

State Center City Council
Special Meeting Minutes
January 7, 2025

State Center City Council met in special session on Tuesday, January 7, 2025, in the City Hall Council Room. Mayor Pfantz called the meeting to order and asked everyone to rise for the Pledge of Allegiance. Roll Call: Darrow, Nichols, Quick and Shaffar. Absent: Grant. Others present: J. Toyne, J. Thomas, Tom Hillers, M. Kielly, B. Pfantz, R. Wilkening, Chris Wernimont and Jamie Malloy of Studio Melee, and L. Bearden.

- J. Malloy reviewed a scoring sheet for the five CM@R proposals received. He has entered amounts and scores for fees, pre-construction fees, construction fees. Also included was the scoring of the proposals evaluated by the project committee on December 10, 2024. It was decided that all council will review the proposals individually and come to the January 21st meeting ready to score and select a company for Construction Manager at Risk.
- Motion by Darrow, 2nd by Quick to rescind the Water Conservation Phase 1 put in place at the start of the beginning of the water treatment plant project. Motion passes 4-0.
- Quick moved to adopt Res. 25-37 correcting one transfer within Res. 25- 33 the \$8,172.50 transfer from E'ee Benefit Levy should go to Road Use Fund not General Fund as stated in 25-33. Darrow 2nd, Res. 25-37 is adopted 4-0 roll call.
- Darrow moved to adopt Res. 25-38 setting date and times for future council meetings. Regular monthly meetings will be held on the third Tuesday of each month and the meeting will begin at 5:30 p.m. Any special meetings required will be held on the 1st Tuesday of any month and will also be at 5:30 p.m. Nichols 2nd. Hillers noted that as State Center set it's regular meetings by resolution, if this earlier time does not work, the meetings may be reset by resolution. Res. 25-38 is adopted 4-0 roll call.
- Motion by Darrow, 2nd by Shaffar approving items to be included in the Opera House lease to the school as presented in the council packet. This list is included in the official minutes book. Motion passes 4-0.
- Motion by Shaffar, 2nd by Nichols to have Dorsey prepare an interfund advance resolution from the Electric Utility Revenue Fund to the McCarthy Development Capital Project Fund. The advance is in amount of \$420,000.00, the repayment term is ten years, interest of 3.5% and annually appropriated. Motion passes 4-0. The resolution will be acted on at the January 21st meeting. Motion by Darrow, 2nd by Quick to have Dorsey prepare an interfund advance resolution from the Electric Utility Revenue Fund to the Schoppe Development Capital Project Fund. The advance is in the amount of \$540,000.00, the total repayment term is thirteen years, interest of 2%, interest only payments for years one, two and three, principal payment to begin year four and in amount available annually appropriated. Motion passes 4-0. The resolution will be acted on at the January 21st meeting.
- J. Thomas reviewed and explained clarifications, changes and additions he is requesting the council to make to Chapter 50 Nuisance Abatement, Chapter 4 Municipal Infractions, Chapter 51 Junk & Junk Vehicles, and Chapter 145 Dangerous Buildings along with adopting the 2018 International Property Maintenance Code as a policy. The clerk will prepare the ordinance amendments and resolution for policy adoption for action at the January 21st meeting.
- B. Pfantz asked council to consider pulling demolition of the Opera House from the scope of the fire station project as the opportunity to take it down may come quicker than getting through the bid process and involve in-kind contribution. Because the building may come down sooner than expected he asked if the city should issue a 60-day notice to vacate. The clerk will contact the school superintendent to ask if the earlier than expected vacation notice would be acceptable. He also asked about pulling the Diesel Exhaust removal system as that is very specialized. T. Hillers thought the demolition could be separated but that removal of the exhaust system would violate the bid process. Pfantz also asked council to designate a contact person for questions regarding the project. L. Bearden will serve as contact person.
- There being no further business, the meeting adjourned at 6:55 p.m.

Craig Pfantz, Mayor

Attest:

Lori Bearden, Clerk