

COUNCIL MINUTES
REGULAR SESSION
SEPTEMBER 16, 2019

Charles City city council met in regular session on September 16, 2019 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, Michael Hammond and Dan Mallaro. Also present were city administrator Steve Diers, city engineer John Fallis and city attorney Brad Sloter.

Citizen comments - none

Mayor Andrews welcomed everyone to the meeting.

Motion by Freeseaman, second Mallaro to approve the agenda. Ayes - 5

Motion by Joerger, second Starr to approve the minutes of the August 26 and September 3 council meetings. Ayes - 5

Motion by Starr, second Freeseaman to approve the consent calendar. Ayes - 5. Consent calendar consisted of the following: approve 8/19 financials for city of Charles City and CC Public Employees health plan, approve adding carryout wine to Casey's Class LE liquor license and change in ownership, approval renewal of Lucky Dragon Class C liquor license w/ Sunday Sales, approve expanded outdoor service for special event for St. Charles Brewing September 21, approval renewal of Plaza Mexico Class C liquor license w/ Sunday Sales, approve filing the following liens: mowing bills - 807 5th Street - \$1516.66, 1706 Owen St. - \$148.42; outstanding utility bills-Acct5015940003 \$155.35, Acct5025510001 \$125.32, Acct5006860006 \$119.69, approve sidewalk bond for Dave Sweet and payment of claims (including those approved by other boards):

66035	BRYCE HAMM, replace lost utility deposit refund	\$25.09
66036	CENTURYLINK, serv.	\$404.78
66037	KELLOGG CONSTRUCTION, serv.	\$16,965.00
66038	LEAF, serv.	\$139.40
66039	WINDSTREAM, serv.	\$60.76
66040	AMANDA BELOW, utility deposit refund	\$36.94
66041	JORDAN FISHER, utility deposit refund	\$4.89
66042	CORY LARSON, utility deposit refund	\$53.20
66043	CAITLYN PATRIE, utility deposit refund	\$24.13
66044	SATYANARAYANARAJU SAGI, utility deposit refund	\$28.18
66045	DEAN CURTIS SCHAEFER, utility deposit refund	\$38.74
66046	STEVEN DEBOWER, utility deposit refund	\$90.00
66047	VICKI GRIMM, utility deposit refund	\$90.00
66048	HAZEL HAMPTON, utility deposit refund	\$90.00
66049	JOHN HANZLIK, utility deposit refund	\$90.00
66050	JENNIE INGERSOLL, utility deposit refund	\$90.00
66051	JIM LINDAMAN, utility deposit refund	\$90.00
66052	THOMAS MARTIN, utility deposit refund	\$90.00
66053	TRUDY MCKEAG, utility deposit refund	\$90.00
66054	AILEEN RITUALO, utility deposit refund	\$90.00
66055	THOMAS STUDER, utility deposit refund	\$90.00
66056	ALEXANDER TAYLOR, utility deposit refund	\$90.00

