

A regular session of the Grundy Center City Council was called to order at 6:30 p.m. on Monday, August 1, 2016, in the Council Chambers by Mayor Buhrow via conference call.

Present: Stefl, Miller, Ammerman, Hamann and Kiewiet. Absent: none.

Hamann moved and Miller seconded the approval of the meeting agenda with item 19 being moved ahead of the Public Forum. Motion carried five ayes.

Steffl moved and Kiewiet seconded the consent agenda consisting of: approval of the minutes of the regular session held July 11, 2016 and approval of the July 2016 bills list. Motion carried five ayes.

JULY CLAIMS REPORT		
VENDOR	REFERENCE	AMOUNT
ADMIN. PETTY CASH	SUPPLIES	25.02
ADVANCED SYSTEMS INC	CONTRACT	200.26
ADVANTAGE ADMINISTRATORS	PREMIUMS	605.10
AFLAC	AFLAC-AFTER TAX	51.30
AG SOURCE LABORATORIES	SUPPLIES	1907.09
ALLIANT UTILITIES	UTILITIES	104.75
ASH LAWSON	UMPIRING	25.00
AXA EQUITABLE	DEFERRED COMP	150.00
AYALA JAVEN	UMPIRING	135.00
DANIEL BANGASSER	CELL PHONE	39.95
WES BEENKEN	SERVICES	240.00
BLACK HILLS ENERGY	UTILITIES	918.15
BMC AGGREGATES L.C.	ROADSTONE	1420.71
BOREN KIM	SERVICES	400.00
BROTHERS MARKET	SUPPLIES	933.02
CAMPBELL SUPPLY CO	SUPPLIES	65.26
CASEY'S GENERAL STORE	FUEL	2163.35
CENTER THEATRE	DONATION	250.00
CENTRAL IOWA WATER ASSOC.	WATER USAGE	36421.55
CHAMBER OF COMMERCE	DUES	495.00
IA CHILD SUPPORT RECOVERY UNIT	CHILD SUPPORT	537.97
CLERK OF DISTRICT COURT	GARNISHMENT	50.00
COX ANDY	UMPIRING	10.00
CROP PRODUCTION SERVICES	SUPPLIES	445.04
CRYSTAL BOWL	BIG GRANT	4900.00
DEARBORN NATIONAL	PREMIUMS	94.50
DIAMOND VOGEL PAINT CENTER	PAINT	1319.05
DOAK PAM	REFUND	8.85
DON'S TRUCK SALES	SUPPLIES	333.95
ECONO SIGNS LLC	SIGNAGE	398.44
INTERNAL REVENUE SERVICE	FED/FICA TAX	21782.66
EMS ESCHEDULE INC	SERVICES	309.00
FAR REACH	CONTRACT	105.00

FISTLER JACK	REFUND	6.25
THE FLEURIST	SERVICES	79.00
FOX ENGINEERING ASSOCIATES	SERVICES	1998.50
GALL'S LLC	SUPPLIES	380.72
GAME TIME	PARTS	398.08
GNB INSURANCE	PREMIUMS	3993.82
GREENBELT ELECTRIC	SERVICES	324.79
GRUNDY CENTER COMMUNICATIONS	TELEPHONE	440.72
GRUNDY CENTER HISTORICAL SOCIE	07/2016 DONATIONS	800.00
GRUNDY CENTER UTILITIES	UTILITIES	10288.30
GRUNDY COUNTY ENGINEER	REPAIRS	47.32
GRUNDY COUNTY LIBRARY ASSN.	ANNUAL DUES	30.00
STEVE HAYES	REFUND	17.45
HEARTLAND CO-OP	FUEL	598.83
HERONIMUS, SCHMIDT & ALLEN	SERVICES	990.00
HOLKE-FARNAM JESPER	UMPIRING	175.00
HOPES SHERRY	REFUND	12.25
I.U.P.A.T.	DUES	221.46
IA NORTHLAND REG. COUNCIL GOV'	SERVICES	272.03
IMAGETREND INC.	SERVICES	1000.00
INTERNAL REVENUE SERVICE	PCORI FEES 2016	99.82
INTERNAL REVENUE SERVICE	STATE TAXES	3312.00
IOWA BAG RECYCLING	GARBAGE BAGS	5098.03
IOWA COUNTY ATTORNEYS ASSOC	SERVICES	65.00
IOWA DEPARTMENT OF NATURAL	DUES	314.30
IOWA ONE CALL	SERVICES	6.30
IPERS	CONTRIBUTIONS	12034.43
J & E SPECIALTY MEATS	SUPPLIES	629.03
JESCO WELDING & MACHINE, LLC	PARTS	16.25
JOHN DEERE FINANCIAL	PARTS	114.83
KARR LLC	SUPPLIES	107.05
KEYSTONE LABORATORIES INC	SERVICES	87.00
LAMP LAUREN	REFUND	8.85
LANDSCAPE STRUCTURES, INC.	PARTS	997.04
LEBO ANDY	UMPIRING	10.00
KENDRA LUFKIN	MILEAGE	95.91
MANATTS	PATCH	825.33
MANLY DRUG STORE	MEDS	117.83
MID AMERICAN PUBLISHING COR	PRINTING	380.36
MSC 410526 - DOLLAR GENERAL	SUPPPLIES	38.35
MULLER KOLBY	UMPIRING	215.00
MULLER SOMER	REFUND	6.25

