

COUNCIL MINUTES  
REGULAR SESSION  
OCTOBER 19, 2020

Charles City city council met in regular session on October 19, 2020 at 6:00 p.m. remotely via Zoom due to the COVID-19 pandemic. Mayor Dean Andrews called the meeting to order and the following council members were present: Keith Starr, Jerry Joerger, DeLaine Freeseaman, Phoebe Pittman, Phillip Knighten. Absent - none. 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 Joerger to approve the agenda. Ayes - 5

Motion by Joerger, second Starr to approve the minutes from the September 28, October 5 and 14 meetings. Ayes - 5

Motion by Joerger, second Pittman to approve the consent calendar. Ayes - 5 Council member Joerger commented on the balance in the health plan. Consent calendar consisted of the following: approve 9/20 financials for city of Charles City and CC public employees health plan, approve Class LA liquor license for BPO Elks with outdoor service and Sunday sales and payment of claims (including those approved by other boards):

70384	MICHELLE FERCH, payment refund	\$179.00
70385	CENTURYLINK, serv.	\$789.05
70386	GWORCS, supp.	\$3,095.00
70387	KWIK TRIP INC, supp.	\$1,789.14
70388	WINDSTREAM, serv.	\$62.03
70389	ROBBIN MORE, utility deposit refund	\$25.08
70390	CHRIS TJBKES, utility deposit refund	\$46.69
70391	RAVI BODDETI, utility deposit refund	\$90.00
70392	ROBERT THAD CARR, utility deposit refund	\$90.00
70393	ATHYL JANE G CONCEPTION, utility deposit refund	\$90.00
70394	SANDRA DONATO, utility deposit refund	\$90.00
70395	MYLES FISHER, utility deposit refund	\$90.00
70396	ANGELA GURULE, utility deposit refund	\$90.00
70397	THOMAS DEAN HANAWALT, utility deposit refund	\$90.00
70398	MARIELLEN LEE MALENA, utility deposit refund	\$90.00
70399	JULIE MARTY, utility deposit refund	\$90.00
70400	JOHN MARVIN, utility deposit refund	\$10.00
70401	ALAN NUMEDAHL, utility deposit refund	\$90.00
70402	BRANDI ODOM, utility deposit refund	\$90.00
70403	LYONEL JAMES PEARCE, utility deposit refund	\$90.00
70404	SHERYL RENEE RAUSCH, utility deposit refund	\$90.00
70405	CLINT SCHMADEKE, utility deposit refund	\$90.00
70406	JEREMY THOMPSON, utility deposit refund	\$90.00
70407	BAKER & TAYLOR BOOKS, supp.	\$3,637.46
70408	BAKER & TAYLOR ENTERTAINMENT, supp.	\$115.15

70409	BIBLIONIX, supp.	\$2,600.00
70410	CANON FINANCIAL SERVICES INC, serv.	\$69.32
70411	CAROL CASE, serv.	\$1,100.00
70412	CC PUBLIC EMPLOYEE HEALTH PLAN, serv.	\$2,924.51
70413	CENTER POINT LARGE PRINT, supp.	\$89.99
70414	CC CHAMBER OF COMMERCE, serv.	\$79.00
70415	COREY HAWKE, serv.	\$389.00
70416	DEMCO INC, supp.	\$235.88
70417	DO IT ALL SERVICES LLC, serv.	\$35.00
70418	FARM & HOME PUBLISHERS LTD, supp.	\$57.00
70419	GORDON FLESCH CO-GFC LEASING, serv.	\$76.00
70420	HY-VEE INC, supp.	\$4.30
70421	INGRAM LIBRARY SERVICES, supp.	\$78.26
70422	KANOPY INC, supp.	\$43.00
70423	MARTIN BROS DISTRIBUTING CO, supp.	\$420.64
70424	MASON CITY GLASS SERVICE, supp.	\$1,726.00
70425	MEDIACOM, serv.	\$395.48
70426	MICK GAGE PLUMBING & HEATING, serv.	\$80.00
70427	MIDAMERICAN ENERGY, serv.	\$1,562.86
70428	MIDWEST TAPE, supp.	\$395.08
70429	TASTE OF HOME, supp.	\$37.72
70430	VISA, supp.	\$653.31
70431-70446	PAYROLL ENDING 10/10/2020	\$99,673.47
70447	CITY OF CHARLES CITY, payroll liabilities	\$1,514.79
70448-70449	CC PUBLIC EMP HEALTH PLAN, payroll liabilities	\$10,358.94
ACH	COLLECTION SERVICE CENTER, payroll liabilities	\$5.07
ACH	EFTPS, payroll liabilities	\$27,435.88
70450	EMC NATIONAL LIFE CO, payroll liabilities	\$6.00
ACH	FAMILY COMM CREDIT UNION, payroll liabilities	\$1,608.00
ACH	ICMA, payroll liabilities	\$1,966.10
70451	AGVANTAGE FS,	\$48.00
70452	CENTURYLINK, serv.	\$455.64
70453	MARCO-FIRE DEPT	\$119.86
70454	PRODUCTIVITY PLUS ACCOUNT,	\$155.83
70455	ASBESTROL INC, serv.	\$2,470.00
70456	BLUHM CEDAR VALLEY ELECTRIC, serv.	\$185.00
70457	BUSINESS CARD, supp.	\$337.06
70458	CATHERINE MARIE OTT, serv.	\$1,032.50
70459	CEDAR VALLEY LUBES INC, serv.	\$19.99
70460	CENTURYLINK, serv.	\$163.76
70461	CINTAS CORPORATION, serv.	\$56.22
70462	CITY OF CHARLES CITY, serv.	\$3,705.38
70463	FIELD BROS MOVING INC, serv.	\$508.75
70464	FLOYD CO PUBLIC HEALTH, serv.	\$120.00

