed cost of \$8,850. Spieker said that there is \$10,000 budgeted for this expense. Question asked if constructing a new water tower would accomplish the same thing. Spieker replied that a clear well is gravity fed, not pumped, so another tower might not do the trick. The study will give us options that we can consider.

There being no further business, meeting was adjourned.

Dean Andrews, Mayor

Attest:

Trudy O'Donnell, City Clerk