MUNICIPAL SUPPLY, INC	SUPPLIES	2196.00
MYERS-COX CO.	SUPPLIES	4136.57
NORSOLV	SERVICES	157.95
NORTHEAST IA INSPECTIONS	INSPECTION	574.00
ONNEN ROD	REFUND	17.45
OVERHEAD DOOR CO.	SERVICES	858.70
PEPSIAMERICAS	SUPPLIES	842.80
PHYSICIANS CLAIMS CO	SERVICES	3757.78
PLUNKETT'S PEST CONTROL	SERVICES	133.32
POLK'S LOCK SERVICE INC	REPAIRS	310.75
PRECISION LAWN CARE	SERVICES	2866.42
RC SYSTEMS	PARTS	11.40
REC GRUNDY COUNTY	UTILITIES	116.65
REDING MARK	UMPIRING	10.00
ROUSE MOTOR	REPAIRS	408.01
SAFETY MEETING OUTLINES	SUPPLIES	102.00
SAM'S CLUB	SUPPLIES	2509.32
SANDRY FIRE SUPPLY	SUPPLIES	84.06
SCHENDEL PEST CONTROL	SERVICES	40.00
SCOTTY'S SANITATION	SERVICES	16758.67
SILVER EAGLE HARLEY DAVIDSON	REPAIRS	196.51
SPAHN AND ROSE LUMBER CO.	SUPPLIES	128.48
T & T COMPUTERS	PARTS	1560.00
TENDER LAWN CARE	SERVICES	1976.67
TITAN MACHINERY - GC	SUPPLIES	22.30
TOWN & COUNTRY WHOLESALE	SUPPLIES	300.02
TRUE VALUE HARDWARE	PARTS	154.08
UNIFIRST CORPORATION	SERVICES	180.25
US CELLULAR	TELEPHONE	98.12
VISA	SUPPLIES	1519.62
VOGEL IRRIGATION CO.	SUPPLIES	944.12
WALLIS BRIAN	UMPIRING	10.00
WELLMARK BLUE CROSS B S	HEALTH INS	14506.95
WHINK SERVICES INC	HVAC SYSTEMS	3643.19
WILLIS JESSE	UMPIRING	55.00
WILLIS WES	UMPIRING	280.00
WINDSTREAM IOWA	TELEPHONE	14.60
WPS MEDICARE	REFUND	831.07
PAYROLL CHECKS		65841.11
TOTAL		254093.44

July 2016 Expenditures per fund: General: \$102176; Road Use Tax: \$9245; Employee Benefits: \$17405; Local Option Sales Tax: \$16400; TIF Fund: \$1343; Community Betterment: \$4932; Library Gift Trust: \$815; Water Fund: \$44160; Sanitary Sewer Fund: \$21127; Storm Sewer: \$1726; Sanitation Fund: \$23431; Ambulance Fund: \$20374; Total: \$263145.

July 2016 Revenues per fund: General : \$58802; Road Use Tax: \$25184; Employee Benefits: \$2111; Emergency fund: \$178; Local Option Sales Tax fund: \$16400; TIF fund: \$1343; Community Better Fund: \$8200; Equipment Reserve PW: \$474; Fire Equipment Reserve: \$4205; Library Gift Trust: \$730; Debt Service: \$3105; Water Fund: \$46223; Sanitary Sewer Fund: \$27122; Sewer Sinking fund: \$3900; Storm Sewer: \$3825; Sanitation Fund: \$20791; Ambulance Fund: \$30883; Ambulance Equipment Reserve: \$609 Total: \$254084.

