

COUNCIL MINUTES
REGULAR SESSION
OCTOBER 7, 2019

Charles City city council met in regular session on October 7, 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 September 11, 16 and 23. Ayes - 5

Motion by Joerger, second Mallaro to approve the consent calendar. Ayes - 5. Consent calendar consisted of the following items: approval of filing the following liens: utility bills-Acct5019570008 \$42.37, Acct5014060001 \$311.83, Acct5002930000 \$182.23; mowing bill-\$137.40 1905 Owen Street; approve the following bonds: Excavating-Mick Gage Plumbing and Heating, sidewalk - Do It All Services and payment of claims(including those approved by other boards):

66187-66203	PAYROLL ENDING 09/14/19	\$95,198.03
66204	CITY OF CHARLES CITY, payroll liabilities	\$1,390.36
66205-66206	CC PUBLIC EMP HEALTH PLAN, payroll liabilities	\$9,224.84
ACH	COLLECTION SERVICE CENTER, payroll liabilities	\$212.76
ACH	EFTPS, payroll liabilities	\$26,352.06
66207	EMC NATIONAL LIFE CO, payroll liabilities	\$6.00
ACH	FAMILY COMM CREDIT UNION, payroll liabilities	\$1,558.00
ACH	ICMA, payroll liabilities	\$1,222.35
ACH	IPERS, payroll liabilities	\$29,984.80
66208-66209	LINCOLN NATIONAL LIFE INS CO, payroll liabilities	\$272.50
66210-66212	DELTA DENTAL, payroll liabilities	\$1,819.50
ACH	MUNICIPAL FIRE & POLICE, payroll liabilities	\$25,599.33
ACH	TREASURER, STATE OF IOWA, payroll liabilities	\$10,860.00
ACH	VSP, payroll liabilities	\$341.50
66213	ARNOLD MOTOR SUPPLY LLP, supp.	\$23.30
66214	BUSINESS CARD, serv.	\$2,395.59
66215	CATHERINE MARIE OTT, serv.	\$765.00
66216	CENTURYLINK, serv.	\$162.44
66217	CHARLES CITY HOUSING AUTHORITY, deposits withheld	\$425.00
66218	CHARLES CITY PRESS INC, serv.	\$832.00
66219	CINTAS CORPORATION, serv.	\$55.22
66220	CITY OF CHARLES CITY, supp./serv.	\$3,926.19
66221	DO IT ALL SERVICES LLC, serv.	\$650.00
66222	HERRON'S BAND BOX, serv.	\$264.94
66223	HOCKENSON PLUMBING, supp.	\$345.29

66224	HOUDEK FLOOR COVERING, supp.	\$2,688.00
66225	HOUSING AUTH ACCTG SPECIALISTS, serv.	\$1,179.50
66226	IDOT-CASHIER'S OFFICE, supp.	\$98.56
66227	IOWA SURVEILLANCE TEAM, serv.	\$994.99
66228	JENDRO SANITATION SERVICES, serv.	\$835.00
66229	JOHN DEERE FINANCIAL, supp.	\$42.75
66230	KOCH OFFICE GROUP, serv.	\$11.92
66231	KWIK TRIP INC, supp.	\$99.98
66232	LEAF, serv.	\$241.64
66233	LESSIN SUPPLY COMPANY, supp.	\$32.67
66234	LINDERMAN HEATING & AIR LLC, serv.	\$1,133.49
66235	LORETTA KEMP, deposit refund	\$11.02
66236	MEDIACOM, serv.	\$156.90
66237	MEHMEN PAINTING, serv.	\$715.00
66238	MIDAMERICAN ENERGY, serv.	\$6,422.00
66239	NOAH, SMITH, SCHUKNECHT & SLOTER, serv.	\$754.60
66240	PERRY NOVAK ELECTRIC INC, supp.	\$248.56
66241	PETTY CASH-HOUSING, supp.	\$84.64
66242	PITNEY BOWES-LEASE ACCT, serv.	\$99.66
66243	SCHUETH ACE HARDWARE	**VOIDED**
66244	SCHUETH ACE HARDWARE, supp.	\$895.95
66245	SHORT ELLIOTT HENDRICKSON INC, serv.	\$1,642.92
66246	SHERWIN-WILLIAMS CO, supp.	\$372.30
66247	STAPLES ADVANTAGE, supp.	\$323.75
66248	SUPERIOR LUMBER INC, supp.	\$717.19
66249	T-J SERVICE INC, supp./serv.	\$1,884.94
66250	TENANT PI LLC, serv.	\$244.00
66251	TRENT PARKER, serv.	\$320.65
66252	TRUGREEN PROCESSING CENTER, serv.	\$187.00
66253	UNITED STATES CELLULAR, serv.	\$138.74
66254	VEENSTRA & KIMM INC, serv.	\$414.20
66255	CENTURYLINK, serv.	\$123.13
66256	JOHN DEERE FINANCIAL, supp.	\$197.89
66257	MIDAMERICAN ENERGY, serv.	\$1,423.93
66258	SHRED-IT USA JV LLC, serv.	\$45.00
66259	FLOYD COUNTY TREASURER	**VOIDED**
66260	KELLOGG CONSTRUCTION,	\$11,655.00
66261-66272	OCTOBER HAP CHECKS	\$10,233.30
ACH	OCTOBER HAP CHECKS	\$46,047.90
ACH	OCTOBER FGP STIPEND CHECKS	\$13,708.19
66273-66293	PAYROLL ENDING 09/28/19	\$95,221.36
ACH	AFLAC, serv.	\$1,140.04
66294	CITY OF CHARLES CITY, payroll liabilities	\$1,390.36

