

A regular session of the Grundy Center City Council was called to order at 6:30 p.m. on Monday, July 11, 2016, in the Council Chambers by Mayor ProTem Stefl. Present: Stefl, Miller, Ammerman, Hamann and Kiewiet. Absent: Mayor Buhrow.

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

Miller moved and Kiewiet seconded the consent agenda consisting of: approval of the minutes of the regular session held June 13, 2016; approval of the June 2016 bills list; and approval of the June 2016 Treasurers Report. Motion carried five ayes.

CLAIMS REPORT

| VENDOR | REFERENCE | AMOUNT |
|----------------------------|---------------|------------|
| ADMIN. PETTY CASH | POSTAGE | 22.45 |
| ADVANCED SYSTEMS INC | SERVICES | 1,440.94 |
| ADVANTAGE ADMINISTRATORS | SELF FUND INS | 1,340.14 |
| AFLAC | PREMIUMS | 51.30 |
| AG SOURCE LABORATORIES | SERVICES | 1,482.40 |
| RAINE ALLEN | SERVICES | 140.00 |
| ALLIANT UTILITIES | UTILITIES | 147.85 |
| AXA EQUITABLE | DEFERRED COMP | 150.00 |
| DANIEL BANGASSER | CELL PHONE | 39.95 |
| BANKERS TRUST COMPAN | GO BONDS | 256,283.75 |
| BARCO MUNICIPAL PRODUCTS | PARTS | 251.61 |
| JIM BARUTH | REFUND | 17.45 |
| BLACK HILLS ENERGY | UTILITIES | 551.44 |
| BLACKTOP SERVICE CO. | COLD MIX | 2,546.50 |
| BMC AGGREGATES L.C. | ROADSTONE | 280.17 |
| KIM BOREN | SERVICES | 400.00 |
| BOUND TREE MEDICAL LLC | MEDS | 245.96 |
| MEL BOWEN | REIMB | 150.00 |
| BROTHERS MARKET | SUPPLIES | 938.51 |
| BSN SPORTS INC | SUPPLIES | 370.00 |
| CAMPBELL SUPPLY CO | SUPPLIES | 40.60 |
| CARPENTER UNIFORM CO. | VESTS | 511.89 |
| CASEY'S GENERAL STORE | FUEL | 1,399.34 |
| CENTRAL IOWA DISTRIBUTING | SUPPLIES | 227.70 |
| CENTRAL IOWA WATER ASSOC. | SERVICES | 24,160.50 |
| CROP PRODUCTION SERVICES | SUPPLIES | 270.00 |
| DEARBORN NATIONAL | PREMIUMS | 94.50 |
| DEWITT REFRIGERATION | SERVICES | 70.00 |
| INTERNAL REVENUE SERVICE | PAYROLL TAXES | 18,372.38 |
| THE FLEURIST | SERVICES | 78.60 |
| FORTERRA PIPE & PRECAST | SERVICES | 510.00 |
| FOX ENGINEERING ASSOCIATES | SERVICES | 4,174.70 |
| GEHRKE QUARRIES INC. | ROCK | 921.17 |
| GLOBAL SOFTWARE | SERVICES | 1,098.00 |