66057	LENNY ZAPPA, utility deposit refund	\$90.00
66058	ANNETTE DEAN, supplies reimbursement	\$51.00
66059-66060	BAKER & TAYLOR BOOKS, supp.	\$3,500.27
66061	BAKER & TAYLOR ENTERTAINMENT, supp.	\$216.62
66062	CAROL CASE, serv.	\$1,100.00
66063	CC PUBLIC EMPLOYEE HEALTH PLAN, serv.	\$2,703.51
66064	CENTER POINT LARGE PRINT, supp.	\$337.58
66065	CITY DIRECTORY INC, supp.	\$139.00
66066	COREY HAWKE, serv.	\$389.00
66067	DO IT ALL SERVICES LLC, serv.	\$1,325.42
66068	HOCKENSON PLUMBING, supp.	\$445.00
66069	HY-VEE INC, supp.	\$13.98
66070	INGRAM LIBRARY SERVICES, supp.	\$59.77
66071	KOCH OFFICE GROUP, serv.	\$175.71
66072	LEAF, serv.	\$72.30
66073	MARTIN BROS DISTRIBUTING CO, supp.	\$945.91
66074	MASON CITY GLASS SERVICE, serv.	\$7,960.00
66075	MEDICOM, serv.	\$322.55
66076	MIDAMERICAN ENERGY, serv.	\$2,265.74
66077	NEWBAUER INC, serv.	\$59.00
66078	ORKIN, serv.	\$610.56
66079	OVERDRIVE INC, supp.	\$1,386.80
66080	SCHUETH ACE HARDWARE, supp.	\$119.93
66081	SHEILA M CRAIG, serv.	\$150.00
66082	STACEY LEERHOFF, supplies reimbursement	\$18.24
66083	STAPLES ADVANTAGE, supp.	\$74.19
66084	STATE LIBRARY OF IOWA, serv.	\$50.00
66085	TASTE OF HOME, supp.	\$34.98
66086	TRENT PARKER, supp.	\$599.96
66087-66088	VISA, supp.	\$257.36
66089	STATE LIBRARY OF IOWA, serv.	\$15.00
66090	CENTURYLINK, serv.	\$234.00
ACH	SEPTEMBER FGP STIPEND CHECKS	\$5,908.02
ACH	BANCORPSV, serv.	\$239.05
ACH	BANCORPSV, serv.	\$297.37
ACH	FIRST CITIZENS-CC, serv.	\$222.88
ACH	IMAGETEK, serv.	\$340.00
ACH	IOWA FINANCE AUTHORITY, serv.	\$5,207.14
ACH	KABRICK DISTRIBUTING, supp.	\$212.50
ACH	PEPSI-COLA, supp.	\$210.89
ACH	TREASURER, STATE OF IOWA, sales tax	\$484.19
ACH	UNITED BEVERAGE, supp.	\$300.45
ACH	US POSTAL SERVICE, supp.	\$1,000.00

ACH	BETTY HANSON (FGP), mileage	\$5.12
ACH	JACQUELINE FERCH (FGP), mileage	\$21.76
ACH	MAVIS BEENEN (FGP), mileage	\$7.68
ACH	TERESA MANNETTER (FGP), mileage	\$7.61
ACH	VALERIE JENKINS (FGP), mileage	\$36.73
66091	AGSOURCE COOPERATIVE SERVICES, serv.	\$283.00
66092	AGVANTAGE FS, serv.	\$39.00
66093	AHLERS & COONEY PC, serv.	\$82.50
66094	ATLANTIC COCA-COLA, supp.	\$126.29
66095	BIG FOOT ENTERPRISES, supp.	\$21.28
66096	BITUMINOUS MATERIALS & SUPPLY, supp.	\$1,645.02
66097	BLUE TARP CREDIT SERVICES, serv.	\$39.99
66098	BREITBACH CHIROPRACTIC, serv.	\$105.00
66099	BRUENING ROCK PRODUCTS INC, supp.	\$624.84
66100	BUSINESS CARD	**VOIDED**
66101	BUSINESS CARD, serv.	\$3,625.89
66102	CAL'S AUTO REPAIR INC, supp.	\$330.70
66103	CARQUEST AUTO PARTS, supp.	\$1,164.21
66104	CHARLES CITY ELECTRONICS, supp.	\$59.99
66105	CHARLES CITY PRESS INC, serv.	\$1,139.74
66106	CINTAS, supp.	\$103.91
66107	CINTAS CORPORATION, serv.	\$59.53
66108	CITY OF CHARLES CITY, serv.	\$203.42
66109	CJ COOPER & ASSOCIATES INC, serv.	\$35.00
66110	CORE & MAIN LP, supp.	\$507.02
66111	DE VRIES EQUIPMENT, supp.	\$275.00
66112	DISH NETWORK, serv.	\$69.02
66113	NORM ZIMMERMAN-DBL Z CONSTRUCTION, serv.	\$75.00
66114	ELECTRIC PUMP, serv.	\$1,450.00
66115	ELIZABETH OLESON, serv.	\$30.00
66116	ETHANOL PRODUCTS LLC, supp.	\$1,204.37
66117	FAREWAY STORE, supp.	\$144.44
66118	FLOYD COUNTY TREASURER, property taxes	\$2,562.89
66119	GHD SERVICES INC, serv.	\$202.12
66120	GRAINGER, supp.	\$176.50
66121	HACH COMPANY, supp.	\$402.02
66122	HANNAH DEVORE, serv.	\$30.00
66123	HAWKINS INC, supp.	\$8,424.04
66124	HEARTLAND ASPHALT INC, serv.	\$259,305.49
66125	HEWETT WHOLESALE, supp.	\$29.69
66126	HOBERT ELECTRIC, serv.	\$84.75
66127	HY-VEE INC, supp.	\$315.10
66128	IOWA ASSOC MUNICIPAL UTILITIES, serv.	\$2,028.84

