

State Center City Council
Regular Meeting Minutes
May 16, 2018

State Center City Council met in regular session on Wednesday, May 16, 2018 in the City Hall Council Room. Mayor Sodders called the meeting to order and asked everyone to rise for the Pledge of Allegiance. Roll Call: Mayor Sodders, Councilors: Bunn, Nichols, Shaffar and Wilkinson. Absent: Darrow. Others Present: Atty. O'Hare, Jeff Robinson, Phil Pitzen, Chief Bunn, Chris Davis, Kristi Yates, Brad Pfantz, Jim Eckhardt, James Gibson, Kristi Wilkening, Hunter Wilkening, Linda Wells, Danielle Toyne, Bret Veren, Annie Kemmerer and Clerk Bearden. Clerk Bearden requested to add ISG and reaffirming variables for final assessments for the 3rd St NW project.

- Mayor Sodders opened the FY18 Budget Amendment. There were no comments made from those in attendance; no written or oral comments were made to the City Hall office. Sodders commented on recent State of Iowa cut of backfill and how it might impact State Center. There being nothing further Mayor Sodders closed the public hearing at 7:05 p.m.
- Motion by Bunn, 2nd by Nichols to approve the consent agenda which included liquor and tobacco license renewal for Casey's. Motion passes 4-0.
- Bunn introduced and moved to adopt Res. 18-46 approving of the FY18 Budget Amendment as published. Shaffar 2nd; Res. 18-46 is adopted 4-0 roll call.
- Motion by Wilkinson, 2nd by Bunn approving of swim contract between Marshalltown Y, WM Schools and the City. Motion passes 4-0.
- Motion by Bunn, 2nd by Shaffar approving hire of Zack Tichy, Joe Halverson, Cori Jorgenson and Peyton Pope all at \$10.00/hr as 2018 swim lesson personnel. Motion passes 4-0.
- It was noted that Buffi has reported that 2018 Rose Festival road closures will be the same as last year.
- Motion by Bunn, 2nd by Shaffar approving a short-term property agreement with the Road Hog for their Rose Festival outdoor liquor license privilege. Motion passes 4-0.
- Motion by Wilkinson, 2nd by Nichols approving an outdoor privilege liquor license for the Road Hog during Rose Festival.
- Motion by Shaffar, 2nd by Bunn approving a short-term property agreement with St. Andrew's for their Rose Festival outdoor liquor license privilege contingent upon completion of the agreement. Motion passes 4-0.
- Motion by Shaffar, 2nd by Bunn approving of St. Andrew's outdoor privilege footprint changes for Rose Festival contingent upon completion of application. Motion passes 4-0.
- Motion by Wilkinson, 2nd by Bunn approving of Tap This Concessions 5-day event liquor license contingent upon completion of property agreement with SCDA and DRAM completion. The proposed serving area is around the depot. Motion passes 4-0.
- Danielle Toyne and Hunter Wilkening updated the council with plans for July 25th when RAGBRAI comes through town. The council plans to help with sanitation and safety type costs with a tentative \$4000.00 budget to be expensed from the FY19 budget. Wilkinson introduced and moved to adopt Res. 18-47 setting fees, location and regulations during RAGBRAI 2018. Nichols 2nd; Res. 18-47 is adopted 4-0.
- Motion by Shaffar, 2nd by Wilkinson approving property agreement between the City and Tap This Concessions/Backpocket Brewing to be used during RAGBRAI; the liquor license will be applied for in June. Motion passes 4-0.
- Kevin O'Hare presented draft wording of proposed changes to Ordinance Chapters 50.13 adding civil penalty fines and 51.05 making junk or junk vehicle offenders subject to the same civil penalty fines. Both ordinance amendments will have their first readings at the June 20th council meeting.
- Bret Veren spoke to the council regarding the proposed water rate increase. He asked what the council had considered prior to making their decision regarding the rates. He asked about a step rate system. It was explained that a utility rate model was used to consider our current revenue

and expected expense budget needed to make immediate distribution capital improvements and work toward being able to service a note payment on a water treatment capital project to arrive at the rate being considered.

