

COUNCIL PROCEEDINGS
FEBRUARY 10, 2021

Charles City city council met in a planning session on February 10, 2021 at 6:00 p.m. via Zoom due to the COVID-19 pandemic. Mayor Dean Andrews presided and the following council members were present: Keith Starr, Jerry Joerger, DeLaine Freeseaman, Phoebe Pittman and Phillip Knighten. Also present were city administrator Steve Diers and city engineer John Fallis.

Mayor Andrews reported that he has met with the Floyd County public health department and Floyd County will be receiving more doses of the COVID vaccine. Citizens are to use online sign up to get on the list. HyVee will also be getting vaccine.

Discussion held on the recently approved reserved parking agreement with Hoover Properties for 7 spaces in the parking lot behind the law offices of Eggert, Erb and Ellingson law office. Some local business owners were present to voice their concern over this agreement. Those present were Bryan Elsbury, Jay Jung, Lanie Sanvig and Nate Skuster. They think council is setting a precedent with this agreement. They would also like to see Main Street remain more a retail environment and realizes that we can't tell any building owner to rent to. They realize also that parking has always been a first come first served basis and have lived with that. But they didn't think the council would approve this agreement and that is why they weren't at the meeting where this was passed. They want to know if the council will approve this same type of agreement with other Main Street businesses. If the council can't reverse this decision, they would like to have a requirement that those 7 Federal vehicles only park in those seven spots and don't take up spots for other customers. They are all very disappointed with the council's decision on this agreement. The Chamber was asked to gather feedback from the Main Street businesses on this item and most felt this was a bad precedent. A couple were in favor, stating that an increase in activity downtown is a good thing. Council member Joerger stated that this decision was not arrived at quickly. He felt this lot is not utilized very much and that this is a special circumstance so is not setting a precedent. Council member Starr thanked the business owners for attending tonight. He feels this parking is not for customers and it is actually freeing up more customer parking in the lot behind this business. Council member Freeseaman also thanked the businesses for coming forward. He stated that the original request included a reserved space for this business's customers with trailers and he was not in favor of that. This final agreement was the best solution. Council member Knighten agreed that this decision was not made lightly and there was a lot of discussion. Council member Pittman commented that she, too, was not in favor of the original request for spots in the parking lot right behind their business. The spots they are reserving are very underused and not desirable for other customers and businesses. Mayor Andrews stated that we are charging the same rent for these spots as what we charge HyVee and Theisen's for their cart corrals. City attorney Slotter advised that after the three year term of this agreement is up, we can void it if council wants. The addendum to this agreement is on the next council agenda for action.

The sewer agreement with Tony Lessin has been revised and is being submitted to council for their review. Per city ordinance, any connection to the city sewer system from a resident outside city limits requires council approval. Lessins had requested that a 10 year moratorium on annexation of the area be included in the agreement. They agreed that after this moratorium, they would agree to a voluntary annexation upon request of the city. City attorney Slotter also added a clause that designated the City as their power of attorney to sign voluntary annexation documents in the event they or their successors declined to voluntarily annex upon request of the city. Lessin's were not agreeable to this power of attorney clause. City staff had also recommended that language be included that stated Lessins will be responsible for cleaning and clearing any plugging of the city sewer main that may occur due to flowers from their service line. Staff had also discussed establishing a 10 year tax abatement program for the city portion of the property taxes if the annexation was done voluntarily. Lessins were not agreeable to annexing at this time. Council member Joerger felt it was important to leave the annexation clause in the agreement. City staff's position is that annexation is the proper and correct way to extend municipal sewer services. City attorney asked Lessin if he was interested in the agreement with the annexation language and he replied no. This agreement will be presented as drafted to the council at their next regular meeting for action.

Fire chief Eric Whipple was present to discuss the replacement of the overhead doors at the fire station. This had been discussed at a previous meeting but Chief Whipple was asked for more clarification on some of the items quoted from each vendor. He submitted a spreadsheet that gave comparisons and updated quotes. Whipple has had some interest from a private party to take the old doors. The quotes had included removal of the old doors and Double Z had stated they would reduce their quote by \$280 if the doors were removed by someone else. Not much difference between the quotes as far as R factor or warranties. Chief Whipple is recommending accepting the quote from Double Z Construction for the replacement of 9 doors for \$31,511. This item will be on the next regular agenda for council action.

A storm sewer project has been identified near the intersection of Grove Street and Illinois. This area serves to access the Sherman Nursery property, which has been purchased by Paul Rottinghaus. There currently are no storm

sewer mains here and the storm water has been flowing and washing out the embankment of Sherman Creek. Staff is recommending installing storms sewer mains here and also installing a guard rail since this embankment is quite steep. Cost estimate for this project is \$135,000 and SEH would do the design for it for a lump sum of \$9800. This project will not do anything with the private bridge that is there but it will alleviate the damage currently be caused to the bridge by the storm water overflow there. Council member Freeseaman asked how doing this project would affect the other storm water projects that also need to be done, we want to be fair. City administrator Diers replied that this project was talked about 4 years ago and that this bridge is the only access in to this property. To make the property viable, we need to address this water issue. This agreement will be on the next regular meeting for action.

The city has contracted with Popp Excavating for the demolition of the house at 806 N. Grand that the city acquired. The city just purchased a property at 312 15th Avenue and would like to add the demolition of that house to the contract with Popp. Popp has given us a quote of \$11550 for this additional demo. This will be done by a change order. We have re-estimated the FY21 budget to include both of these items.

Change order #4 needs to be approved for the WRRF project. The following items are included in this change order: deduct \$3500 to not install select piping systems, add \$11437.65 for raw pump control, add \$13715.10 for equalization pump control system and add \$70271.25 for imported material for clay liner for a total increase of \$91,924.00. This item will be on the next regular meeting for action.

Tyler Mitchell, park and rec director, is requesting the purchase of a rough mower for the golf course. The current one is getting quite old and it's getting difficult to find parts for it. There is currently \$40,000 in the park and rec purchase reserve and he would like to use those funds. Quotes were received and Mitchell is recommending the purchase of a 2018 JD mower for \$30,000 from Van Wall Equipment. This item will be on the next regular agenda for council action.

Water superintendent Cory Spieker has received quotes for the lighting of the water tower on Corporate Drive. MUSCO lighting has submitted quotes for both regular lighting and color changing lighting. The quote for regular lighting is \$13700 and the quote for color changing is \$28000. Both options will need some electrical work done and the quote from Perry Novak for that is \$17,500. The color option allows us to turn the lights on and off whenever we want and change the colors. The regular lighting option will have a photo cell that will control the on and off from dusk to dawn and on cloudy days. The color option would be similar to the system that is at the high school. Council member Starr stated that our water tower is really like a big advertising sign and the colors would draw more attention to it. The city of Altoona charges for people to pick what color they want to be on. Council consensus was that having the color option would help differentiate us and also give some community pride. This will be on the next regular council meeting for action. The clear well topic will be on an upcoming planning agenda for discussion.

City administrator Diers reported that the budget is being finalized. The levy is looking to be lower than our current levy by a few cents. Still looking at a possible increase in the sewer rates. He attended a trail visioning session today. Discussed an IEDA grant for rural innovation. Council member Freeseaman asked if we had started considering going back to live council meetings anytime soon, his internet connection is terrible at times. Mayor Andrews stated that if more vaccines are administered in the county that we can look at that.

Being no further business, meeting was adjourned.

Dean Andrews, Mayor

Attest:

Trudy O'Donnell, city clerk