66129	IAWEA COLLECTION SYS COMMITTEE, serv.	\$260.00
66130	IDOT-CASHIER'S OFFICE	**VOIDED**
66131	IDOT-CASHIER'S OFFICE, supp.	\$3,462.65
66132	IDOT-CASHIER'S OFFICE, supp.	\$45.89
66133	INTERSTATE BATTERIES OF UPPER IOWA, supp.	\$423.80
66134	IOWA ONE CALL, serv.	\$128.70
66135	ISAIAH JAY TILTON, serv.	\$150.00
66136	JENDRO SANITATION SERVICES, serv.	\$47,932.42
66137	JENDRO SANITATION SERVICES, serv.	\$238.00
66138	JOHN DEERE FINANCIAL, supp.	\$532.08
66139	JOHN DEERE FINANCIAL, supp.	\$4.99
66140	KATHERINE ELIZABETH PRICHARD, serv.	\$30.00
66141	KEYSTONE LABORATORIES, serv.	\$419.79
66142	KMART STORE #7767. supp.	\$24.43
66143	L&J INDUSTRIES INC, supp.	\$60.80
66144	LEAF, serv.	\$216.10
66145	LESSIN SUPPLY COMPANY, supp.	\$543.61
66146	LESSIN SUPPLY COMPANY, supp.	\$73.66
66147	LOU'S GLOVES INC, supp.	\$86.00
66148	MARCO, serv.	\$114.00
66149	MARTIN BROS DISTRIBUTING CO, supp.	\$581.35
66150	MERRITT COMPUTER SERVICE INC, serv.	\$930.64
66151	MICK GAGE PLUMBING & HEATING, supp.	\$502.08
66152	MIDAMERICAN ENERGY, serv.	\$156.55
66153	MIDAMERICAN ENERGY, serv.	\$10.00
66154	MIDLAND GIS SOLUTIONS LLC, supp.	\$1,125.00
66155	MIKE'S C&O TIRE INC, serv.	\$511.03
66156	MTI DISTRIBUTING INC, supp.	\$150.04
66157	NEWBAUER INC, serv.	\$105.17
66158	NEWBAUER INC, serv.	\$209.50
66159	NOAH, SMITH, SCHUKNECHT & SLOTER, serv.	\$4,828.20
66160	OTTO'S ENTERPRISES LLC, serv.	\$11,449.47
66161	PERRY NOVAK ELECTRIC INC, supp.	\$30.00
66162	PITNEY BOWES-LEASE ACCT, serv.	\$162.00
66163	POSTMASTER, supp.	\$905.00
66164	QUILL CORPORATION, supp.	\$84.90
66165	RONALD HILLEGAS/R&S MOWING LLC, serv.	\$150.00
66166	SALT, serv.	\$15.00
66167	SCHNEIDER LABORATORIES INC, serv.	\$80.00
66168	SCHUETH ACE HARDWARE	**VOIDED**
66169	SCHUETH ACE HARDWARE, supp.	\$725.29
66170	SHERWIN-WILLIAMS CO, supp.	\$45.92
66171	S J ELECTRO SYSTEMS INC, serv.	\$625.00

66172	SKYLINE TREE SERVICE LLC, serv.	\$7,110.00
66173	SNAP-ON TOOLS/DUANE KAY, supp.	\$549.01
66174	STAPLES CREDIT PLAN, supp.	\$13.31
66175	STEVEN T DIERS, phone stipends/reimbursement	\$211.62
66176	STEWART M DALTON, serv.	\$120.00
66177	SUPERIOR LUMBER INC, supp.	\$258.45
66178	T-J SERVICE INC, supp.	\$2,319.95
66179	TERRI NOVAK, mileage	\$157.76
66180	TP ANDERSON & COMPANY PC, serv.	\$9,000.00
66181	UNITED STATES CELLULAR, serv.	\$1,033.39
66182	USA BLUEBOOK, supp.	\$180.42
66183-66184	SKIPPED CHECKS	**VOIDED**
66185	VOGEL TRAFFIC SERVICES INC, supp.	\$2,432.88
66186	WISCONSIN INDEPENDENT NETWORK, serv.	\$1,200.00