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| GREENBELT BANK & TRUST | TIF | 1,500.00 |
| GRUNDY CENTER COMMUNICATIONS | TELEPHONES | 305.67 |
| GRUNDY CENTER UTILITIES | UTILITIES | 5,880.84 |
| GRUNDY COUNTY ENGINEER | SERVICES | 318.50 |
| HARVEST PARTNERS | SERVICES | 695.01 |
| HEARTLAND CO-OP | FUEL | 1,502.71 |
| I.U.P.A.T. | DUES | 220.86 |
| IA NORTHLAND REG. COUNCIL GOV' | SERVICES | 838.32 |
| INSTAMED | FEES | 12.16 |
| IOWA ASSOCIATION OF COLLECTION SERVICES CENTER | SERVICES | 470.88 |
| IOWA FALLS FIRE EXTINGUISHE | GARNISHMENT | 469.00 |
| IOWA FINANCE AUTHORITY | SERVICES | 535.64 |
| IOWA LEAGUE OF CITIES | GO BOND | 39,505.00 |
| IOWA ONE CALL | DUES & TRAINING | 2,046.00 |
| IOWA STATE BANK | FAXES | 84.60 |
| IPERS | TIF | 4,013.14 |
| J & E SPECIALTY MEATS | BENEFITS | 11,048.89 |
| JESCO WELDING & MACHINE, LLC | SUPPLIES | 810.23 |
| JOHN DEERE FINANCIAL | SERVICES | 665.49 |
| KARR LLC | SUPPLIES | 275.10 |
| KAY PARK-REC CORP. | SUPPLIES | 168.05 |
| KEYSTONE LABORATORIES INC | SUPPLIES | 340.00 |
| MANATTS | SERVICES | 15.00 |
| MANLY DRUG STORE | MIX | 686.28 |
| MERLE MANNING | MEDS | 71.01 |
| MID AMERICAN PUBLISHING COR | SERVICES | 1,000.00 |
| MSC 410526 - DOLLAR GENERAL | NOTICES | 120.51 |
| MUNICIPAL EMERGENCY SERVICE | SUPPLIES | 78.90 |
| MYERS-COX CO. | SUPPLIES | 3.00 |
| NAPA AUTO PARTS | SUPPLIES | 2,391.44 |
| PEPSIAMERICAS | SUPPLIES | 108.29 |
| PHELPS | CONCESSIONS | 2,602.07 |
| PHYSICIANS CLAIMS CO | PARTS | 11.95 |
| PLUNKETT'S PEST CONTROL | SERVICES | 3,283.23 |
| POOL TECH | SERVICES | 28.50 |
| POSTMASTER GRUNDY CENTER | SUPPLIES | 988.00 |
| PRECISION CONCRETE | STAMPS | 245.00 |
| PRECISION LAWN CARE | SERVICES | 5,670.61 |
| RC SYSTEMS | SERVICES | 2,094.25 |
| REC GRUNDY COUNTY | SUPPLIES | 127.67 |
| ROUSE MOTOR | UTILITIES | 120.20 |
| | SERVICES | 110.50 |

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| SAM'S CLUB | SUPPLIES | 771.59 |
| SANDRY FIRE SUPPLY | EQUIPMENT | 10,575.83 |
| REX SCHMITT | REFUND | 14.85 |
| SCOTTY'S SANITATION | SERVICES | 15,869.67 |
| SPAHN AND ROSE LUMBER CO. | SUPPLIES | 273.65 |
| INTERNAL REVENUE SERVICE | STATE TAX | 2,691.00 |
| STIVERS FORD LINCOLN INC | SQUAD CAR | 29,267.00 |
| STOREY KENWORTHY | SUPPLIES | 527.81 |
| TENDER LAWN CARE | SERVICES | 1,966.67 |
| TITAN MACHINERY - CENTER POINT | BACKHOE | 80,600.00 |
| TOUGH RUGGED LAPTOPS | COMPUTERS | 2,390.99 |
| TREASURER-STATE OF IA | SALES TAX | 3,679.00 |
| UNIFIRST CORPORATION | SERVICES | 49.55 |
| US CELLULAR | CELL PHONES | 98.12 |
| USABLUEBOOK | SUPPLIES | 104.92 |
| UTILITY EQUIPMENT CO. | SUPPLIES | 272.38 |
| VISA | SUPPLIES | 1,336.05 |
| KYLE WAUGH | SUPPLIES | 166.60 |
| WELLMARK BLUE CROSS B S | HEALTH INS | 14,506.95 |
| WERTJES UNIFORMS | SERVICES | 8.00 |
| WHINK SERVICES INC | SERVICES | 246.96 |
| WINDSTREAM IOWA | TELEPHONE | 14.60 |
| YOUTH SPORTS FOUNDATION | SPONSORSHIP | 3,000.00 |
| ZEHR ENTERPRISES | SERVICES | 60.00 |
| PAYROLL CHECKS | | 62,637.72 |
| TOTAL | | 641,372.21 |

