

State Center City Council  
Regular Meeting Minutes  
September 18, 2019

State Center City Council met in regular session on Wednesday, September 18, 2019 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, Darrow and Nichols. Absent: Wilkinson. Others Present: Kevin O'Hare, Chief Bunn, Zach Faught, Jeff Robinson, Mike Kielly, Kristi Yates, Brad Pfantz, Chris Davis, Matt & Jennifer Jensen, WM student Conner Faught, Steve Adelmund of Global Reach and Lori Bearden, Clerk.

- Motion by Darrow, 2<sup>nd</sup> by Bunn to approve the consent agenda including Casey's changes to liquor licenses of corporate officers and full wine carryout privileges. Motion passes 4-0.
- The mayor recognized Steve Adelmund of Global Reach. Steve spoke of services Global Reach can offer State Center to improve our web presence and update our site so that it is easier to navigate. This will be considered by the City Office.
- Taylor Johnson with Bowman & Miller reviewed the FY19 audit report. He discussed ending balances, expenses and revenues along with discussing findings and responses. A copy of FY19 audit report can be viewed at City Hall or at [www.auditor.iowa.gov/reports/audit-reports](http://www.auditor.iowa.gov/reports/audit-reports) once uploaded. Shaffar introduced and moved to adopt Res. 20-03 accepting the audit report as presented and reviewed. 2<sup>nd</sup> by Darrow, Res. 20-03 is adopted 4-0 roll call vote. A payment to Bowman & Miller in amount of \$11,700.00 was included and approved with the consent agenda claim. This was the 3<sup>rd</sup> of 3 annual audits agreed to by the City and Bowman & Miller; a request for proposals will be sent soon for FYs 20, 21 and 22.
- Motion by Bunn, 2<sup>nd</sup> by Shaffar approving Hayley Paige as member of Fire/EMS as a volunteer firefighter and EMT. Motion passes 4-0.
- The City has received a 2<sup>nd</sup> offer to buy Figgins 2 Lot 6, locally known as 409 3<sup>rd</sup> St SE. This offer is from K & K Construction; an offer from Matt & Jennifer Jensen had been received prior to the August regular council meeting. At the August meeting the offer from the Jensen's was tabled after closed session discussion so that the City attorney could research and verify conditions and enforcement of the covenant that governs all phases of the Figgins development. At 7:31, Pursuant to Iowa Code 21.5(1)j: To discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or **reduce the price the governmental body would receive for that property**, motion by Darrow, 2<sup>nd</sup> by Nichols to enter closed session for discussion on the offers the City has received and asked that Atty. O'Hare and Mike Kielly with the 4 council present, the mayor and clerk attend. Motion passes 4-0.
- At 7:47, Mayor Sodders reopened the regular open session meeting with all listed in the beginning roll call above present with the exception of Z. Faught. Motion by Darrow, 2<sup>nd</sup> by Nichols to accept the offer from K & K Construction which consists of cash payment in amount of \$10,000.00 at closing with a home to be built in spring of 2020 weather permitting. Motion passes roll call. Shaffar introduced and moved to adopt Res. 20-05 setting a public hearing to hear comments for or against the sale of the City's interest in real property described as Figgins Subs Second Addition Lot 6. Locally known as 409 3<sup>rd</sup> Ave SE to K & K Builders for \$10,000.00 and directs the clerk to publish appropriate notice. 2<sup>nd</sup> by Nichols; Res. 20-05 is adopted 4-0 roll call vote.
- A public works committee meeting was set for October 9<sup>th</sup>, 5:30 p.m. for discussion regarding the street related ordinances and to review M. Kielly's recommendations for future street improvements.