70465	GORDON ELECTRIC SUPPLY INC, supp.	\$250.90
70466	HD SUPPLY FACILITIES MAINTENANCE, supp.	\$796.98
70467	HEIDI J NIELSEN, mileage	\$22.85
70468	HILLEGAS FLOORING LLC, serv.	\$5,602.99
70469	HOCKENSON PLUMBING, serv.	\$2,364.92
70470	HOUSING AUTH ACCTG SPECIALISTS, serv.	\$500.00
70471	JENDRO SANITATION SERVICES, serv.	\$842.50
70472	JENSEN NEW & OLD CONSTRUCTION, serv.	\$2,682.63
70473	JOHN DEERE FINANCIAL, supp.	\$65.98
70474	KOCH OFFICE GROUP, serv.	\$83.06
70475	KWIK STAR, supp.	\$116.72
70476	LEAF, serv.	\$252.04
70477	LINDERMAN HEATING & AIR LLC, serv.	\$288.20
70478	LOIS FREIBERG, security deposit refund	\$200.00
70479	MEDIACOM, serv.	\$276.90
70480	MIDAMERICAN ENERGY, serv.	\$6,423.78
70481	MIDWEST DUCT WORKS, serv.	\$400.00
70482	MILLS-INC, serv.	\$433.18
70483	MRI SOFTWARE LLC, serv.	\$1,778.50
70484	NAN MCKAY & ASSOCIATES, serv.	\$239.00
70485	NOAH, SMITH, SCHUKNECHT & SLOTER, serv.	\$239.80
70486	OTTO'S ENTERPRISES LLC, serv.	\$145.99
70487	RESERVE ACCOUNT, supp.	\$750.00
70488	SCHUETH ACE HARDWARE, supp.	\$173.35
70489	SHORT ELLIOTT HENDRICKSON INC, serv.	\$1,832.91
70490	SHERWIN-WILLIAMS CO, supp.	\$395.21
70491	STRAUSS ACQUISTION CORP, supp.	\$129.87
70492	SUPERIOR LUMBER INC, supp.	\$61.95
70493	T-J SERVICE INC, supp.	\$12,642.94
70494	TEETER SPECIALTY CO, supp.	\$244.23
70495	COMPUTER PARKER LLC, serv.	\$275.00
70496	UNITED STATES CELLULAR, serv.	\$149.75
ACH	BANCORPSV, serv.	\$121.37
ACH	CARMEN RAMSAY (FGP), mileage	\$11.20
ACH	FIRST CITIZENS-CC, serv.	\$215.62
ACH	FLOYD SWCD, serv.	\$4,698.12
ACH	FORTE PAYMENT SYSTEMS, serv.	\$533.20
ACH	LADONNA NORRIS (FGP), mileage	\$9.60
ACH	MAVIS BEENEN (FGP), mileage	\$8.32
ACH	PORTZEN CONSTRUCTION, serv .	\$942,047.48
ACH	TREASURER, STATE OF IOWA, sales tax	\$348.74
ACH	US POSTAL SERVICE, supp.	\$1,000.00
ACH	VALERIE JENKINS (FGP), mileage	\$35.84
70497	AGSOURCE COOPERATIVE SERVICES, serv.	\$231.50