66295-66296	CC PUBLIC EMP HEALTH PLAN, payroll liabilities	\$9,225.33
ACH	COLLECTION SERVICE CENTER, payroll liabilities	\$212.76
ACH	EFTPS, payroll liabilities	\$26,025.79
66297	EMC NATIONAL LIFE CO, payroll liabilities	\$6.00
ACH	FAMILY COMM CREDIT UNION, payroll liabilities	\$1,558.00
ACH	ICMA, payroll liabilities	\$1,222.35
66298	OCTOBER FGP STIPEND CHECK	\$173.57
66299	ACUSHNET COMPANY, supp.	\$267.54
66300	CENTURYLINK, serv.	\$1,652.23
66301	CENTURYLINK, serv.	\$405.24
66302	KWIK TRIP INC, supp.	\$2,594.97
66303	VERIZON WIRELESS, serv.	\$120.03
66304	WINDSTREAM, serv.	\$61.35
ACH	AUXIANT, serv.	\$1,000.00
ACH	BANCORPSV, serv.	\$120.00
ACH	BANCORPSV, serv.	\$798.63
ACH	BANCORPSV, serv.	\$275.00
ACH	IMAGETEK, serv.	\$340.00
ACH	IOWA WORKFORCE DEVELOPMENT, serv.	\$2,873.14
ACH	KABRICK DISTRIBUTING, supp.	\$434.40
ACH	TREASURER, STATE OF IOWA, sales tax	\$14,825.46
66307	AGSOURCE COOPERATIVE SERVICES, serv.	\$145.50
66308	AGVANTAGE FS, supp.	\$484.52
66309	ANSELL HEALTHCARE PRODUCTS, supp.	\$207.20
66310	ARNOLD MOTOR SUPPLY LLP	**VOIDED**
66311	ARNOLD MOTOR SUPPLY LLP, supp.	\$612.27
66312	ARNOLD MOTOR SUPPLY LLP, supp.	\$107.13
66313	BITUMINOUS MATERIALS & SUPPLY, supp.	\$1,422.11
66314	BROWN SUPPLY CO, supp.	\$1,346.36
66315	BRUENING ROCK PRODUCTS INC, supp.	\$353.54
66316	CAL'S AUTO REPAIR INC, serv.	\$73.89
66317	CALHOUN-BURNS & ASSOCIATES, serv.	\$32,001.80
66318	CC PUBLIC EMP HEALTH PLAN	**VOIDED**
66319	CC PUBLIC EMP HEALTH PLAN	**VOIDED**
66320	CC PUBLIC EMP HEALTH PLAN	**VOIDED**
66321	CC PUBLIC EMP HEALTH PLAN	**VOIDED**
66322	CC PUBLIC EMP HEALTH PLAN	**VOIDED**
66323	CC PUBLIC EMP HEALTH PLAN, serv.	\$72,699.45
66324	CEDAR CREEK TREE SERVICE LLC, serv.	\$6,312.00
66325	CEDAR RIVER SIGNS INC, supp.	\$613.04
66326	CENTRAL IOWA DISTRIBUTING, supp.	\$38.97
66327	CC CHAMBER OF COMMERCE, reimbursement	\$12.85
66328	CHARLES CITY PRESS INC, serv.	\$932.12