Steffl moved and Miller seconded approval of the changes by the Ambulance Board of Directors to the Bylaws of the Ambulance Department. Dwight Gliem, Paramedic, explained to the Council the specific changes. No further comments made. Motion carried five ayes.

Justin Fox, Police Officer and Mike Flatness, Employer Support of the Guard and Reserve Area Chair, made a presentation of an award to Doug Frost, Police Chief. The award is from the Office of the Secretary of Defense Employer Support of the Guard and Reserves recognizing Doug Frost and the Grundy Center Police Department as a Patriotic Employers for contributing to national security and protecting liberty and freedom by supporting employee participation in America's National Guard and reserve forces.

Mayor opened the public forum at 6:40 p.m. Sage Klar, high school tennis player, made comment to the Council that the pickle ball lines being placed on the tennis courts are distracting to most tennis players. He felt it was not necessary to have it on both courts. No further public comment made.

Miller moved and Steffl seconded action to open the public hearing for the urban renewal amendment. This amendment is to add the tax increment financing for American Farm Equipment. No public comments. Motion carried five ayes. Miller moved and Hamann seconded action to close this public hearing at 6:47pm. Motion carried five ayes.

Kiewiet moved and Hamann seconded action on Resolution 2016-46, a resolution to approve the urban renewal amendment for American Farm Equipment LLC. No further discussion. Motion carried five ayes.

Miller moved and Kiewiet seconded action to open the public hearing for the American Farm Equipment, LLC tax increment financing developer agreement. No public comments. Motion carried five ayes. Kiewiet moved and Miller seconded action to then close the public hearing at 6:50pm. Motion carried five ayes.

Miller moved and Hamann seconded action Resolution 2016-47, a resolution to approve 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. No further discussion. Motion carried five ayes.

Steffl moved and Ammerman seconded action on Resolution 2016-48, a resolution authorizing Mayor to sign an easement with American Farm Equipment, LLC, 305 North Park Avenue. This easement is to cover a 50' square of land in the northwest corner of the property for the "Welcome to Grundy Center Sign". No further discussion. Motion carried five ayes.

Miller moved and Kiewiet seconded action to open the public hearing for Ordinance 529 – Building Permits at 6:55pm. No public comments. Motion carried five ayes. Hamann moved and Steffl seconded action to close the public hearing for Ordinance 529 – Building Permits at 6:57pm.

Hamann moved and Miller seconded action on the First Reading of Ordinance 529 – Building Permits, this ordinance is amending Chapter 155 of the Code of Ordinance. This ordinance is adding a definition for "project cost" and adding a second fee schedule for properties zoned commercial. Miller made comment that the definition was sufficient and covered all discussed. Motion carried five ayes. Hamann moved and Kiewiet seconded a motion to suspend the rules and move to the Third Reading of Ordinance 529 – Amending Chapter 155 Building Permits. No further discussion. Motion carried five ayes. Hamann moved and Kiewiet seconded

action on the Third and Final Reading of Ordinance 529 – Amending Chapter 155 Building Permits. Motion carried five ayes.

Stefl moved and Hamann seconded action on Resolution 2016-49, a resolution to award a BIG Grant to Jill Krausman, owner of The Landmark Bistro. Miller asked if the City require licensed and insured contractors to complete the work on these businesses. Kiewiet expressed concern that the outdoor seating and patio furniture is not a fixed upgrade to the building and asked if the committee has approved grants retroactively (after the project is completed) in the past. Hamann explained that the Committee had done so and several thousands of dollars were not used last fiscal year and the Committee felt we need to make changes to the qualifications/criteria of the grant program. Ammerman moved and Kiewiet seconded a motion to table this resolution until the BIG Committee makes the changes to the grant program. Motion carried three ayes (Kiewiet, Ammerman and Miller) and two nays (Stefl and Hamann).

Miller moved and Stefl seconded action on Resolution 2016-50, a resolution approving the final plat for the Creekside Subdivision. Matt Garcia, Chief Business Development and Improvement Officer for Creekside, commented that the project is moving forward. They have been working on site work with increased costs because of the amount of dirt work needed before cottages can be built. They have been working with Grundy County Memorial Hospital staff and holding focus groups in the area. Due to part of the land being involved in a flood plain there is much more dirt work needing to be completed first, however everything will be built outside of the flood plain. Kiewiet asked if by building the patio homes close the creek, will this slow the development because of the flood plain. Garcia mentioned that the larger cottages will be first priority. The patio homes will be built as they are sold. Motion carried five ayes.