TOTAL \$448,717.33

August Receipts: Gen - 50364.73;Disp-38965.93;K-9-60.00;P/R C/I-268.63;CommEq-1316.10;H/M-26639.81;RAGBRAI-.27;RUT-110573.51;CVTC-514.23;OptTx-74780.96;TIF-2143.71;LibrTr-21000.00;FGP-8639.42;PubHous-76374.05;Sect8-60597.77;'18REhabGrant-10541.00;Cable-14968.69;'17CapFnd-66880.17;'18CapFnd-50802.00;Water-234445.32;Sewer-235346.91;WasteFnd-54116.27;Transit-25198.80;SWU-17113.19;FireExt-1464.00

August Disbursements: Gen-321134.43;Disp-35447.12;SafetyEd-575.00;H/M-9648.89;RUT-58642.00;EmpBen-80539.13;CVTC-3222.01;TIF-5207.14;LibrTr-124.24;FGP-13077.02;PubHous-53188.18;Sect8-59482.48;AssetForf-600.00;'18RehabGrnt-6691.00;Cable-10000.00;StreetRelC/I-633374.27;'17CapFnd-17213.26;'18CapFnd-196426.55;CWBridge-1715.90;Water-113901.84;Sewer-205822.64;WWTPExpFnd-30943.40;WasteFnd-50516.14;Transit-29708.82;SWU-9531.22;FireExt-766.00

Fire Chief Eric Whipple was present to request a proclamation for Fire Safety Week for October 6-12. Motion by Freeseaman, second Starr to approve this proclamation. Ayes - 5. Mayor Andrews read the proclamation.

Mayor Andrews opened the public hearing on sale of property. Affidavit of publication dated 9/9/19 was informally filed. Mayor Andrews asked for written comments. There being none, he then asked for oral comments. There were none. Motion by Freeseaman, second Hammond to close the hearing. Ayes - 5 This property is a section of Outlot C that was recently received from Allied Land Development and is in the Allied Subdivision. The school would like to acquire an approximate 100' x 200' piece to use in their new ball field project. The school would pay \$500 for this. Council member Freeseaman introduced Resolution 122-19 entitled, "RESOLUTION APPROVING CONVEYANCE OF REAL PROPERTY" and moved for adoption. Second to adopt Mallaro. Resolution duly passed on roll call vote as follows: Ayes - Starr, Joerger, Freeseaman, Hammond, Mallaro. Nays - none.

Policy for hunting deer at Wildwood Golf course was discussed. The reason for this is to stop the damage being done to several of the greens due to the deer trampling across them. A policy has been drafted after much discussion at previous meetings. This policy would allow a total of 6 hunters with a one week span for each to hunt the course during normal state bow hunting dates. Each hunter would have to use their state issued deer tag. Hunters could harvest either a doe or buck if their state tag allowed. One item added was a requirement that each hunter be evaluated for proficiency by our local archery group. Park and rec director Tyler Mitchell has discussed this policy at great length with the IDNR wildlife depredation

specialist and received good information on what to include in our policy. It will also be possible for the director and park board to allow the next hunter to come in for their week time frame if a hunter gets his/her deer very quickly. If a lot of people apply, there will be a lottery done of who gets to hunt. Roger Sutton, a resident, spoke against allowing the hunting of deer at the golf course. He thinks there are other options for getting rid of the deer. He asked if this policy is adopted, could it be limited to doe only. City attorney Slotter suggested that they follow whatever the state issued tag is for, if it says both doe and buck, then they can shoot either. Some comments were that if it is limited to just does, it may be more difficult to find hunters to come in. Council member Hammond stated he would be in favor of allowing just does this first time to see how it goes. If that doesn't work, then could change it for next year. After much discussion, Council member Freeseaman introduced Resolution 123-19 entitled, "RESOLUTION APPROVING DEER HUNTING POLICY AT WILDWOOD GOLF COURSE" and moved for adoption. Second to adopt Joerger. Resolution duly passed on roll call vote as follows: Ayes - Starr, Joerger, Freeseaman, Hammond, Mallaro. Nays - none.

The agreement with CCADC for the purchase of property south of town for a certified site was discussed. The agreement states that the council will be notified of a potential sale of the property only if the selling price was under \$30,000 per acre. This will make it easier to maintain confidentiality for the potential buyers if they choose. It will also protect the city's investment in this property. It states that the site must be certified by November 1, 2019 with the possibility of an extension if needed. Language was also included for rules for ground lease agreements in the event of crop damages. Council member Freeseaman introduced Resolution 111-19 entitled, "RESOLUTION APPROVING AGREEMENT WITH CCADC FOR ACQUISITION OF PROPERTY" and moved for adoption. Second to adopt Mallaro. Resolution duly passed on roll call vote as follows: Ayes - Starr, Joerger, Freeseaman, Hammond, Mallaro. Nays - none.