70498	AHLERS & COONEY PC, serv.	\$516.00
70499	ARTWEAR / BIRDIE AND BO'S, supp.	\$86.00
70500	BADFISH INC, supp.	\$463.00
70501	BITUMINOUS MATERIALS & SUPPLY, supp.	\$841.93
70502	BRUENING ROCK PRODUCTS INC, supp.	\$1,340.35
70503	BUSINESS CARD, serv.	\$5,041.26
70504	CENTRAL IOWA DISTRIBUTING, supp.	\$120.00
70505	CENTURYLINK, serv.	\$48.97
70506	CC CHAMBER OF COMMERCE, serv.	\$3,945.00
70507	CINTAS CORPORATION, serv.	\$36.90
70508	CITY OF CHARLES CITY, serv.	\$207.06
70509	CLAREY'S SAFETY EQUIPMENT, supp.	\$1,109.69
70510	CLEAR LAKE SANITARY DISTRICT, serv.	\$186.00
70511	COMMUNITY REVITALIZATION, serv.	\$10,625.63
70512	COMPASS BUSINESS SOLUTIONS, supp.	\$1,575.64
70513	DICK'S PETROLEUM COMPANY, serv.	\$633.52
70514	DISH NETWORK, serv.	\$74.33
70515	ELECTRICAL ENG & EQUIP CO, supp.	\$458.92
70516	ENVIRONMENTAL RESOURCE ASSOCIATES, serv.	\$254.52
70517	FAREWAY STORE, supp.	\$751.83
70518	FLOYD COUNTY ENGINEER, supp.	\$518.69
70519	FMC LANDFILL, serv.	\$219.15
70520	GRAINGER, supp.	\$364.50
70521	HOLDEN HILLEGAS/H&R LAWN CARE, serv.	\$187.00
70522	HAWKINS INC, supp.	\$8,849.96
70523	HEARTLAND ASPHALT INC, serv.	\$633,401.60
70524	HEARTLAND ASPHALT INC, serv.	\$155,928.79
70525	HEARTLAND PAPER COMPANY, supp.	\$49.74
70526	HARLAN KEPPLER-HK MASONRY, serv.	\$3,705.14
70527	HY-VEE INC, supp.	\$1,967.45
70528	IDOT-CASHIER'S OFFICE, supp.	\$121.10
70529	IDOT-CASHIER'S OFFICE, supp.	\$244.50
70530	IOWA LAW ENFORCEMENT ACADEMY, serv.	\$225.00
70531	ITRON INC, serv.	\$5,476.63
70532	JEAN BOLEY, mileage	\$40.25
70533	JENDRO SANITATION SERVICES, serv.	\$49,868.11
70534	JENDRO SANITATION SERVICES, serv.	\$238.00
70535	JOHN DEERE FINANCIAL, supp.	\$275.83
70536	JP COOKE COMPANY, supp.	\$131.20
70537	KEYSTONE LABORATORIES, serv.	\$578.48
70538	KIELKOPF ADVISORY SERVICES LLC, serv.	\$3,360.00
70539	L&J INDUSTRIES INC, supp.	\$289.47
70540	L&T PAINTING INC, serv.	\$182,446.00
70541	LEAF, serv.	\$255.16

