

A regular session of the Grundy Center City Council was called to order at 6:30 p.m. on Monday, September 12, 2016, in the Council Chambers by Mayor Buhrow. Present: Stefl, Hamann and Kiewiet. Absent: Miller and Ammerman.

Stefl moved and Kiewiet seconded the approval of the meeting agenda as written. Motion carried three ayes.

Hamann moved and Stefl seconded the consent agenda consisting of: approval of the minutes of the special session held August 22, 2016; approval of the August 2016 bills list; approval of the August 2016 Treasurer Report; and approval to close 7th Street from G Avenue to H Avenue on Sunday, September 18, 2016 from 4-8pm for Homecoming festivities. Motion carried three ayes.

| CLAIMS REPORT | | |
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| VENDOR | REFERENCE | AMOUNT |
| ADMIN. PETTY CASH | SUPPLIES | 22.42 |
| ADVANCED SYSTEMS INC | SERVICES | 174.60 |
| ADVANTAGE ADMINISTRATORS | SELF FUND INS | 1,827.22 |
| AFLAC | PREMIUMS | 51.30 |
| AG SOURCE LABORATORIES | SERVICES | 1,080.48 |
| ALLIANT UTILITIES | UTILITIES | 199.04 |
| ATC GROUP SERVICES, LLC | SERVICES | 1,170.00 |
| AXA EQUITABLE | DEFERRED COMP | 225.00 |
| WES BEENKEN | SERVICES | 565.00 |
| RYAN BINGMAN | REIMBURSEMENT | 70.00 |
| BLACK HILLS ENERGY | UTILITIES | 740.03 |
| BLACKTOP SERVICE CO. | COLD MIX | 550.00 |
| BMC AGGREGATES L.C. | ROADSTONE | 2,701.99 |
| KIM BOREN | SERVICES | 400.00 |
| BOUND TREE MEDICAL LLC | MEDS | 304.30 |
| BROTHERS MARKET | SUPPLIES | 99.67 |
| CASEY'S GENERAL STORE | FUEL | 2,668.38 |
| CENTRAL IOWA WATER ASSOC. | WATER USAGE | 34,591.40 |
| CERTIFIED LABORATORIES | SUPPLIES | 191.42 |
| IA CHILD SUPPORT RECOVERY UNIT | CHILD SUPPORT | 40.99 |
| CLERK OF DISTRICT COURT | GARNISHMENT | 50.00 |
| ROBERT COLIN | REIMBURSEMENT | 198.49 |
| CORNFED DESIGNS | SERVICES | 820.00 |
| DEARBORN NATIONAL | PREMIUMS | 94.50 |
| INTERNAL REVENUE SERVICE | FED/FICA TAX | 25,723.72 |
| FOX ENGINEERING ASSOCIATES | SERVICES | 7,449.50 |
| FREEMAN HELMUTH CONSTRUCTION | SERVICES | 7,250.00 |
| FRONTIER TIRE AND TOW | SERVICES | 1,350.00 |
| GALL'S LLC | SUPPLIES | 146.85 |
| GATEWAY HOTEL & CONFERENCE | TRAINING | 497.28 |