June 2016 Expenditures per fund: General: \$147325; Road Use Tax: \$38687; Employee Benefits: \$16405; Local Option Sales Tax: \$16400; TIF Fund: \$80953; Community Betterment: \$73; Pub Works Equipment Reserve: \$12000; Fire Equipment Reserve: \$10130; Police Reserve: \$29267; Library Gift Trust: \$1612; Debt Service: \$182856; Water Fund: \$66241; Sanitary Sewer Fund: \$21679; Sanitary Sewer Reserve: \$43680; Storm Sewer: \$10962; Sanitation Fund: \$19274; Ambulance Fund: \$30236; Total: \$727879.

June 2016 Revenues per fund: General : \$77439; Road Use Tax: \$29982; Employee Benefits: \$2801; Emergency fund: \$237; Local Option Sales Tax fund: \$16400; TIF fund: \$7099; Community Better Fund: \$8200; Equipment Reserve PW: \$1339; Fire Equipment Reserve: \$48573; Police Reserve: \$8000; Library Gift Trust: \$687; Ambulance Gift Trust: \$106; Debt Service: \$4884; Water Fund: \$38429; Sanitary Sewer Fund: \$22286; Sewer Sinking fund: \$3900; Storm Sewer: \$4231; Sanitation Fund: \$23507; Ambulance Fund: \$46886; Total: \$344984.

Mayor ProTem Stefl opened the public forum at 6:34 p.m. John Schuller, Main Street Grundy Center, gave an update on their recent activities which include hiring AHTS Architect firm to complete the initial analysis for the possible downtown revitalization project. They will have the report completed by September 1st and present to city council at the Sept council meeting. Gary Mauer is heading that task force and working with Andrew Bell and Mardy Holst from AHTS. The task force meets with the architect this Friday morning at 11:00 at GNB Insurance office and you are all welcome to attend. There is also a public meeting at 6:00 p.m. on Tuesday, July 19th at the

Grundy Community Center for building owners and open to the public that you are encouraged to attend and learn more about the program. Main Street Grundy Center hosted two events for Felix Grundy Festival. First was an alumni program on Saturday morning at the theater to show the MS application video and discuss ways for alumni to be involved with Main Street including a business mentoring program. The second item is the pop-up museum with Historical Society at the former True Value building, and is still open for a couple more days for you to enjoy. Lastly, in the Open 4 Business competition Dave Stefl finished 2nd at the regional competition.

Barb Smith, Grundy County Supervisor, commented on the request to move the County 12'x16' garage on skids currently on southwest corner of our 801 7th Street property during this 10 month construction period in exchange for lawn care and snow removal of our property. Construction is to commence August 1 and last about ten months.

Mayor ProTem Stefl opened the hearing for sidewalk requests for 218 K Avenue, owned by Kent and Jennifer Venenga and 301 E Avenue, owned by Preston Hofer. Venenga began the discussion that he plans to install the sidewalk on the north side of their property, however, is requesting approval to NOT install the sidewalk on the west side of his lot. He feels that it follows a dead end street and sidewalks are not needed. Preston Hofer, owner of 301 E Avenue, then made comment that installing a sidewalk on his property where it would "lead to nothing" is ridiculous. He handed the Council a map that was colored coded in his neighborhood where there is and isn't sidewalks currently. He felt he should not be forced into installing them either.

Kiewiet moved and Ammerman seconded action on Resolution 2016-44, a resolution granting approval for a sidewalk to NOT be installed at 218 K Avenue, owned by Kent and Jennifer Venenga. Discussion was began by Kiewiet expressing the need to be consistent in their decision making. Ammerman mentioned "it's silly to make them put in sidewalks when they lead to nothing". Clerk asked council members with longer tenure to explain the history behind the ordinance that was passed in January 2013 that added this to our Code of Ordinance. Miller commented that back then there was a huge push by the Vision 2020 committee to become a "walkability community" and the fact that there are many properties within our city limits where no sidewalks exist. This was also adopted to match our 2013 Comprehensive Plan. Motion carried three (Hamann, Stefl and Ammerman) ayes and two nays (Miller and Kiewiet). Approval was given for sidewalk to not be installed along the west side of the 218 K Avenue property.