70542	LEROY'S REPAIR, supp.	\$228.69
70543	LESSIN SUPPLY COMPANY, supp.	\$621.62
70544	LOOKOUT POINT COMMUNICATIONS, serv.	\$81,818.02
70545	MACQUEEN EQUIPMENT GROUP, supp.	\$2,043.46
70546	MAINSTAY SYSTEMS INC, serv.	\$894.00
70547	MARCO TECHNOLOGIES LLC, serv.	\$712.50
70548	MERRITT COMPUTER SERVICE INC, serv.	\$432.64
70549	METERING TECHNOLOGY SOLUTIONS, supp.	\$24,106.49
70550	MICK GAGE PLUMBING & HEATING, supp.	\$12.60
70551	MID-WEST ROOFING COMPANY, serv.	\$204.65
70552	MIDAMERICAN ENERGY, serv.	\$147.81
70553	MIKE'S C&O TIRE INC, serv.	\$81.04
70554	MILLS-INC, serv.	\$105.69
70555	MISSISSIPPI LIME COMPANY, supp.	\$6,368.59
70556	MTI DISTRIBUTING INC, supp.	\$140.64
70557	MUNICIPAL PIPE TOOL CO, serv.	\$136,863.65
70558	NEB-IA INDUSTRIAL FASTENERS, supp.	\$53.39
70559	NEWBAUER INC, serv.	\$23.10
70560	NIACOG, serv.	\$421.36
70561	NOAH, SMITH, SCHUKNECHT & SLOTER, serv.	\$3,898.90
70562	NORTH IOWA LAWN & SPORTS, supp.	\$86.52
70563	PERRY NOVAK ELECTRIC INC, serv.	\$917.01
70564	POSTMASTER, supp.	\$920.00
70565	SURVEYING AND MAPPING LLC, serv.	\$700.00
70566	SHERWIN-WILLIAMS CO, supp.	\$238.46
70567	SHRED-IT USA LLC, serv.	\$45.00
70568	SISSON & ASSOCIATES INC, serv.	\$830.00
70569	SMARTSOURCE CONSULTING-DEAN CURTIS, serv.	\$180.00
70570	SUPERIOR LUMBER INC, supp.	\$82.71
70571	TERRACON CONSULTANTS INC, serv.	\$5,130.50
70572	TERRI NOVAK, mileage	\$147.20
70573	TP ANDERSON & COMPANY PC, serv.	\$2,000.00
70574	TRIUMPH SURPLUS LLC, serv.	\$62.57
70575	UNITED STATES CELLULAR, serv.	\$844.12
70576	GEORGE USHER/USHER SHARPENING, serv.	\$49.00
70577	VAN WERT COMPANY, supp.	\$3,762.03
70578	WISCONSIN INDEPENDENT NETWORK, serv.	\$1,200.00

**TOTAL                    \$2,519,452.57**

September Receipts - Gen - 292765.95; Disp-39819.14;P/R C/I-21.49;CommEq-1198.75;H/M-22.51;RAGBRAI-.26;RUT-108671.43;EmpBen-118046.35;CVTC-3105.45;Emerg-6830.30;OptTx-70285.72;TIF-52025.41;FGP-11307.20;pubHous-60660.02;Sect8-151719.38;DebtServ-38612.01;'20CapFnd-5857.02;Water-176573.62;Sewer-130501.23;WasteFnd-55376.87;Transit-32221.02;SWU-16411.87;FireExt-49.00

September Disbursements - Gen-233013.01;Disp- -9647.71;H/M-7634.50;RUT-86720.28;EmpBen-87217.24;CVTC-5002.07;LibrTr-2198.18;FGP-14135.49;pubHous-57510.45;Sect8-74647.85;'18Rehab-23114.00;Cable-2518.89;StreetRelC/I-374200.43;'20CapFnd-5857.02;CWBridge-22095.99;FibertoHome-5128.83;SW Indust StormWaterProj-12575.58;IPC Sponsored Proj-5137.08;Water-113836.23;Sewer-123506.48;WWTPExpanFnd-729753.17;WasteFnd-49949.07;Transit-33921.47;SWU-5907.69

Business of the Mayor - Mayor Andrews has not found an appointee to the board of adjustment yet. The census is reporting very high responses to the census.

Mayor Andrews opened the public hearing on the 2020 Southwest Development park water quality initiative improvements project. Affidavit of publication dated 10/6/20 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.

The final plans match the preliminary plans and specs. Council member Joerger introduced Resolution 172-20 entitled, "RESOLUTION APPROVING FINAL PLANS, SPECIFICATIONS AND FORM OF CONTRACT FOR THE 2020 SOUTHWEST DEVELOPMENT PARK WATER QUALITY INITIATIVE IMPROVEMENTS PROJECT, CHARLES CITY, IOWA" and moved for adoption. Second to adopt Freeseaman. Resolution duly passed on roll call vote as follows: Ayes - Starr, Joerger, Freeseaman, Pittman, Knighten. Nays - none. City engineer Fallis reviewed the scope of the project. This had been let last year but all of the bids received exceeded the project budget so they were all rejected. The scope of the project was reduced and the project was re-let. Nine bids were received with Farm TilePro from Osage being the lowest responsible bidder at \$331,974.50 for both the base bid and Option 1. The engineer's estimate for the project was \$380,000 for both. The city received a \$100,000 water quality initiative grant to help fund this project. Council member Freeseaman asked if the city had ever had Farm TilePro do any work for us and reply was no. But Fallis checked with a couple of their previous clients and received good recommendations. Council member Freeseaman introduced Resolution 173-20 entitled, "RESOLUTION APPROVING AWARD AND CONTRACT AND BOND FOR THE 2020 SOUTHWEST DEVELOPMENT PARK WATER QUALITY INITIATIVE IMPROVEMENTS PROJECT" and moved for adoption. Second to adopt Pittman. Resolution duly passed on roll call vote as follows: Ayes - Starr, Joerger, Freeseaman, Pittman, Knighten. Nays - none.