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| GNB INSURANCE | INSURANCE | 798.00 |
| DAVE GRAHAM | REFUND | 17.45 |
| GRUNDY CENTER COMMUNICATIONS | TELEPHONES | 358.82 |
| GRUNDY CENTER UTILITIES | CITY UTILITIES | 9,163.93 |
| GRUNDY COUNTY HIGHWAY DEPT | SERVICES | 60.53 |
| GRUNDY COUNTY MEM HOSPITAL | SERVICES | 160.00 |
| GRUNDY COUNTY RECORDER | FEES | 12.00 |
| HACH COMPANY | SUPPLIES | 138.79 |
| HARVEST PARTNERS | SERVICES | 1,445.85 |
| HEARTLAND CO-OP | FUEL | 647.77 |
| I.U.P.A.T. | DUES- PPM | 222.06 |
| IA NORTHLAND REG. COUNCIL GOV' | DUES | 1,271.82 |
| COLLECTION SERVICES CENTER | GARNISHMENT | 469.00 |
| IOWA DEPARTMENT OF NATURAL | FEES | 1,275.00 |
| IOWA FALLS FIRE EXTINGUISHE | SERVICES | 306.08 |
| IOWA ONE CALL | FAXES | 26.10 |
| IOWA WALL SAWING SERVICE | SERVICES | 300.00 |
| IPERS | IPERS PROTECTN | 15,053.85 |
| JOHN DEERE FINANCIAL | SUPPLIES | 335.40 |
| KAYLYNN JOHNS | REFUND | 17.45 |
| KARR LLC | SUPPLIES | 215.73 |
| KEYSTONE LABORATORIES INC | SERVICES | 15.00 |
| KONKEN ELECTRIC | SERVICES | 641.08 |
| MANLY DRUG STORE | SUPPLIES | 11.83 |
| MID AMERICAN PUBLISHING CORP | NOTICES | 272.60 |
| MSC 410526 - DOLLAR GENERAL | SUPPLIES | 16.50 |
| MUNICIPAL PIPE TOOL CO INC | PARTS | 1,440.00 |
| MYERS-COX CO. | SUPPLIES | 654.23 |
| NAPA AUTO PARTS | PARTS | 282.84 |
| PHELPS | PARTS | 3,798.66 |
| PHYSICIANS CLAIMS CO | SERVICES | 2,511.93 |
| PLUNKETT'S PEST CONTROL | SERVICES | 76.12 |
| POOL TECH | SUPPLIES | 448.00 |
| POSTMASTER GRUNDY CENTER | STAMPS | 235.00 |
| PRECISION LAWN CARE | SERVICES | 1,726.25 |
| PRICE PRESERVATION RESEARCH | MILEAGE | 170.00 |
| RC SYSTEMS | SERVICE | 27.26 |
| REC GRUNDY COUNTY | UTILITIES | 119.28 |
| REES ENTERPRss LLC | SERVICES | 84.00 |
| ROUSE MOTOR | SERVICES | 1,270.70 |
| SAM'S CLUB | SUPPLIES | 840.80 |

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| SCOTTY'S SANITATION | SERVICES | 16,787.67 |
| SHIELD PEST CONTROL | SERVICES | 63.00 |
| SPAHN AND ROSE LUMBER CO. | SUPPLIES | 13.39 |
| SPOTLIGHT | SERVICES | 385.00 |
| INTERNAL REVENUE SERVICE | STATE TAXES | 3,971.00 |
| STOREY KENWORTHY | SUPPLIES | 490.68 |
| SWIMMING POOL SUPPLY CO | SUPPLIES | 86.00 |
| T & T COMPUTERS | SERVICES | 933.03 |
| TENDER LAWN CARE | SERVICES | 2,046.67 |
| UNIFIRST CORPORATION | SERVICES | 49.55 |
| UNITYPOINT CLINIC- OCCUPATIONAL | SERVICES | 74.00 |
| UPS | POSTAGE | 15.18 |
| US CELLULAR | CELL PHONES | 93.12 |
| UTILITY SERVICE CO INC. | PEDISPHERE CITY TANK | 4,239.50 |
| VISA | SUPPLIES | 410.50 |
| WATER SOLUTIONS UNLIMITED | DRY GRANULAR PHOSPHATE | 2,030.00 |
| WATSON PAINTING | SERVICES | 2,745.00 |
| WELLMARK BLUE CROSS B S | HEALTH INS | 14,506.95 |
| WHINK SERVICES INC | SERVICES | 210.35 |
| WINDSTREAM IOWA | TELEPHONES | 14.60 |
| PAYROLL CHECKS | | 80,561.25 |
| **** PAID TOTAL ***** | | 264,618.94 |

August 2016 Expenditures per fund: General: \$96831; Road Use Tax: \$22933; Employee Benefits: \$20604; Local Option Sales Tax: \$16400; TIF Fund: \$1343; Community Betterment: \$61; Library Gift Trust: \$706; Park Board Gift Trust: \$7250; Visioning Grant Trust: \$12; Continuing Projects: \$1170; Water Fund: \$40305; Sanitary Sewer Fund: \$31433; Storm Sewer: \$2424; Sanitation Fund: \$21380; Ambulance Fund: \$25480; Total: \$286988.