Hamann moved and Stefl seconded action Resolution 2016-45, a resolution granting approval for a sidewalk to NOT be installed at 301 E Avenue, owned by Preston Hofer and fiancé. Miller made comment that especially this property on E Avenue is traveled by kids going to and from our Sports Complex and sidewalks really need to be installed. Motion carried three (Hamann, Stefl and Ammerman) ayes and two nays (Miller and Kiewiet). Approval was given for sidewalk to not be installed at 301 E K Avenue.

Hamann moved and Stefl seconded action on Resolution 2016-39, a resolution approving Grundy County Board of Supervisors to move a garage to our 801 7th Street property during the construction of the new annex building. Motion carried five ayes.

Miller moved and Kiewiet seconded action on Resolution 2016-40, a resolution setting the date for a public hearing for the urban renewal amendment for American Farm Equipment, LLC. Motion carried five ayes. Miller moved and Kiewiet seconded action on Resolution 2016-41, a resolution to set the public hearing for Monday, August 15, 2016 to discuss the developer agreement for American Farm Equipment, LLC including annual appropriation tax increment payments in the amount not to exceed \$80,000 over a ten year period. Miller made comment that American Farm Equipment LLC has purchased Lot 1 in our North Business Park and is constructing a building to distribute seed corn combine heads. They are looking to hire 2-4 employees and in the future expand a distribution site in Missouri and Minnesota. Motion carried five ayes.

Hamann moved and Kiewiet seconded action on Resolution 2016-42, a resolution to approve the initial steps for phase I environmental testing and asbestos testing and for a waiver to be given to contractors before they enter. Stefl asked Clerk to explain how to proceed. Clerk

commented that after speaking with Scott Flagg, DNR staff, the final agreements had just been returned to him completely signed. Now we can begin moving forward. There is concern with the safety of the building now that the roof has collapsed as to if the contractors will want/should enter. Flagg has forwarded a list of contractors who have worked on buildings that are in much worse condition than this one. Clerk commented that Scott Flagg and a couple DNR employees will be here July 29, 2016 at 9am for a site visit of the property. Motion carried five ayes.

Miller moved and Stefl seconded action on Resolution 2016-43, a resolution approving a contractor for the Belpre Park tennis court resurfacing. Bids were received from Tennis Services of Iowa (\$10,610) and Surface Pro (\$13,600). Motion carried five ayes in error and this motion was voided. Kiewiet moved and Ammerman seconded a new motion on Resolution 2016-43, accepting the bid from Tennis Services bid and for the Parks budget to be amended to include this expense. Motion carried five ayes.

Finance Committee made comment about their meeting with Main Street Iowa, Jim Thompson, about the downtown revitalization project. Kiewiet explained that they need to start thinking about "how much money the City is going to tie up for the DTR" and "where are these funds going to come from"? Progress is being made on the no parking ordinance; building permit fee ordinance; easement needed for Lot 1 North Business Park; Ambulance department changes to bi-laws; and Creekside property subdivision plat going to Planning and Zoning Committee on July 20, 2016.

Public Safety Committee commented that new car looked great in parade over the weekend and Felix Grundy Days went off no large problems. Hats off to the Committee – great job!

Public Works Committee made comment that waiting to hear from sealcoating contractors and street repair contractors; storm intake repairs; backhoe is ordered, should arrive end of July; Fox Engineering and Iowa DNR are still moving forward with the wastewater plant repairs.

Stefl moved and Kiewiet seconded adjournment of the meeting. Motion carried five ayes. Next regular meeting will be Monday, August 1, 2016 at 6:30pm.

David Stefl, Mayor ProTem

Attest: Kristy Sawyer, City Clerk