An agreement had previously been entered into with Simply Essentials, IEDA and the city for certain tax incentives for their business. Since that business has closed, the agreement needs to be terminated. IEDA has sent the termination paperwork to be executed by all parties. All property will now go back 100% on the tax rolls. Council member Joerger introduced Resolution 124-19 entitled, "RESOLUTION APPROVING TERMINATION OF CONTRACT 16-TC-044 BETWEEN IEDA, SIMPLY ESSENTIALS AND CITY OF CHARLES CITY" and moved for adoption. Second to adopt Starr. Resolution duly passed on roll call vote as follows: Ayes - Starr, Joerger, Freeseaman, Hammond, Mallaro. Nays - none

The city recently purchased property at 300 Shaw Avenue with the purchase agreement stating that the current occupants had until September 1, 2019 to vacate the property. Due to unforeseen circumstances, the occupants have requested an extension to vacate the premises. The city had looked at just renting the house for a longer period but due to extensive work to bring the house up to the rental code, it was decided to not let the term extend past November 1, 2019. Council member Joerger introduced Resolution 125-19 entitled, "RESOLUTION APPROVING EXTENSION FOR USE OF PROPERTY AT 300 SHAW AVENUE" and moved for adoption. Second to adopt Freeseaman. Council member Starr asked what would happen if the residents didn't vacate and city attorney Slotter replied that we would have to evict them. Council member Freeseaman suggested staying in contact with them to be sure they are working on moving out. Resolution duly passed on roll call vote as follows: Ayes - Starr, Joerger, Freeseaman, Hammond, Mallaro. Nays - none.

Ordinance 1134 AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF CERTAIN PROPERTIES LOCATED IN THE 400 BLOCK OF NORTH GRAND AVENUE, CHARLES CITY, IOWA, FROM B-1, LOCAL BUSINESS DISTRICT, TO R-2, GENERAL RESIDENCE DISTRICT was presented for it's first reading. This ordinance will re-zone the easterly side of the 400 block of N. Grand Avenue. These are currently zoned B-1 but they majority of them are residential and are therefore legal non-conforming structures. The city has initiated this request to bring those properties into a more appropriate zoning designation of R-2. Planning and zoning has held a public hearing on this request and are recommending council approval. Council needs to hold a public hearing on this ordinance as well and city staff is recommending holding this hearing on October 7. Motion by Starr, second Freeseaman to approve the first reading of Ordinance 1134. Ayes - 5. Council member Starr read the ordinance. Council

member Freeseaman introduced Resolution 126-19 entitled, "RESOLUTION DIRECTING THE CLERK TO PUBLISH NOTICE OF HEARING ON ORDINANCE 1134 AMENDING THE ZONING CLASSIFICATION OF CERTAIN PROPERTIES LOCATED IN THE 400 BLOCK OF NORTH GRAND AVENUE, CHARLES CITY, IOWA, FROM B-1, LOCAL BUSINESS DISTRICT, TO R-2, GENERAL RESIDENCE DISTRICT and moved for adoption. Second to adopt Joerger. Resolution duly passed on roll call vote as follows: Ayes - Starr, Joerger, Freeseaman, Hammond, Mallaro. Nays - none.

Ordinance 1135 AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF CERTAIN PROPERTIES LOCATED IN THE 1100 AND 1200 BLOCKS OF COURT STREET, CHARLES CITY, IOWA, FROM R-1, SINGLE FAMILY RESIDENCE DISTRICT, TO R-2, GENERAL RESIDENCE DISTRICT was presented for it's first reading. This ordinance would re-zone the 1100 and 1200 blocks of Court Street from R-1 to R-2. These lots are all 66' wide and do not meet the criteria for an R-1 district. In order to be buildable lots, the zoning should be changed to R-2. City staff is recommending this change to council. Planning and zoning has held a public hearing on this ordinance and are recommending that city council approve this ordinance. City council needs to hold a public hearing as well and city staff is recommending holding this hearing on October 7. Motion by Hammond, second Starr to approve the first reading of Ordinance 1135. Ayes - 5. Council member Hammond read the ordinance. Council member Hammond introduced Resolution 127-19 entitled, "RESOLUTION DIRECTING THE CLERK TO PUBLISH NOTICE OF HEARING ON ORDINANCE 1135 AMENDING THE ZONING CLASSIFICATION OF CERTAIN PROPERTIES LOCATED IN THE 1100 AND 1200 BLOCKS OF COURT STREET, CHARLES CITY, IOWA, FROM R-1, SINGLE FAMILY RESIDENCE DISTRICT, TO R-2, GENERAL RESIDENCE DISTRICT and moved for adoption. Second to adopt Starr. Resolution duly passed on roll call vote as follows: Ayes - Starr, Joerger, Freeseaman, Hammond, Mallaro. Nays - none