- The clerk requested the council consider K. Yates' request for refund in amount of \$550.00 to Bret Veren for approximately 7 years of storm water charges at his 103 4<sup>th</sup> St SW apartments. As property owner he was charged even though there is no common area or service that is shared by the apartments which is why other apartment building owners/landlords are charged in addition to each apartment renter paying the charge. The clerks received verbal consensus that the charge should be refunded. They will issue the refund and put the claim on the October agenda for formal approval.
- Dain Winterton has accepted the position as police department's 2<sup>nd</sup> full time officer. The details of his contract are still being finalized. A conditional offer has been made to Jon Thomas for the police chief position. A public safety meeting is scheduled for Wednesday, September 25<sup>th</sup>, 6:30 p.m. Jeff Bunn will receive his last call at approximately 5 p.m. on Friday September 27<sup>th</sup> before retiring from the State Center Police Department.
- There will be a public safety meeting Wednesday October 9<sup>th</sup> at approximately 6:30 p.m. or immediately following the public works meeting for discussion of possible changes to the noise and fireworks ordinances.
- Nichols moved that Ordinance 348, amending council compensation to an annual payment of \$700.00 per council member be given its third reading for passage. Darrow 2<sup>nd</sup>; motion passes 3-0 roll call vote. Motion by Darrow, second by Nichols that Ordinance 348, an ordinance amending Chapter 17, Section 17.06 - Compensation of the Code of Ordinances of the City of State Center, Iowa, by establishing new compensation amounts for State Center council members to be finally adopted at this time. Motion passes 4-0 roll call vote.
- Bunn introduced and moved to adopt Res. 20-04 approving internal loan payback to Electric Utility from Water Utility, Storm Water Utility, General Fund (Economic Development) and remaining cash balance of the Figgins 3 capital project fund. 2<sup>nd</sup> by Shaffar, Res. 20-04 is adopted 4-0 roll call vote.
- K. Yates discussed with the council the need to raise the water portion of the utility deposit for a new utility account application. The current is \$100.00 for electric service and \$40.00 for water service. Electric heat apartments have a \$200.00 deposit. She would like to have the water deposit raised from \$40.00 to \$100.00 to cover an average water bill. All other rules regarding deposits would remain as they are. The clerks will present draft ordinance change for the water and resolution accepting the electric deposit remaining the same for the October meeting.
- L Bearden informed the council a new utility meter reading system is being considered. The units we currently use will not be supported after 2021.
- The question "should the park and rec commission and the rose garden board be combined as the boards have some of the same persons serving." The clerk will submit more details to be considered at the October meeting.
- There being no further business, motion by Nichols, 2<sup>nd</sup> by Darrow to adjourn at 8:23 p.m. Motion passes 4-0.

**CLAIMS APPROVED 09.18.2019**

<b>VENDER</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
1st AYD CORPORATION	EQUIP SUPPLY	183.45
ADVANTAGE ADMIN	E'EE HEALTH PAYMENT	29.85
AIRGAS USA LLC	HAZMAT CHARGE	286.78
ALLIANCE SOURCE TESTING	DIESEL ENGINES TESTING	11,500.00
ALLIANT ENERGY	UTILITY CHARGES	878.56
AMAZON	LIBRARY PROGRAM SUPPLY	128.48
ARNOLD MOTOR SUPPLY	STREET VEHICLE MAINT.	185.85
ASTRA SECURITY	PD QUARTERLY MONITORING	317.70
BAKER & TAYLOR	LIBRARY BOOKS	500.60
BORDER STATE ELECTRIC SUPPLY	ELECTRIC SUPPLY	343.40
BOWMAN & MILLER P.C.	AUDIT FY19	11,700.00
BROWN SUPPLY COMPANY	CURB BOX REPAIR & SUPPLIES	562.68

