

A regular session of the Grundy Center City Council was called to order at 6:30 p.m. on Monday, January 18, 2016, in the Grundy Community Center, Wilts Room, by Mayor Pro Tem Stefl. Present: Hamann, Stefl, Ammerman, Kiewiet and Miller. Absent: Mayor Buhrow.

Miller moved and Hamann seconded the approval of the meeting agenda. Motion carried five ayes.

Hamann moved and Kiewiet seconded the consent agenda consisting of: approval of the minutes of the regular session held February 1, 2016; approval of the Treasurers Report for January 2016; and approval of a liquor license for Stylish Living. Motion carried five ayes.

Mayor Pro Tem Stefl opened the public forum at 6:32 p.m. Joan Schuller, Preservation Commission Chairman, read the purposes of the Historical and Preservation Commission from Ordinance 515 asking the Council to remember this during the discussion of the 801 7th Street property. No further comments made.

Mary Beyerhelm Huey, Domestic Abuse Supervisor with Crisis Intervention Center, presented an update to the Council on the services they provide to residents of Grundy Center and Grundy County. The mission of the Crisis Intervention Center is to end violence as much as possible.

Janis Slater, Auditor with Dennis Donovan, CPA firm, present the Fiscal Year 2015 Audit report to the Council. The City's receipts totaled \$3,698,137 for the year ended June 30, 2015, a 10.35% decrease from the prior year. The receipts included \$1,217,604 in property tax, \$272,368 from tax increment financing, \$1,483,543 from charges for service, \$411,112 from operating grants, contributions and restricted interest, \$2,204 from capital grants, contributions and restricted interest, \$216,046 from local option sales tax, \$12,746 from unrestricted interest on investments and \$82,514 from other general receipts. Disbursements for the year ended June 30, 2015 totaled \$3,976,382, a 10.45% increase from the prior year, and included \$503,395 for Capital Projects, \$500,400 for debt service and \$437,465 for culture and recreation. Also, disbursements for business type activities totaled \$1,441,629. The significant decrease in receipts/ disbursements is due primarily to the City receiving no loan proceeds and increased capital project disbursements.

Kiewiet moved and Miller seconded action to open the public hearing at 7:03pm for Ordinance 525 & 526, to amending Chapter 155 and Chapter 165 Building Permits and Fees. Motion carried five ayes. No comments made.

Miller moved and Hamann seconded action on the First Reading of Ordinances 525 & 526, an ordinance to amend Chapter 155.02 and Chapter 165.51 for the building permit requirements regarding fences and permit fees previously failed. Ammerman asked to ensure that the roofing projects were moved. Motion carried five ayes.

Miller moved and Hamann seconded action to open the public hearing for the Fiscal Year 2016 Budget Amendments. No comments made. Motion carried five ayes. Miller moved and Hamann seconded action on Resolution 2016-12, to approve the Fiscal Year 2016 Budget Amendments and to be submitted to the County Auditor. Motion carried five ayes.

John Schuller, Main Street Grundy Center Board Member, introduced to the Council the remaining Main Street Grundy Center Board Members. Those present were Paul Eberline, Donna Saak, Erica Allen, Ann Lebo, and Blaine Moats. Schuller expressed that the Main Street Grundy Center is interested in more research on the 801 7th Street property. Jim Thompson, Main Street Iowa Business Specialist, completed a presentation on the demolition, mothballing, and/or rehabilitation steps of a project similar to the former First Baptist Church. He expressed that if the Council decides this property is not economically feasible for the community and follows through with demolishing it there will no further ways to generate revenue on the property. Thompson provided several examples of previous projects that Main Street Iowa has worked on in larger and smaller communities than Grundy Center. Thompson handed out to everyone a list of all grant options they have worked with on previous projects. One of the projects he presented, showed that 65% of the funding sources were grants, 5% was property owner equity, and 30% private

funding/mortgage, etc. Main Street Iowa will assist Grundy Center to determine the best plans for the 801 7th Street property.

A lengthy discussion began with Miller commenting that at the bare minimum \$50,000 would need to be spent for hazardous waste/asbestos inspections and removal no matter what the final plan ends up being for the property, why not proceed with the Derelict Building Grant application for those processes. Kiewiet asked Thompson, if funds were awarded for a grant including this 801 7th Street property, would it take funds away from other buildings on G Avenue. Thompson explained that it would not and that if this property was not included up to fifteen buildings on G Avenue would need to qualify which would be extremely difficult to achieve. Stefl made comment that the Council needed to decide how the Derelict Building Grant should be written, whether to demolish or move forward with mothballing/possible rehabilitation. Miller moved and Hamann seconded action to allow Kristin Cleveland, Main Street Grundy Center Director, and Clerk Sawyer to proceed with writing the grant for the mothballing/rehabilitation route for the 801 7th Street property. Motion carried five ayes.

Finance Committee made comment that a special meeting is needed to discuss Fiscal Year 2017 Budget.

Public Safety Committee made no comment.

Public Works Committee made no comment.

Hamann moved and Stefl seconded adjournment of the meeting. Motion carried five ayes. A special meeting will be Monday, February 22, 2016 at 6:30pm.

Brian Buhrow, Mayor

Attest: Kristy Sawyer, City Clerk