

COUNCIL PROCEEDINGS
OCTOBER 12, 2022

Charles City city council met in a planning session on October 12, 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 Freeseaman, Phoebe Pittman and Phillip Knighten. Also present were city administrator Steve Diers, city engineer John Fallis and city attorney Brad Slotter (present through item 4 on the agenda).

Mayor Andrews commented that the water tower will be lit tomorrow night in honor of Metastatic Breast Cancer Awareness.

A lease/purchase option agreement has been drafted for Pure Prairie Farms use and possible future purchase of a section of N. Main Street to allow for their planned building expansion. This will be a three year lease for \$22000/year which would go toward the purchase price of \$100,000 at the end of the 3 year lease. This agreement is contingent on the city acquiring what used to be part of Lane Street from Pure Prairie Farms for \$8,700. This lease/purchase option is necessary for Pure Prairie Farms lender to execute the loan for the project, they need to have assurance that Pure Prairie Farms has access to that section of street for access to their loading docks. Some questions on the ability to assign this lease/purchase option to a third party. The agreement would allow the lender to "step into the shoes" of Pure Prairie Farms in the event of default of the loan and assign this lease/purchase option to a third party without any consent from the council. This language was at the request of Pure Prairie Farms. If Pure Prairie Farms would default on the lease payments, the city can notify them and ask them to cure. If they don't, then the lease terminates and the purchase option is null and void. George Peichel, representing Pure Prairie Farms, commented that the ability for the lender to take over if they default on their loans needs to stay in the agreement or they won't be able to borrow the money for the project. This item will be on the next regular agenda to set a public hearing on this lease/purchase option.

We are still waiting on sign off from the DNR on the two sponsored projects we have identified. We may or may not be ready for action on this at the next regular meeting. Rough numbers are the total cost of \$38,000 for both projects with the city's share approximately \$9600. These projects will help reduce nitrogen and phosphorous levels in our water while also helping to slow down the water flow from heavy rains to reduce flooding.

City administrator Diers reported that fire chief Eric Whipple has given his resignation and his last day is November 2. Staff has been discussing the fire department staffing and are working on an interim chief. Civil service will also need to be involved if we change any positions in the fire department. We are looking at making some changes to these departments and shifting some duties around.

Council member Lumley stated that a town hall meeting was held last week in Charles City at NIACC for the Floyd County candidates where EMS information was shared. This week, meetings will be at the VFW and KC hall at the same time and next week will be in Nashua.

Council member Starr commented that the water tower will be lit this Friday in blue and yellow in honor of Ellen Bengston with an anonymous donor paying the \$75 fee for this.

There being no further business, meeting was adjourned.

Dean Andrews, Mayor

Attest:

Trudy O'Donnell, City Clerk