66329	CINTAS, supp.	\$84.53
66330	CINTAS CORPORATION, serv.	\$52.68
66331	CIRCLE K COMMUNICATIONS INC, serv.	\$5,086.38
66332	CITY OF CHARLES CITY, serv.	\$9.00
66333	CITY OF CHARLES CITY, supp.	\$300.00
66334	COMMUNITY REVITALIZATION, serv.	\$23,000.00
66335	CORY SPIEKER, travel reimbursement	\$117.13
66336	CROELL INC, supp.	\$3,410.75
66337	DO IT ALL SERVICES LLC, serv.	\$6,331.68
66338	ENVIRONMENTAL RESOURCE ASSOCIATES, serv.	\$246.83
66339	ERIC WHIPPLE, travel reimbursement	\$36.79
66340	FAREWAY STORE, supp.	\$628.98
66341	FEHR GRAHAM ENG/ENVIRONMENTAL, serv.	\$3,510.25
66342	FLOYD COUNTY EXTENSION, serv.	\$210.00
66343	FMC LANDFILL, serv.	\$355.95
66344	DONALD R FOX dba FOX APPARATUS, serv.	\$952.09
66345	FOX ENGINEERING INC, serv.	\$27,231.00
66346	FRIEDRICH PLUMBING & HEATING, serv.	\$673.12
66347	GENERAL TRAFFIC CONTROLS, supp.	\$2,368.00
66348	HERRON'S BAND BOX, serv.	\$342.60
66349	HOBERT ELECTRIC, serv.	\$261.20
66350	HOLIDAY INN EXPRESS HOTEL, serv.	\$154.31
66351	HOTSY EQUIPMENT COMPANY, supp.	\$277.37
66352	HYDRO KLEAN LLC, serv.	\$9,088.91
66353	IOWA DEPT OF NATURAL RESOURCES, serv.	\$80.00
66354	IDOT-CASHIER'S OFFICE	**VOIDED**
66355	IDOT-CASHIER'S OFFICE	**VOIDED**
66356	IDOT-CASHIER'S OFFICE, supp.	\$5,720.56
66357	IDOT-CASHIER'S OFFICE, supp.	\$122.09
66358	IOWA ONE CALL, serv.	\$88.40
66359	IOWA RURAL WATER ASSOCIATION, serv.	\$300.00
66360	JENDRO SANITATION SERVICES, serv.	\$238.00
66361	JOHN A HOWE, serv.	\$850.00
66362	JUSTIN SCHUTTLER, travel reimbursement	\$30.00
66363	KATHY K CROOKS, serv.	\$225.00
66364	KENTUCKY RIDGE ASSISTED LIVING, serv.	\$136.50
66365	KIRKWOOD COMM COLLEGE, serv.	\$125.00
66366	KMART STORE #7767, supp.	\$265.77
66367	LEAF, serv.	\$139.40
66368	LEONARD LUFT, travel reimbursement	\$70.62
66369	LINDERMAN HEATING & AIR LLC, supp.	\$54.71
66370	LOOKOUT POINT COMMUNICATIONS, serv.	\$3,433.45
66371	MAINSTAY SYSTEMS INC, serv.	\$714.00

