

COUNCIL PROCEEDINGS
MAY 23, 2016

Charles City City Council met in a planning session on May 23, 2016 at 7:00 p.m. in council chambers. Mayor James Erb presided and the following council members were present: Jerry Joerger, Keith Starr, DeLaine Freeseaman, Mike Hammond and Dan Mallaro. Also present were city administrator Steve Diers, city engineer John Fallis and city attorney Ralph Smith.

Housing director Heidi Nielsen was present to review the proposed area for the next CDBG housing rehab grant. The area being considered is near the Middle School and an income survey will be conducted to be sure this area would qualify. This rehab program has helped 47 low-income homes to have repairs done to prevent further deterioration. The proposed budget is yet unknown but IEDA has placed a cap of 6 homes on each grant. The maximum amount of grant per home is still at \$24,999. An 80% response rate to the income survey is requested by IEDA. We had a 69% response the last time. A windshield survey will also be conducted to assess the exterior of the homes in the target area.

City staff is recommending switching our water meters to the Badger brand of meters with use of the iTron readers. Water staff continues to experience issues with our current meters and spends a lot of time doing re-reads and repairing the meters. New software from DataTech will need to be purchased to process the readings from the new readers and still process the current brand of meters still in use. The city of Clear Lake is interested in our used Sensus meters, we have about 130 available that we aren't able to return to the supplier. It would be too costly to litigate against the supplier to take these back and Clear Lake has agreed to purchase them for \$25 each. City Attorney Smith has drafted a bill of sale for this transaction. Ralph has also reviewed the contract for the new iTron meter readers and says it's a standard contract. Water Superintendent Cory Spieker has made a table on our lost revenues due to old meters that are running slow and it shows we are at a 12% loss of water revenues. Last year we found some fairly large leaks in the city mains and that did help to reduce our lost revenues. Average life of a water meter is 15-20 years and using age alone, 48% of our meters are too old. Staff is recommending replacing about 1400 meters to start and continue with a set amount of replacements each year until all are replaced with Badger meters. Approximate cost to replace all of the Sensus readers would be \$100,000. Discussion on just replacing everything all at once but then there would be an issue for future replacement coming all at once. The sale of the old meters and the contract for the new Badger meters will be on the next regular council meeting for action.

Staff has been in discussions with Simply Essentials concerning their proposed chicken processing plant and the requirements needed to be met as far as their discharges into the city's sanitary sewer system. They would like to start with one shift processing about 336,000 per week by the end of November and expanding operation by spring of 2017 to approximately 660,000 chickens per week. The city's waste water system is close to capacity now and staff has been working with Fox Engineering the past few months to draft a facility plan. Given the time constraint we are facing to have any new plant in operation, one of the options discussed was to require Simply Essentials to put in their own pre-treatment process. Realistically, the option that would work best for the city for the long term would take 3 years. Several council members expressed concern over rushing into a construction decision to satisfy a company that won't be the best solution for the city in the long run. The representatives from Simply Essentials will be asked to attend a planning session in the near future to discuss needs with the council.

Mayor Erb commented that the council had set the formulation of a comprehensive plan as a priority a few years ago and he wanted to remind them that there are 3 or 4 capital projects coming down the pike for this area that will involve the city. Need to keep those issues in mind as we proceed with the upcoming joint venture with the county on a law enforcement center.

City Administrator Diers stated that 4 proposals had been received from 16 solicitations for the study of a joint law enforcement center. A joint meeting with the Floyd County board of supervisors has been scheduled for June 1 at 5:00 in city council chambers. It is planned to form a sub-committee to conduct interviews of the top firms that will be decided at this joint meeting. Hope to start the actual work on this project in August and have more definite information by November for budgeting purposes. Diers also stated that he has ordered the tablets for city council and city staff.

There being no further business, meeting was adjourned.

James A. Erb, Mayor

Attest:

Trudy O'Donnell, City Clerk