CASEY'S ACH	PD FUEL	146.03
CENTRAL IOWA DISTRIBUTING	CAR WASH SUPPLIES	193.50
CENTRAL STATE BANK - VISA	FIRE/EMS EQUIP	941.23
CESSFORD CONSTRUCTION	1" CLEAN STONE	597.49
CORE & MAIN	METERING SUPPLY	450.00
DAHL AIR CONDITIONING & HEAT	CITY HALL/COUNCIL AC REPAIR	769.25
DARCY MAULSBY	LIBRARY BOOKS	53.00
DARYL'S GUN SHOP	PROPANE EXCHANGE	18.95
DEERY BROTHERS OF AMES	BULB REPLACEMENT- CHARGER	86.15
DIAMOND VOGEL	MISCELLANEOUS PAINT	286.00
DISER, R.	METER REFUND	148.60
DITCH WITCH	ELECTRIC DISTRIB EQUIP	1,459.63
ANA FIERROS	MONTHLY SERVICES 2 MONTH	500.00
JOAN FISHER	HEAT/COOL REBATE	215.00
FLETCHER-REINHARDT COMPANY	ELECTRIC DISTRIB SUPPLY	652.71
GRAINGER	PUSH SWEEPER WALK BEHIND	780.50
HACH COMPANY	CHEMICALS	706.55
HAWKINS	CHEMICAL CYLINDERS	866.17
HEIMAN FIRE EQUIPMENT	SCBA MASKS REPAIR	181.93
HOMETOWN FOODS	MISC SUPPLIES	26.28
IAMU	CIASSO SEPT-NOV	557.84
ICN	LIBRARY PHONE	5.18
INTERSTATE ALL BATTERY CENTER	OPERATING SUPPLIES	75.60
IOWA ONE CALL	LOCATES	44.10
IRBY CO. STUART C	ELECTRIC DISTRIB OUTLAY	1,510.00
IRON MOUNTAIN	SHREDDING SERVICE	66.13
ITRON INC.	ANNUAL MAINT/SUPPORT	2,335.63
JOHN DEERE FINANCIAL	PUSH SWITCH & COVER	201.31
KEYSTONE LABORATORIES, INC.	SEWER TESTING	22.00
LEDFORD TREE & LAWN SERVICE	TREE REMOVAL	400.00
MARSHALL CO EXT. OUTREACH	CORE & INSECT MANUALS	50.00
MARSHALL CO. TREASURER	FY19/20 PROPERTY TAXES	7,907.00
MARSHALLTOWN WATERWORKS	TESTING	84.00
MARSHALLTOWN, CITY OF	MONTHLY LAB TESTS	304.00
MCATEE TIRE SALES & SERVICE	TIRE REPAIR	330.95
MCMASTER-CARR	TOOLS/EQUIPMENT	552.22
MENARDS	MISC SUPPLIES	459.33
MENARDS	LIBRARY BLDG SUPPLY	23.44
METERING & TECHNOLOGY	METER SUPPLIES	5,593.20
MID IOWA ENTERPRISE LLC	PUBLICATION	174.86
MIDWEST TAPE	LIBRARY VIDEO	234.81
MIKE WALTON WINDOW CLEANING	WINDOW CLEANING	50.00
BOBETTE MOORE	METER DEPOSIT REFUND	140.00
DAMON MORRISON	HEAT/COOL REBATE	200.00
NELSON FABRICATION LLC	HOSE 4500 PSI & 2 SEAL LOCKS	72.35
NEW CENTURY FS INC.	FUEL CHARGES	2,060.33
OVERDRIVE	LIBRARY EBOOK SUBSCRIP	459.20
PARTNER COMMUNICATIONS	PHONE/INTERNET	1,897.03
PAYROLL 08.23.19		28523.06
PAYROLL 09.06.19		35599.23
PETTY CASH FUND	4.17.19 TO 9.10.19	74.57
POWER PLANT COMPLIANCE	ELEC PLANT ENGINE REPAIR	5,885.00

PREMIER	LIBRARY OFFICE SUPPLY	16.88
PSN	MONTHLY FEE	59.90
QUILL	LIBRARY OFFICE SUPPLY	131.37
RACOM CORPORATION	PUBLIC SAFETY EQUIP	3,317.68
RANDYS PEST CONTROL	PEST TREATMENTS	210.00
READER SERVICE	LIBRARY BOOKS	60.73
RPGI	PURCHASED POWER	71,304.62
SEI	SECURITY SERVICES	159.00
ST JOSEPH'S CATHOLIC CHURCH	HEAT/COOL REBATE	200.00
STAPLES CREDIT PLAN	OFFICE SUPPLY	135.57
STATE CENTER DEVELOP. ASSOC.	SEPT FY 20 PROPERTY TAX	3,186.00
STATE LIBRARY	LIBRARY EBOOK/SOFTWARE	61.00
STONE SANITATION	GARBAGE SERVICE	308.97
TRI STATE LOCK SERVICE	KEYS	23.00
US CELLULAR	PHONE CHARGES	358.92
WESCO DISTRIBUTING	ELECTRIC DISTIB OUTLAY	14,035.29
WEUVE'S T'S	SOLAR CREDIT	36.00
XEROX CORPORATION	MONTHLY COPIES	54.70
XEROX CORPORATION	LIBRARY COPY CONTRACT	44.50
TOTAL		225,292.82

APPROVED BY FUND

GENERAL FUND	42,562.88
ROAD USE	9,745.84
TIF	3,186.00
WATER UTILITY	15,507.56
SEWER UTILITY	6,864.19
ELECTRIC UTILITY	147,006.56
STORM WATER	419.79
TOTAL	225,292.82

AUGUST REVENUE BY FUND

GENERAL FUND	16,176.32
ROAD USE	21,917.24
LOST	14,408.08
WATER UTILITY	38,843.04
WATER IMPRV	2,542.93
SEWER UTILITY	16,384.00
SEWER IMPRV	6,684.68
ELECTRIC UTILITY	174,502.45
STORM WATER UTILITY	5,077.79
TOTAL	296,536.53

Steve Soddors, Mayor

Attest:

Lori Bearden, City Clerk