

COUNCIL PROCEEDINGS  
APRIL 13, 2022

Charles City city council met in a planning session on April 13, 2022 at 6:00 p.m. in council chambers. Mayor Dean Andrews presided and the following council members were present: Keith Starr, Patrick Lumley, DeLaine Freeseman, Phoebe Pittman and Phillip Knighten. Also present were city administrator Steve Diers and city engineer John Fallis.

**Two Façade applications have been received** for council consideration. Mark Wicks, Chamber director, was present to discuss both. The first is from Diamond Restoration for painting the exterior and replacing damaged faux brick panels. The amount requested is \$4450, which is 50% of the total cost. **This business had previously received Façade funding for new signage on their building.** The second request is from Stewart Realty to be used for window replacement and patio trellis repair. The windows can't be saved so they need to be replaced. They are asking for the maximum amount of \$10,000 with the total project cost being \$43,940. The design committee has reviewed both applications and are recommending approval. There is not enough money in the current fiscal year to fund both of these, but council can approve them and the payment for Stewart Realty can wait until after July 1 to be funded. As long as they know they are being funded, they can get started on their project. This will be on the next regular agenda for council action.

Bob Ingram, from Sisson and Associates, was present to review the insurance package renewal. The premium for the cyber security coverage about doubled from last year, going from \$2,850 to \$5,250. The total package increased from \$261,059 to \$309,878 with work comp increasing slightly from \$143,386 to \$144,602. The cyber insurance jump was primarily due to the rise of cyber claims for municipalities nationwide. The biggest reason for the increase of the total package is the increase in property values in order to keep up with replacement costs. This item will be on the next regular agenda for council action.

A nuisance property at 1800 Roling is being considered for purchase by the city. There were some rather complex issues with the ownership of this property but those have all been worked out. The house would be demolished and with the purchase of an additional 15', this would become a buildable lot. The adjacent owner is agreeable to selling the city the added 15 feet to make this happen. There is currently a house near the WRRF that the city acquired as part of that project and it would fit on this lot once the house is demolished. We should move that house soon, we don't want to keep heating and cooling it. Council member Lumley commented that at a recent training he attended, nuisance abatement was a big topic and he learned that there may be grant funding for this process. City administrator Diers stated that Housing360 is a program to help get houses built and since we have several lots that could be used for a new house, we could possibly entice someone to utilize this program and get some houses built.

City engineer John Fallis commented that a feasibility study should be done on the Main Street bridge to facilitate preliminary design for replacement. Once we get the design work done, we can hold on to the plans until funding would come available. Most major funding requires that the project be shovel ready. This will be a large dollar project. The cost of a study and historical review process has been quoted at \$19,300 by Calhoun Burns. The shelf life of this study would be good, only small changes may have to be made eventually but the design itself will stay viable. We should continue to maintain the bridge, it registers as in fair condition when it is inspected every two years. We just need to be ready for when the time comes to replace it and take advantage of any available funding at that time. It can't be built back the way it is now, with the arches. The arch design isn't as reliable with the flooding that we experience. It was stated that the Gilbert Street bridge is also quite old and might benefit from a feasibility study as well. Should we consider doing both of them at the same time and possibly save some money? Fallis will consult with Calhoun Burns to see what they might charge to add Gilbert Street to the feasibility study.

The first quarterly report is due April 30 to the Federal government for the ARPA money the city received last August. They are recommending utilizing the option of claiming lost revenue due to COVID. Since we are receiving less than ten million in funds, we can claim this option. The reporting is much easier using this option and we can use it for many more purposes. This will be on the next regular agenda for council consideration to designate this option for reporting.

City administrator Diers reported that he attended the rural summit in Ames the past few days. There was a lot of discussion about housing at this conference.

There being no further business, meeting was adjourned.

Dean Andrews, Mayor

Attest:

Trudy O'Donnell, city clerk