66372	MARCO TECHNOLOGIES LLC, serv.	\$52.58
66373	MARCO TECHNOLOGIES LLC, serv.	\$204.05
66374	METERING TECHNOLOGY SOLUTIONS, supp.	\$12,654.17
66375	MICK GAGE PLUMBING & HEATING, serv.	\$1,072.50
66376	MIDAMERICAN ENERGY	**VOIDED**
66377	MIDAMERICAN ENERGY, serv.	\$34,682.72
66378	MIDWEST PIPE SUPPLY INC, supp.	\$2,292.00
66379	MIKE'S C&O TIRE INC, serv.	\$737.81
66380	MILLS-INC, serv.	\$324.29
66381	MISSISSIPPI LIME COMPANY, supp.	\$6,406.14
66382	MODERN MARKETING INC, supp.	\$328.28
66383	MTI DISTRIBUTING INC, supp.	\$735.45
66384	MUNICIPAL SUPPLY INC, supp.	\$1,472.95
66385	NEWBAUER INC, serv.	\$129.67
66386	NEWBAUER INC, serv.	\$212.00
66387	NIACC, serv.	\$120.00
66388	NIACOG, serv.	\$920.24
66389	NOAH, SMITH, SCHUKNECHT & SLOTER, serv.	\$750.00
66390	OFFICE DEPOT, supp.	\$89.97
66391	P&K MIDWEST, supp.	\$9,385.00
66392	PAWS HUMANE SOCIETY, serv.	\$1,550.00
66393	PERRY NOVAK ELECTRIC INC, serv.	\$5,571.50
66394	PLANSCAPE PARTNERS, serv.	\$942.50
66395	POPP EXCAVATING INC, serv.	\$18,603.43
66396	POSTMASTEER	**VOIDED**
66397	RONALD HILLEGAS/R&S MOWING LLC, serv.	\$392.50
66398	RANDALL CONSTRUCTION, serv.	\$7,548.23
66399	RDJ SPECIALTIES INC, supp.	\$404.96
66400	RILEY'S INC, supp.	\$479.56
66401	ROAD MACHINERY & SUPPLIES, supp.	\$630.77
66402	SARAH MERRIFIELD, mileage reimbursement	\$511.56
66403	SCHNEIDER LABORATORIES INC, serv.	\$32.00
66404	SCHUETH ACE HARDWARE	**VOIDED**
66405	SCHUETH ACE HARDWARE, supp.	\$375.45
66406	SHORT ELLIOTT HENDRICKSON INC, serv.	\$12,686.13
66407	SHERWIN-WILLIAMS CO, supp.	\$111.92
66408	SIGNS AND MORE LLC, supp.	\$61,747.27
66409	SNAP-ON TOOLS/DUANE KAY, supp.	\$69.95
66410	STANARD & ASSOCIATES INC, supp.	\$298.00
66411	SUPERIOR LUMBER INC, supp.	\$65.81
66412	SUPERIOR WELDING SUPPLY CO, serv.	\$28.00
66413	T&W GRINDING & COMPOST SERVICE, serv.	\$6,240.00
66414	TEETER SPECIALTY CO, supp.	\$95.00

66415	THAD JOHNSON, travel reimbursement	\$27.00
66416	THOMAS ECKENROD, travel reimbursement	\$12.58
66417	JAMES ZIMMERMAN-TRIUMPH SURPLUS, serv.	\$27.60
66418	USA BLUEBOOK, supp.	\$836.78
66419	UTILITY EQUIPMENT COMPANY, supp.	\$1,060.39
66420	WESTRUM LEAK DETECTION, serv.	\$692.50

TOTAL \$890,554.42

Business of the Mayor- A proclamation for Alpha Delta Kappa month for October in Charles City was presented by Darla Ahrens and Marilyn Buttjer. Motion by Starr, second Freeseaman to approve the proclamation. Ayes - 5. Mayor Andrews read the proclamation.

Jen Solomon, from Chamber/Community Revitalization was present to request street closures for the annual Spook Walk event. It will be held October 24 with a rain date of October 28. The following streets are requested to be closed from 1:00 p.m. to 8:00 p.m.: St. Mary's Street from Clark to Riverside and Riverside Drive from St. Mary's Street to Leland Avenue. They usually see about 1500 children in attendance at this event. Motion by Freeseaman, second Starr to approve this request. Ayes - 5

Mayor Andrews opened the public hearing on 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. Affidavit of publication dated 9/23/19 was informally filed. Mayor Andrews asked for written comments. There being none, he then asked for oral comments. There were none. Motion by Joerger, second Starr to close the hearing. Ayes - 5. 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. Motion by Freeseaman, second Starr to approve the second reading of Ordinance 1134. Ayes - 5. Council member Freeseaman read the ordinance.

Mayor Andrews opened the public hearing on 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. Affidavit of publication dated 9/23/19 was informally filed. Mayor Andrews asked for written comments. There being none, he then asked for oral comments. There were none. Motion by Joerger, second Starr to close the hearing. Ayes - 5 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. This involves two blocks on the south side of the street and one block on the north side, along the river. Motion by Starr, second Freeseaman to approve the second reading of Ordinance 1135. Ayes - 5 Council member Starr read the ordinance.

Mayor Andrews opened the public hearing on 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. Affidavit of publication dated 9/23/19 was informally filed. Mayor Andrews asked for written comments. There being none, he then asked for oral comments. There were none. Motion by Starr, second Joerger to close the hearing. Ayes - 5 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. Council member Freeseaman asked if CCADC was satisfied with the M-2 designation and reply was yes. Motion by Freeseaman, second Joerger to approve the second reading of Ordinance 1136. Ayes - 5 Council member Freeseaman read the ordinance.

