

A regular session of the Grundy Center City Council was called to order at 6:30 p.m. on Monday, December 3, 2018 in the Council Chambers by Mayor Kiewiet. Present: Kuester, Hamann, Miller, Grineski and Stefl. Absent: None.

Stefl moved and Grineski seconded the approval of the meeting agenda as written with no conflicts of interest noted. Motion carried five ayes.

Kuester moved and Hamann seconded the consent agenda consisting of: approval of the minutes of the regular session held November 19, 2018; approval of the November 2018 bills list; and approval of the annual liquor license for Casey's, 1708 G Avenue. Motion carried five ayes.

CLAIMS REPORT		
VENDOR	REFERENCE	AMOUNT
ADMIN. PETTY CASH	POSTAGE	41.26
ADVANCED SYSTEMS INC	SERVICES	37.60
ADVANTAGE ADMINISTRATORS	PARTIAL SELF FUND	179.49
AFLAC	PREMIUMS	193.38
AG SOURCE LABORATORIES	SERVICES	2119.50
AHTS ARCHITECTS, INC	SERVICES	2150.00
AIRGAS USA	OXYGEN	365.87
ALLIANT ENERGY	UTILITIES	205.98
AXA EQUITABLE	DEFERRED COMP	250.00
DANIEL BANGASSER	CELL PHONE	39.95
BARCO MUNICIPAL PRODUCTS	PARTS	122.92
BERGLAND + CRAM	SERVICES	2000.00
BLACK HILLS ENERGY	UTILITIES	906.69
BMC AGGREGATES L.C.	ROCK	75.28
KIM BOREN	SERVICES	400.00
BOUND TREE MEDICAL LLC	MEDS	1014.44
BROTHERS MARKET	SUPPLIES	22.68
CANON FINANCIAL SERVICES, INC	SERVICES	112.22
CASEY'S GENERAL STORE	FUEL	3851.88
CENTER THEATRE	SARA LEE YODER GRANT	45000.00
CENTRAL IOWA DISTRIBUTING	SUPPLIES	224.00
CLERK OF DISTRICT COURT	GARNISHMENT	50.00
CORNFED DESIGNS	UNIFORMS	925.00
DATA SUPPORT CO	SUPPLIES	359.20
DATA TECHNOLOGIES, INC	SERVICES	1638.27
DEARBORN NATIONAL	PREMIUMS	106.50
DEMCO	SUPPLIES	212.54
DENNIS P DONOVAN CPA	FY2018 AUDIT	10631.25
DORSEY & WHITNEY LLP	TIF REBATE	7500.00
INTERNAL REVENUE SERVICE	FED/FICA TAX	16113.13
ELECTRIC PUMP	SERVICES	375.00
ELECTRIC SUPPLY-MARSHALLTOWN	PARTS	55.06
ENAQUA	PARTS	1040.00