August 2016 Revenues per fund: General : \$28060; Road Use Tax: \$37006; Local Option Sales Tax fund: \$16400; Community Better Fund: \$8200; Equipment Reserve PW: \$664; Fire Equipment Reserve: \$1930; Fire Equipment Gift Trust: \$600; Library Gift Trust: \$417; Water Fund: \$53867; Sanitary Sewer Fund: \$24360; Sewer Sinking fund: \$3900; Storm Sewer: \$4204; Sanitation Fund: \$24202; Ambulance Fund: \$40470; Ambulance Equipment Reserve: \$185 Total: \$244464.

Mayor opened the public forum at 6:35 p.m. No public comment made.

John Schuller, Main Street Grundy Center, began a presentation on the downtown façade survey results with providing some history of the project. He then introduced Andrew Bell and Mardy Hall of AHTS Architects who completed the survey project. Bell took the lead and explained his process, which entailed meeting with all the building owners to learn some history of their building and complete a façade survey. Thirty-six (36) buildings in our downtown Main Street district were included in this survey. Of these buildings, 39% scored in good condition; 39% fair condition; 14% poor condition; and 6% borderline condition. The report also includes a breakdown of the conditions and what repairs could potentially qualify for a community development block grant application. According to Bell and Schuller, many of our downtown features can be brought back however, many could also potentially deteriorate quickly.

Schuller continued the presentation by asking the Council, "Where do we go from here?" He explained that the Community Development Block Grant application is available to municipalities only. The Council would need to determine if they are interested in moving forward with a downtown revitalization project and begin to locate a grant administrator. If the City does move forward, the Council then would need to decide what amount of funds the City is willing to pledge towards the grant cash match. Kiewiet and Stefl expressed the need for a Council work session to discuss our options. Schuller mentioned that a mandatory workshop is scheduled for September 27, 2016 where all applicants for this round of CDBG need to attend. Council has scheduled this work session for Monday, September 19, 2016 at 5:30pm.

Stefl moved and Hamann seconded action on Resolution 2016-60, a resolution to approve the Fiscal Year 2016 Street Finance Report and ordering it filed with the Iowa Department of Transportation. No further discussion. Motion carried three ayes.

Kiewiet moved and Hamann seconded action Resolution 2016-61, a resolution to approve a pledge of funds for the Historical Preservation Commission for a grant match. No further discussion. Motion carried three ayes.

Kiewiet moved and Stefl seconded motion to approve the publishing of a notice to bidders/request for proposal for possible deconstruction of 801 7th property. Clerk explained that after speaking with a couple contractors the costs of demolishing this property may possibly be over our competitive bidding threshold, hence the need to publish for bids. Stefl commented that the due diligence needs to be thorough and complete so any final decisions can be made. This request for proposal has a deadline of Wednesday, September 28, 2016 at 12noon. Bid qualifications may be picked up from City Hall. Motion carried three ayes.

Finance Committee made comment about fiscal year audit to begin week of October 10, 2016 and that residents are noticing an increase in their property taxes due to the assessment values increasing.

Public Safety Committee commented that new squad car is having radios/lights installed and Officer Loew has started a "Read with a Cop" program with fifteen participants at the first meeting. Council members thanked Frost for the positive comments they are receiving about the crew of officers in the department, their community involvement is very positive.

Public Works Committee made comment about the need to look at the driveway and sidewalk permits and an updated ordinance may need to be completed.

Mayor Buhrow commented that Main Street Grundy Center has begun work on a market analysis and surveys will be distributed soon.

Stefl moved and Kiewiet seconded adjournment of the meeting at 7:55pm. Motion carried three ayes. A work session is scheduled for Monday, September 19, 2016 at 5:30pm, followed by the next regular meeting at 6:30pm.

Brian Buhrow, Mayor

Attest: Kristy Sawyer, City Clerk