Ordinance 1136 AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF PROPERTY LOCATED IN SOUTHGATE FIRST SUBDIVISION, FROM B-4, HIGHWAY SERVICE BUSINESS DISTRICT AND UA, URBAN-AGRICULTURAL DISTRICT, TO M-2, GENERAL MANUFACTURING DISTRICT was presented for it's first reading. This ordinance would re-zone the proposed certified site property located south of town from B-4/UA to M-2 to better fit the intended purpose of this property. Planning and zoning held a public hearing on this re-zoning and are recommending approval to the city council. City council will also need to hold a public hearing and city staff is recommending October 7 for this hearing. Motion by Freeseaman, second Starr to approve the first reading of this ordinance. Ayes - 5. Council member Freeseaman read the ordinance. Council member Freeseaman introduced Resolution 128-19 entitled, "RESOLUTION DIRECTING THE CLERK TO PUBLISH NOTICE OF HEARING ON ORDINANCE 1136 AMENDING THE ZONING CLASSIFICATION OF PROPERTY LOCATED IN SOUTHGATE FIRST SUBDIVISION, FROM B-4, HIGHWAY SERVICE DISTRICT AND UA, URBAN-AGRICULTURAL DISTRICT, TO M-2, GENERAL MANUFACTURING DISTRICT and moved for adoption. Second to adopt Hammond. Resolution duly passed on roll call vote as follows: Ayes - Starr, Joerger, Freeseaman, Hammond, Mallaro. Nays - none

Ordinance 1137 AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF PROPERTY LOCATED AT 2131 OLD HIGHWAY ROAD, CHARLES CITY, IOWA, FROM B-4, HIGHWAY SERVICE BUSINESS DISTRICT AND UA, URBAN-AGRICULTURAL DISTRICT, TO M-1, LIGHT MANUFACTURING DISTRICT was presented for it's first reading. This ordinance would re-zone property located at 2131 Old Hwy Road from B-4/UA to M-1. Ag Vantage, the business located here, has submitted a rezoning petition to allow them to do an expansion to their current building. The city's comprehensive plan shows this area designated as future industrial use and an M-1 zone is more appropriate for this existing operation and allow for future construction. Planning and zoning held a public hearing on this request and they are recommending approval by the city council. The council will also need to hold a public hearing and staff is recommending holding that hearing October 7. Council member

Freeseaman asked why an M-1 and not an M-2 designation is being requested. Reply was that this type of operation is more fitting for an M-1 zone. Motion by Freeseaman, second Starr to approve the first reading of Ordinance 1138. Ayes - 5. Council member Freeseaman read the ordinance. Council member Joerger introduced Resolution 129-19 entitled, "RESOLUTION DIRECTING THE CLERK TO PUBLISH NOTICE OF HEARING ON ORDINANCE 1137 AMENDING THE ZONING CLASSIFICATION OF PROPERTY LOCATED AT 2131 OLD HIGHWAY ROAD, CHARLES CITY, IOWA, FROM B-4, HIGHWAY SERVICE DISTRICT AND UA, URBAN-AGRICULTURAL DISTRICT, TO M-1, LIGHT MANUFACTURING DISTRICT" and moved for adoption. Second to adopt Freeseaman. Resolution duly passed on roll call vote as follows: Ayes - Starr, Joerger, Freeseaman, Hammond, Mallaro. Nays - none

