

COUNCIL PROCEEDINGS
AUGUST 26, 2019

Charles City city council met in a planning session on August 26, 2019 at 6:00 p.m. in council chambers. Mayor 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, city engineer John Fallis and city attorney Brad Slotter.

Mayor comments - He will be attending the Downtown Summit in Dubuque for the next three days.

Park and rec director Tyler Mitchell was present to discuss repairs needed to the Lions Field pool slide. A recent inspection showed some large deficiencies in portions of the structure that were recommended to be fixed as soon as possible. A quote has been received to do the necessary repairs and it is for approximately \$73,000. Question on what it would cost to replace the entire structure and Tyler replied \$150,000 to \$200,000. These repairs are expected to last at least 25 years. Some major work had been done about 5 years ago on the structure but was not sufficiently done. Council member Freeseaman asked if there was any warranty on that previous work and Tyler said he would check. The park and rec board has made some adjustments in their planned budget for hotel/motel funds to account for this repair in the FY20 budget. City attorney Slotter commented that he will check to see if this type of work would require a competitive quote process since it's greater than \$57,000.

Mitchell also reviewed his request to allow deer hunting at Wildwood golf course. He shared pictures of the damage done to the greens by deer and said it is getting very labor intensive to repair this damage almost every morning. He has talked to the DNR about the process to allow limited hunting of deer on the course. Their response was that as long as in a fenced area and it's during normal deer season, it was allowed. Council would just have to approve it. If this goes forward, they are thinking they would do a lottery system to decide who would get to hunt the area. The city's insurance company should be asked if there are any issues with insurance. Staff will work on a policy draft and bring back to council for more discussion.

An agreement for a proposed fence to be constructed at the K-9 handler's residence has been drafted for review. This agreement would allow for the city to be reimbursed for the cost of this fence if the officer moves or quits before a 5 year period. Cost is estimated at \$6,000. This agreement would require full reimbursement of the cost. Council member Starr stated his concern over burdening the officer and would prefer a sliding scale for reimbursement and maybe a shorter term. After more discussion, it was determined that a total cost of \$5,000 would be reduced by \$1000 per year for 5 years to determine reimbursement if necessary. This item will be presented for council action at the next regular meeting.

Representatives from PAWS were present to discuss possibly utilizing the residence at 302 Shaw Avenue that was recently purchased by the city for their operations by either moving the structure to their current building or moving their entire operation to the new structure. The large open area next to the house is appealing for use with exercising the animals in the shelter. PAWS currently has \$50,000 to go toward renovation and they would also do additional fundraising to help with this project. They feel the cost of a brand new facility would be too much for them to achieve. The city has no plans to use the house at this address but will be using the other outbuildings there. Julie Taylor commented that they would like to be able to separate out the dogs being held due to bites from the other animals that are available for adoption. They are requesting that the city keep this building available for 60-90 days to allow them time to get some contractor estimates to convert the structure for their needs. If something unforeseen comes up, they may have to abandon this idea. They were reminded that there are no LP tanks at this house. Council consensus was to hold this building until PAWS could get more detailed estimates. Police chief Hugh Anderson also commented that this property should be annexed in to the city so that our city code would cover it.

A permanent easement is needed for installation of an emergency generator for the Maple Heights lift station. This will be located to the south of the lift station on property owned by Richard Turpen. The area is about 8 ½ feet wide and 25 feet long. Mr. Turpen has already agreed on this easement.

Allied Subdivision has one lot left to develop and owe one more completed house to fulfill their original development agreement with the city. They are requesting that the city release them from this obligation to build another home in this subdivision. This has been a very successful development and has generated a large amount of valuation. City administrator Diers reported that 44 homes have been built out there with a starting valuation of the bare land of almost one million and a current valuation of \$9,600,000 with the homes built. This generates almost \$177,000 per year in property taxes.

A pamphlet outlining fundraising efforts for replacing the Charley Western trail bridge had been given to the council for their review. This project will be bid out this winter with construction to be done in the 2020 building season. An artist's drawing of the proposed bridge design has been done by John Guthart and is being used in this pamphlet. The bridge will be lit and have two piers. The goal is privately raise \$300,000 to help fund this project.

City administrator Diers reported that the broadband commission met last week to review the preliminary business plan. Underwriters are now looking at financing options. The commission is looking at possible properties to locate the operations for the broadband and will hopefully bring a recommendation to the council fairly soon. The school has completed the plat of survey for the portion of Outlot C they will be utilizing for their ball diamonds and a public hearing will be set at the September 3 council meeting. Work continues on the development agreement with CCADC for the certified site property. ADC director Tim Fox has requested that the item on requiring council notification of the sale be changed to giving notification if the property would sell for less than \$30,000 an acre. This revised agreement will come back to council for final review. Shawn Foutch, the developer for the 500 N. Grand building, was told we need a site plan and legal description so we can move ahead with that project. We have received the permit from the DNR for the wastewater project.

Being no further business, meeting was adjourned.

Dean Andrews, Mayor

Attest:

Trudy O'Donnell, City Clerk