Stefl moved and Miller seconded action on Resolution 2016-51, a resolution to set the public hearing date for the wastewater ultraviolet disinfection system for August 22, 2016. Motion carried five ayes. Kiewiet moved and Ammerman seconded action to approve August 17, 2016 at 2:00pm as the deadline to receive bids for the wastewater UV disinfection system. Motion carried five ayes.

Hamann moved and Miller seconded action on Resolution 2016-52, a resolution approving a bid for the asbestos inspection for 801 7th Street. Clerk mentioned the four contractors and introduced Chad Smith and Nicole Smith, Project Coordinators for ATC Group Services. Chad commented that he had been into the property and is willing to complete an inspection in the current state. Smith commented that if asbestos is found that with the current state of the building more than likely the asbestos will not be able to be abated. If this happens the entire building will need to be deemed asbestos contaminated. Kiewiet asked for a cost comparison if possible between asbestos contaminated versus non-asbestos. They were uncertain but willing to help us find contractors who would help us. Kiewiet then moved and Ammerman seconded awarding the asbestos inspection to ATC Group Services in the amount of \$1,170. Motion carried five ayes.

Miller moved and Kiewiet seconded action on Resolution 2016-53, a resolution approving a bid for the debris cleanup/material removal for 801 7th Street property. Stefl made comment that we should wait until we see the asbestos inspection report first. Hamann moved and Stefl seconded to table this resolution until the asbestos inspection report is returned. Motion carried five ayes.

Hamann moved and Ammerman seconded action on Resolution 2016-54, a resolution to override the Mayors vetoes on Resolution 2016-44 & 45 regarding sidewalk installations. Discussion began with Mayor Buhrow commenting on the 2020 plan and the Comprehensive plan that the council had already approved that sidewalks need to be installed or the Code of Ordinance needs to be amended as the reason for his veto. Hamann addressed Kent Venenga, 218 K Avenue property owner, and allowed him to the podium to speak to the Council. Venenga laid out the timeline from when the current code for sidewalk installation was adopted in January 2013 and when the other variances had been granted. Mayor made comment that the variance granted in August 2014, was an error on the City part. Miller mentioned that not every sidewalk issue is going to be cut and dry, each issue needs to be addressed separately. Mayor mentioned

that a precedence has been set now and Council needs to come up with a plan to correct the Code or we need to enforce the Code that is written. Stefl made motion to look at the Resolutions 2016-44 and 2016-45 as separate issues. There was no second. Motion failed. Ammerman moved and Hamann seconded to address the veto as one motion. This motion passed three ayes (Ammerman, Hamann, and Kiewiet) to two nays (Stefl and Miller). Hamann commented that the code should read something about sidewalks to be installed only if there are sidewalk butting up to the property. Kiewiet mentioned he spoke with Chief of Police about how often people are seen walking on the streets versus on the sidewalks. He mentioned vast majority of people do use the streets. Motion to override the veto carried with five ayes.

Stefl moved and Miller seconded approval of Mayors appointment of Don Osterhaus to the Library Board of Directors for a term ending June 30, 2020. Motion carried five ayes.

Finance Committee made comment that Rick Briggs, Pickle ball Association, was present to discuss the pickle ball players position about adding lines at Belpre Park. Ammerman addressed Rick Briggs and allowed him to speak to the Council. Briggs explained how the increase in pickle ball players is booming in our small town. He explained that the tennis player numbers have decreased dramatically. Miller mentioned that in the last few years the number of high school tennis players has begun to grow again. Miller mentioned that the high school tennis players have been asked to leave the Belpre tennis courts when the pickle ball players arrive. Briggs mentioned that the pickle ball association would like to host tournaments in Grundy Center however the number of courts we have are not sufficient. Stefl asked if the lines can be taped on or chalk used instead of having the lines painted. Briggs answered that they have taped and chalked in the past.

Public Safety Committee congratulated Police Chief and the Police Department on the award and commented on the string of burglaries in the city and county.

Public Works Committee made comment on the wastewater UV disinfection progress; Heartland Asphalt street project; and skim coating and sealcoating will be starting this week.

Hamann moved and Stefl seconded adjournment of the meeting at 8:35pm. Motion carried five ayes. A special meeting is scheduled for Monday, August 22, 2016 at 6:30pm.

Brian Buhrow, Mayor

Attest: Kristy Sawyer, City Clerk