The maintenance agreement with the City Improvement Association needs to be renewed for another three years. This agreement covers all of the parks owned by CIA and reimburses the city for their labor in mowing and maintaining them. Cash payment of \$5000 is made each year and a total of \$25000 is paid over the three years to purchase a new mower for the city. The agreement is remaining unchanged and will be good through December 31, 2023. The fountain located at the corner of Clark Street and Brantingham that is owned by the CIA is not included in this agreement but the city will help to monitor the operation of the fountain. We will notify the CIA when it needs attention but we will do no maintenance on it. Park and rec director Tyler Mitchell calculated that the estimated costs each year to maintain these parks is \$5500. Council member Freeseaman introduced Resolution 174-20 entitled, "RESOLUTION APPROVING A MAINTENANCE AGREEMENT BETWEEN THE CITY IMPROVEMENT ASSOCIATION AND THE CITY OF CHARLES CITY" and moved for adoption. Second to adopt Pittman. Resolution duly passed on roll call vote as follows: Ayes - Starr, Joerger, Freeseaman, Pittman, Knighten. Nays - none

Pay estimate #12 has been submitted from Portzen Construction for the water resource recovery facility project in the amount of \$942,047.48. It has been reviewed by Fox Engineering and they are recommending payment. Council member Starr introduced Resolution 175-20 entitled, "RESOLUTION APPROVING PAY ESTIMATE #12 FOR WATER RESOURCE RECOVERY FACILITY PROJECT" and moved for adoption. Second to adopt Freeseaman. Resolution duly passed on roll call vote as follows: Ayes - Starr, Joerger, Freeseaman, Pittman, Knighten. Nays - none Administrator Diers commented that the GO loan and the SRF loan for this project are ready to draw down any time we are ready.

Housing director Heidi Nielsen reviewed the electrical upgrade project at North Cedar Terrace. This will run new primary feeds from transformers to the buildings. She went out for bids on the architectural services for this project and received three back as follows: Atura - \$34,500; Skott and Anderson - \$23,500 and KCC - \$19,500. The housing board is recommending accepting Skott and Anderson's bid because they have worked with them before and have been very pleased with their work. Council

member Freeseaman introduced Resolution 176-20 entitled, "RESOLUTION APPROVING ARCHITECTURAL SERVICES AGREEMENT FOR ELECTRICAL UPGRADES AT NORTH CEDAR TERRACE, CHARLES CITY, IOWA" and moved for adoption. Second to adopt Starr. Resolution duly passed on roll call vote as follows: Ayes - Starr, Joerger, Freeseaman, Pittman, Knighten. Nays - none A topographical survey and boundary survey are also required for this electrical project. This will determine the depth needed for boring and also identify any underground items. Two proposals were received as follows: HRS at \$14,500 and CGS at \$19,500. The housing board has reviewed these proposals and are recommending accepting the proposal from HRS for \$14,500. Council member Freeseaman introduced Resolution 177-20 entitled, "RESOLUTION APPROVING AGREEMENT WITH HRS FOR TOPOGRAPHICAL SURVEY AT NORTH CEDAR TERRACE" and moved for adoption. Second to adopt Joerger. Resolution duly passed on roll call vote as follows: Ayes - Starr, Joerger, Freeseaman, Pittman, Knighten. Nays - none

Ordinance 1147 AN ORDINANCE AMENDING THE CHARLES CITY CODE OF ORDINANCES CHAPTER 1, SECTION 1.14 - STANDARD PENALTY, BY AMENDING THE PROVISIONS PERTAINING TO THE STANDARD PENALTY FOR VIOLATIONS was presented for a third reading. This ordinance will make our code match the recent changes in state code pertaining to standard penalties for violations. It will increase the minimum penalty from \$65 to \$105 and increase the maximum penalty from \$650 to \$855. Motion by Joerger, second Pittman to approve the third reading. Ayes - 5. Council member Joerger read the ordinance. Motion by Freeseaman, second Joerger to adopt and publish Ordinance 1147. Ayes - 5