Mayor Andrews opened the public hearing on 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. Affidavit of publication dated 9/23/19 was informally filed. Mayor Andrews asked for written comments. There being none, he then asked for oral comments. There were none. Motion by Joerger, second Starr to close the hearing. Ayes - 5. 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. This request was done by petition from surrounding property owners. Motion by Hammond, second Mallaro to approve the second reading of Ordinance 1137. Council member Hammond read the ordinance. Ayes - 5. Staff is recommending waiving the third reading of this ordinance. AgVantage can't get a building permit until this ordinance is adopted and the weather is getting colder pretty quick. In order to get this done yet this year, having to wait two weeks could make a big difference. This ordinance has already been through a public hearing at planning and zoning and a public hearing here with council which gave the public several chances to have input. Motion by Joerger, second Freeseaman to waive the third reading of this ordinance. Ayes - 5. Motion by Freeseaman, second Joerger to adopt and publish Ordinance 1137. Ayes - 5.

Mayor Andrews opened the public hearing on 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. Affidavit of publication dated 9/23/19 was informally filed. Mayor Andrews asked for written comments. There being none, he then asked for oral comments. There were none. Motion by Joerger, second Freeseaman to close the hearing. Ayes 5. 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. Being a special use will allow board of adjustment to take a look at the request. Motion by Starr, second Hammond to approve the second reading of Ordinance 1138. Ayes-5. Council member Starr read the ordinance.

Mayor Andrews opened the public hearing on a proposal to enter into a General Obligation Sewer Improvement Loan and Disbursement agreement for the upcoming water reclamation and recovery facility project. Affidavit of publication dated 9/24/19 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 Starr to close the hearing. Ayes - 5. The majority of this project, if not all, will be funded through an SRF loan. This \$3,000,000 general obligation loan would allow us to do a debt service levy to help fund if necessary. Council member Freeseaman introduced Resolution 134-19 entitled, "RESOLUTION TAKING ADDITIONAL ACTION ON PROPOSAL TO ENTER INTO A GENERAL OBLIGATION SEWER IMPROVEMENT LOAN AND DISBURSEMENT AGREEMENT" 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 Allied Subdivision has been an ongoing project and the last phase of this development is almost complete. One empty lot remains and Allied Land Development is requesting that the city release them from their agreement and accept the project as complete. They can then sell that empty lot if they choose without getting city permission. They are one house short of what the development agreement stipulated must be built. However, the valuation total for the new homes constructed in this development greatly exceeds the amount stated in the agreement. Council member Freeseaman introduced Resolution 135-19

entitled, "RESOLUTION REGARDING DEVELOPMENT AGREEMENT FOR ALLIED SEVENTH ADDITION" 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.

Park and rec director Tyler Mitchell has presented council with information concerning repairs to the big slide at the city pool. It was out of operation for some of this season and the reduced attendance reflected that it is a well-liked feature. The slide needs to be totally refurbished and quotes had been requested to do this. Fischer Brothers from Chippewa Falls, WI has submitted a quote for \$78,050 to completely restore the slide. Estimate on a brand new slide is \$300,000 plus. This company would take the slide back to their facility this fall to restore it and re-install it in the spring of 2020. Council member Starr introduced Resolution 117-19 entitled, "RESOLUTION ACCEPTING QUOTE FOR REPAIRS TO POOL SLIDE" 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 water tower on Corporate Drive needs outside painting. Dixon Engineering has submitted a quote for design and inspection services for this project for a total of \$26,676.80. They would do bid package, on site observation and administration during the project and do final inspection. This project is planned for spring 2020. We will need to decide what design we want painted on the tower. Council member Starr introduced Resolution 136-19 entitled, "RESOLUTION APPROVING ENGINEERING SERVICES AGREEMENT WITH DIXON ENGINEERING FOR THE CORPORATE DRIVE WATER TOWER PAINTING PROJECT, CHARLES CITY, IOWA" 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 preliminary plans have been prepared for the Charley Western Trail bridge. This is a project that will be let by the DOT in January. We will need to hold a hearing on this project at the February 17, 2020 meeting to approve the contract. Estimated cost for this project is \$1,170,000. The city has \$329,000 of TAP funding for this right now with the balance being covered by local and regional grants and other funding. General obligation loans will also be utilized. Council member Joerger introduced Resolution 137-19 entitled, "RESOLUTION SETTING PUBLIC HEARING ON PROPOSED PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF CONSTRUCTION COST FOR 2019 CHARLEY WESTERN TRAIL BRIDGE CONSTRUCTION PROJECT AND ORDERING THE ADVERTISEMENT FOR BIDS" 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 Council member Freeseaman asked what our debt capacity will be after we fund this bridge and City administrator Diers replied that we would be at about 33% with our safety factor.