- Motion by Nichols, 2nd by Wilkinson that Ordinance 341 Amending State Center Code of Ordinances, 92.02 establishing new higher water utility rates: Base 1000 gallons - \$25.00, Unit after base - \$12.00/1000 gallons; be given it's second reading. Motion passes 5-0 roll call.
- The council was informed of Eric Hulbert's resignation and that an employment advertisement has been placed and applications are coming in.
- A request had been received at City Hall asking council to consider vacating the remaining open alley that runs east/west in the 200 block of 7th Ave SW. The alley is closed at the west end. There was discussion that property effected property owners would need to be contacted to see if they would all accept the additional property and pay for any legal fees incurred when doing new legal descriptions, any survey expenses and recording of documents. The consensus currently is to not proceed with vacating the alley. Any adjoining property owner will have to address the Board of Adjustments for any non-conforming placement of structures.
- After reviewing proposed Service line Warranty mailings, the council instructed the clerk to have them remove the Mayor's signature and create a "co-logo" to reduce misconceptions that this letter is from the City.
- Nick Frederickson, ISG, spoke of items needing attention to allow the council to accept the 3rd St NW reconstruction project at the June meeting. Once the project is accepted the final assessment schedule can be drafted by the bond attorney. Motion by Wilkinson, 2nd by Shaffar to reaffirm the original intent to allow any assessments greater than \$500.00 be paid with property taxes over 10 annual installments with a 2% interest rate. Motion passes 4-0.
- Wilkinson introduced and moved to approve Res. 18-48 approving payment in amount of \$64,125.00 to Iowa Wind and Solar leaving \$42,975.00 in retainage to be released when Shermco and the City of State Center are satisfied the warranty certifications are complete and correct. 2nd by Bunn; Res. 18-48 is adopted 4-0 roll call. Motion by Wilkinson, 2nd by Shaffar to approve a 50-cent step raise for Bryan Hilleman. Motion passes 4-0.
- The clerk spoke to the council regarding the possibility of moving the meter read date to on or about the 25th of the month instead of the current last day of the month. This is not specified by code or policy, so it could be changed amending code or policy. Moving the read date would allow a window more conducive to completing rereads and other bill housekeeping and help get the bills postmarked by the 5th of the month. Moving the read date earlier would result in one 25-day month of usage then 30/31 days as usual and should not create any hardship for customers. The clerk will bring it back to council as soon as Fund Balance has completed the issues they are working on. The clerk will be scheduling a public works committee meeting with ISG to start water utility capital planning and a public safety meeting with Kevin O'Hare to consider adoption of policy that would use components of Iowa Code 657A to contend with dilapidated dangerous properties within the city limits.
- Kevin O'Hare will redraft an agreement for consideration by the City and Todd and Lacey Kifer regarding the City right-of-way at their 107 5th Ave. SE property.
- Jim Eckhardt submitted the annual resolution of support for and agreement with Main Street Iowa Program. They will be put on the June agenda for action. He also reported that the work on the current Main Street project is going well.
- Linda Wells spoke regarding concerns with the 3rd St. NW "cul-de-sac." She would like the City to consider seal coat on the "cul-de-sac" as any rock put down is plowed off the road during snow removal. Concerns with where the Mill places snow and oiling of the drives were also discussed.
- There being no further business, motion by Wilkinson, 2nd by Bunn to adjourn. Motion passes 4-0.

CLAIMS APPROVED 05.16.18		
AIRGAS USA LLC	CYLINDER RENTAL	104.95
ALL STAR AUTO GLASS	VEHICLE REPAIR	323.10
ALLIANT ENERGY	GAS	1,280.91
ARNOLD MOTOR SUPPLY	SHOP TOOLS	126.28
AVG TECH	VIRUS SOFTWARE	65.99
BANKERS TRUST	W MAIN NOTE PYMNT	85,515.00
BANKERS TRUST	3RD ST NW NOTE PYNT	90,921.47
BIG 8 TYRE	VEHICLE MAINT	72.95
BORDER STATE ELECTRIC	SUPPLY	1,215.67
BROWN SUPPLY CO	WTR SUPPLY	275.94
CASEY'S	PD FUEL	319.70
CID	SUPPLY	582.35
CINTAS	ELEC SUPPLY	89.50
CAP	ELECTRIC SUPPLY	30.00
FASTENAL	SUPPLY	28.73
FIERROS, ANA	JANITORIAL SERVICES	550.00
FLETCHER REINHARDT	ELECTRIC SUPPLY	1,494.90
HAWKINS	CHEMICALS	5.00
HEIMAN FIRE EQUIP	EQUIP/GEAR	13,455.92
HOMETOWN FOODS	SUPPLY	12.82
INTERSTATE ALL BATTERY	SUPPLY	144.00
IFA	SEWER NOTE PAYMENT	49,860.00
IA PUMP WORKS	LAGOON MAINT	987.50
IRBY	SUPPLY	537.50
IRON MOUNTAIN	SHRED SERVICE	57.30
JOHN DEERE FINANCIAL	SUPPLY	197.84
LEDFORD	TREE REMOVAL	1,900.00
MTOWN WATERWORKS	TESTING	84.00
MTOWN, CITY OF	TESTING	220.00
MARTIN MARIETTA	ROAD STONE	103.72
MCMASTER CARR	SUPPLY	1,896.28
MENARDS	SUPPLY	1,565.20
MID IOWA ENTERPRISE	PUBLICATIONS	165.10
MIKE WALTON WINDOW	WINDOW CLEANING	50.00
NEW CENTURY FS INC	FEBRUARY FUEL CHARGES	2,176.38
PARTNER	PHONE/INTERNET SERVICES	1,043.51
RACOM	EQUIPMENT	1,015.90
RAINBOW CARWASH	SERVICES	53.00
RANDY'S PEST	SERVICES	185.00
REESE ELECTRIC	REPAIR	387.00
SEI	CITY HALL SERVICE	534.96
SERVICE TECH	REPAIR/SERVICE	1,052.12
SHOWROOM AUTO	TIRES	760.00
SIMMS CONSTRUCT	SERVICES	860.00
STAPLES	OFFICE SUPPLY	65.45
STAR EQUIP	EQUIP RENTAL	204.86
STONE SANITATION	GARBAGE SERVICE	286.09
US CELLULAR	PHONE/INTERNET SERVICE	360.00
VEREN, R	REBATE	260.00

There being no further business, Wilkinson moved to adjourn at approximately 8:45 p.m. Darrow 2nd; meeting adjourned 5-0.

Steve Sodders, Mayor

Attest:

Lori Bearden, Clerk