Ordinance 1148 AN ORDINANCE AMENDING THE CHARLES CITY CODE OF ORDINANCES CHAPTER 55, SECTION 55.02, BY AMENDING THE PROVISIONS PERTAINING TO ANIMAL NEGLECT was presented for a third reading. This ordinance will also make our code match recent changes in the state code. The state code has more clarification on this item than our current code. Motion by Freeseaman, second Starr to approve the third reading. Ayes - 5. Council member Freeseaman read the ordinance. Motion by Joerger, second Pittman to adopt and publish Ordinance 1148. Ayes - 5 The lease on the Carnegie building to the arts council is set to expire in December 2020. This is a three year lease and the terms will remain the same. Any major structural repairs to the building in excess of \$10,000 will be the city's responsibility. The tenant will be responsible for maintenance of the interior of the building, the AC/heating systems, electrical and plumbing system. The arts council has reviewed this lease and approved it. Council member Joerger introduced Resolution 178-20 entitled, "RESOLUTION APPROVING LEASE AGREEMENT BETWEEN THE CITY OF CHARLES CITY AND THE CHARLES CITY ARTS COUNCIL FOR THE USE OF THE CARNEGIE BUILDING" and moved for adoption. Second to adopt Starr. Resolution duly passed on roll call vote as follows: Ayes - Starr, Joerger, Freeseaman, Pittman, Knighten. Nays - none

A development agreement with Cambrex has been drafted by our bonding attorneys. This is in conjunction with the high quality jobs program offered by IEDA and would satisfy the local government support requirement for this program. This agreement will include a \$40,000 forgivable loan and a 90% tax abatement. The expansion will add 32 jobs with an average \$17.81 wage. It's costly to amend the urban renewal plan in order to recapture the loan from the TIF district, so we will pay this out of general for now. We can include this in another project that may arise in this area and capture it from TIF at that time. Council member Joerger introduced Resolution 179-20 entitled, "RESOLUTION AUTHORIZING DEVELOPMENT AGREEMENT WITH CAMBREX CHARLES CITY, INC" and moved for adoption. Second to adopt Freeseaman. Resolution duly passed on roll call vote as follows: Ayes - Starr, Joerger, Freeseaman, Pittman, Knighten. Nays - none.

A request for re-zoning a parcel located at 1002 Eighth Avenue has been submitted and reviewed by planning and zoning. It was from Mike and Colette Hall and they are asking that this parcel be changed from an R-2 district to an M-1 district to allow them to construct additional storage buildings. There are currently two storage buildings located on this parcel but they are legal non conforming since they were built prior to the zoning being implemented. This type of building isn't allowed in an R-2. At the planning and zoning meeting to discuss this, several concerns were raised by adjoining property owners. Their main concern is that there are 41 permitted uses in an M-1 and if this property is ever sold, any of those uses could be implemented on this property. Mr. Hall has stated that he would only have a personal

garage structure and possibly some more storage buildings constructed, but a subsequent owner of the property could utilize one of those other permitted uses. After much discussion on the matter and hearing the concerns of the neighboring property owners, the planning and zoning commission is recommending that the city not do this re-zoning. Council member Joerger asked if anything could be done to allow the personal garage to be built and it was stated that a special use permit could be secured from board of adjustment and a non-conveyance agreement would then need to be executed by Mr. Hall to allow this. But Mr. Hall would like to continue to have access to this garage if he does sell his house in town so he would not like to have the two parcels tied together. City engineer Fallis did mention that another level of M district zoning could be added when we do the zoning ordinance re-write and it could be less impactful than the current M-1 zoning. This could allow this type of use for the property. This rewrite is currently in progress and is hoped to be completed by the end of 2020 or early in 2021. Mr. Hall might then be allowed to building this personal garage and possibly more storage sheds at that time. Council was concerned with the objections raised by the adjoining property owners. Motion by Joerger, second Pittman to accept the recommendation from planning and zoning to not grant this re-zoning request. Ayes - 5

City clerk O'Donnell stated that the next planning session will be October 26 at 6:00 p.m.

City administrator Diers reported that our housing director Heidi Nielsen has submitted her resignation from her position with her last day of employment with the city being October 30. An initial proposal has been received from all three unions on their upcoming contract renewal. Diers will look these over with our labor attorney and give our response.

Councilmember Freeseaman stated that the broadband bond issue has been released into the market so we are hopeful for some favorable results.

Motion by Freeseaman, second Joerger to adjourn. Ayes - 5.

---

Dean Andrews, Mayor

Attest:

Trudy O'Donnell, City Clerk