Several years ago, the city changed the zoning ordinance to allow an abutting empty lot to have just a garage on it. An agreement is signed that ties the lots together so that one can't be sold without the other. After recent inquiries, staff would like planning and zoning to consider changing this ordinance to allow for a non-abutting property owner to construct a garage on an empty lot. Council member Joerger introduced Resolution 138-19 entitled, "RESOLUTION DIRECTING PROPOSAL FOR ADDING A SPECIAL USE FOR GARAGES UTILIZED AS AN ACCESSORY STRUCTURE TO A PRINCIPAL BUILDING NOT ON AN ABUTTING LOT SUBJECT TO CERTAIN RESTRICTIONS TO PLANNING AND ZONING FOR CONSIDERATION AND RECOMMENDATION" 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

An agreement needs to be approved with the DOT for the Charley Western Trail bridge project. It spells out our compliance with DOT and Federal regulations on this project. If the bids come back over 10% of the estimate, the city and/or DOT can reject the bids. Council member Freeseaman introduced Resolution 139-19 entitled, "RESOLUTION APPROVING AGREEMENT WITH THE IOWA DEPARTMENT OF TRANSPORTATION FOR THE 2019 CHARLEY WESTERN TRAIL BRIDGE PROJECT" 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 public hearing needs to be held to amend the urban renewal plan for the South Grand TIF district for the upcoming certified site purchase. Council member Starr introduced Resolution 140-19 entitled, "RESOLUTION SETTING DATE FOR PUBLIC HEARING ON URBAN RENEWAL PLAN AMENDMENT (SOUTH GRAND URBAN RENEWAL AREA)" and moved for adoption. Second to adopt Joerger. Resolution duly passed on roll call vote as follows: Ayes - Starr, Joerger, Freeseeman, Hammond, Mallaro. Nays - none

There are four areas on various streets that need some asphalt patching. Since Heartland Asphalt is in town right now working on the S. Main/N. Jackson HMA project, we could save some mobilization costs by having them do this patching while they are here. The cost of the extra patching is \$45,253.75 and the total distance between the four is about a block. Council member Freeseeman introduced Resolution 141-19 entitled, "RESOLUTION APPROVING CONTRACT FOR THE 2019 HMA PATCHING PROJECT, CHARLES CITY, IOWA" and moved for adoption. Second to adopt Hammond. Resolution duly passed on roll call vote as follows: Ayes - Starr, Joerger, Freeseeman, Hammond, Mallaro. Nays - none

The city has had reimbursement agreements in the past with new police officers in the event they leave the city employment before four years. The reimbursement includes training costs at ILEA or other facility, mileage, and possible overtime wages for covering the shifts while they are gone to training. We wanted to make some changes to the agreement prior to hiring more officers, so council needs to approve the amended agreement. Some question on if the overtime amount is known at the time of signing. Council member Freeseeman commented that if there were still some questions on this, maybe we should wait to approve. Council member Joerger introduced Resolution 142-19 entitled, "RESOLUTION AUTHORIZING AGREEMENTS FOR REIMBURSEMENT FOR POLICE TRAINING EXPENSES" and moved for adoption. Second to adopt Starr. 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 is scheduled for October 17 at the water treatment plant. A tour of the facility will start at 5:00 with the regular business meeting starting at 6:00. We need to find dates for the first of hazard mitigation meetings with county EMA director. Council would prefer to do this prior or immediately after a council meeting. Mayor Andrews will be meeting with Lezlie this week and will discuss some possibilities with her.

City administrator Diers reported that the MDA portion of the city's annual audit is not required anymore so our auditors will not be doing that unless the city requests it. If the city wanted it done still, they would charge \$500 to do this. The wayfinding signs are being installed starting today. He plans to talk to the local scouting groups to see if they can help with landscaping around them. He is attending the broadband conference in Ames this Thursday with a couple of broad band commission members. A preconstruction meeting was held last Monday for the WRRF project and work has started already on it. Croell Redi Mix is looking at constructing a concrete storage building at their operation and will be coming to the council/county for a rebate agreement through the SW Tif district. The annual League conference was held the last week of September and he spoke at a nutrient reduction session. Former mayor Jim Erb was honored at the awards banquet with induction into the League of Cities Hall of Fame.

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

Dean Andrews, Mayor

Attest:

Trudy O'Donnell, city clerk