Ordinance 1138 AN ORDINANCE AMENDING SECTION XVIII OF THE ZONING ORDINANCE OF THE CITY OF CHARLES CITY, IOWA, BY ADDING ALCOHOLIC BEVERAGE PROCESSING AND BOTTLING AS A SPECIAL USE IN M-1 LIGHT MANUFACTURING DISTRICTS was presented for its first reading. This ordinance would allow the bottling of alcoholic beverages as a special use in an M-1 district. We have been approached by an individual interested in starting a bottling business and found that this type of business is not covered in any of the zones. Staff feels this type of business would be best suited for an M-1 district. Planning and zoning held a public hearing on this and they are recommending council approval of this zoning change. City council also needs to hold a public hearing and city staff is recommending October 7 for this hearing. Motion by Hammond, second Joerger to approve the first reading of ordinance 1138. Ayes - 5. Council member Hammond read the ordinance. Council member Hammond introduced Resolution 130-19 entitled, "RESOLUTION DIRECTING THE CLERK TO PUBLISH NOTICE OF HEARING ON ORDINANCE 1138 AMENDING SECTION XVIII OF THE ZONING ORDINANCE OF THE CITY OF CHARLES CITY, IOWA, BY ADDING ALCOHOLIC BEVERAGE PROCESSING AND BOTTLING AS A SPECIAL USE IN M-1 LIGHT MANUFACTURING DISTRICTS" and moved for adoption. Second to adopt Joerger. Resolution duly passed on roll call vote as follows: Ayes - Starr, Joerger, Freeseaman, Hammond, Mallaro. Nays - none

The street finance report for fiscal year 2019 is due September 30. This report summarizes all of the revenue and expenses associated with streets for the year. It also includes an inventory of all street related equipment as well as a breakdown of the debt associated with streets. Council member Joerger introduced Resolution 131-19 entitled, "RESOLUTION APPROVING THE ANNUAL STREET FINANCE REPORT FOR FISCAL YEAR ENDING JUNE 30, 2019" and moved for adoption. Second to adopt Hammond. Resolution duly passed on roll call vote as follows: Ayes - Starr, Joerger, Freeseaman, Hammond, Mallaro. Nays - none

The city is ready to draw down money for the wastewater improvement project. This initial borrowing will be for \$3,000,000 and is through a state revolving loan fund. This initial loan will cover some construction expenses as well as engineering and legal fees for about 7 months. We will only draw down this amount as needed, not the entire amount at once. Council member Joerger introduced Resolution 132-19 entitled, "RESOLUTION TO FIX A DATE FOR A PUBLIC HEARING ON A PROPOSAL TO ENTER INTO A GENERAL OBLIGATION SEWER IMPROVEMENT LOAN AND DISBURSEMENT AGREEMENT AND TO BORROW MONEY THEREUNDER IN A PRINCIPAL AMOUNT NOT TO EXCEED \$3,000,000" and moved for adoption. Second to adopt Starr. Resolution duly passed on roll call vote as follows: Ayes - Starr, Joerger, Freeseaman, Hammond, Mallaro. Nays - none

A change order is necessary for the 2019 S. Main/N. Jackson street project. This is for the N. Jackson portion. It has been found that since a section of N. Jackson is very flat, additional milling and patching is necessary. The total of additional materials and labor for this issue is \$13,800. City staff is recommending approval of this change order. Council member Freeseaman introduced Resolution 133-19 entitled, "RESOLUTION

APPROVING CHANGE/EXTRA WORK ORDER FOR THE 2019 SOUTH MAIN/NORTH JACKSON HMA OVERLAY PROJECT, CHARLES CITY, IOWA” and moved for adoption. Second to adopt Mallaro. Resolution duly passed on roll call vote as follows: Ayes - Starr, Joerger, Freeseeman, Hammond, Mallaro. Nays - none.

City clerk O'Donnell reported that the next planning session will be held September 23 at 6:00 p.m.

City administrator Diers reported that he is applying for a grant for the wastewater project for up to \$500,000. We are labeled as a disadvantaged community and are utilizing sustainable options so that should help our chances. A preconstruction meeting for the wastewater project will be held September 30. Meetings have been held with Steve, city engineer and mayor with Jim Davis to work on fundraising campaign for the CW trail bridge. Council member Freeseeman asked the status of the South Main street work. City engineer Fallis replied that the underground work is done and they hope to be done by middle of October.

Council member Hammond reported that the hotel motel tourism committee recently awarded 3 grants.

Motion by Starr, second Freeseeman to adjourn. Ayes - 5

Dean Andrews, Mayor

Attest:

Trudy O'Donnell, City Clerk