FAR REACH	SUPPORT	20.44
BRAD FLATER	REIMBURSEMENT	128.39
JUSTIN FOX	SERVICES	44.94
FRONTIER TIRE AND TOW	SERVICES	55.00
GALL'S LLC	EQUIPMENT	200.97
GEHRKE QUARRIES INC.	ROCK	309.71
GNB BANK	BONDS	6356.97
GNB INSURANCE	PREMIUMS	36.00
GRUNDY CENTER COMMUNICATIONS	TELEPHONE	446.69
GRUNDY CENTER FIRE DEPT	SERVICES 2018	6528.00
GRUNDY CENTER UTILITIES	UTILITIES	8245.92
GRUNDY COUNTY ENGINEER	SIGNS	495.80
GRUNDY COUNTY MEM HOSPITAL	TIF REBATE/SERVICES	5080.00
GRUNDY COUNTY RECORDER	NATURAL GRIND & HEARTLAND COOP	114.00
BECKY HAGER	REFUND	14.85
JANE HAYES	REFUND	12.25
HEARTLAND CO-OP	FUEL	1460.96
HOLIDAY INN	LODGING	226.90
DANIEL HUFFMAN	REIMBURSEMENT	188.79
IA NORTHLAND REG. COUNCIL GOV'	SERVICES	1574.55
INDEPENDENCE HIGH SCHOOL	MAT	2000.00
INTERNAL REVENUE SERVICE	WAGES	400.00
IOWA ASSOCIATION OF	EQUIPMENT	800.00
COLLECTION SERVICES CENTER	SERVICES	469.00
IOWA ONE CALL	SERVICES	46.80
IOWA REGIONAL UTILITIES	WATER	26289.36
IOWA RURAL WATER ASSOC	DUES	325.00
IOWA STATE BANK	TIF REBATE	3828.47
IPERS	CONTRIBUTIONS	11320.95
JASPER ENGINEERING & EQUIP	SERVICES	879.75
JESCO WELDING & MACHINE, LLC	SERVICES	264.50
JOHN DEERE FINANCIAL	PARTS	375.80
PHIL JOHNSON	REFUND	14.85
KEYSTONE LABORATORIES INC	SERVICES	716.00
NATALIE KRACHT	BIG GRANT	2785.00
LAIDIG'S GLASS	SERVICES	289.00
LEIN	TRAINING	200.00
MANLY DRUG STORE	SUPPLIES	126.13
MID AMERICAN PUBLISHING COR	PRINTING	279.10
MID-IOWA SOLID WAST EQUIPMENT	PARTS	1260.02
NAPA AUTO PARTS	PARTS	232.40
SANDY NOBLE	REFUND	17.45

PERFORMANCE SYSTEMS	SUPPLIES	173.30
PHYSICIANS CLAIMS CO	SERVICES	5118.01
POWERPLAN	PARTS	402.28
PRECISION LAWN CARE	SERVICES	2118.09
REC GRUNDY COUNTY	UTILITIES	176.27
ROYAL PUBLISHING	AD	100.00
SANDRY FIRE SUPPLY	UNIFORMS	417.93
SCOTTY'S SANITATION	SERVICES	17545.42
SHIELD PEST CONTROL	PEST CONTROL	65.00
SPAHN AND ROSE LUMBER CO.	SUPPLIES	157.99
STATE HYGIENIC LABORATORY AR	SERVICES	459.50
INTERNAL REVENUE SERVICE	STATE TAX	3025.00
STOREY KENWORTHY	SUPPLIES	505.88
T & T COMPUTERS	TREE DUMP CAMERAS AND FIREWALL	5707.86
TENDER LAWN CARE	SERVICES	2017.92
TITAN MACHINERY - CENTER POINT	EQUIPMENT	10275.00
TOWN & COUNTRY GOLF CLUB	2018 SARA LEE YODER GRANT	7500.00
UNIFIRST CORPORATION	SERVICES	544.17
UNITED HEALTH GROUP RECOVERY	REFUND	953.47
UNITYPOINT CLINIC-OCCUPATIONAL	SERVICES	42.00
US CELLULAR	TELEPHONE	79.31
USABLUENBOOK	PARTS	58.46
UTILITY EQUIPMENT CO.	PARTS	1826.30
UTILITY SERVICE CO INC.	SERVICES	4239.50
VAN WALL EQUIPMENT	PARTS	9025.57
VERIZON	SERVICES	80.54
VISA	SUPPLIES	765.30
VON BOKERN ASSOCIATES INC	SERVICES	3025.00
WELLMARK BLUE CROSS B S	HEALTH INS	23675.72
WINDSTREAM IOWA	SERVICES	14.60
TOTAL ACCOUNTS PAYABLE		286258.78
PAYROLL CHECKS		50234.73
**** PAID TOTAL ****		336493.51

Mayor Kiewiet opened the public forum at 6:31pm. No public comment.

Mayor Kiewiet introduced Jim Willis, Group Benefit Partners, for their presentation and discussion. Willis explained that on Thursday, November 29, 2018, meetings were held with all 17 City employees that currently use the health insurance benefit. The educational meeting was to explain how a health savings account (HSA) works and the positive and negative aspects for both the City and the employee. Willis felt the meetings went well with lots of positive comments over the recommendation of the change. Willis then made a formal request to the Council to accept the HSA qualified plan with a front load drop of funds this first year.

Miller moved and Kuester seconded action Resolution 2018-78, a resolution approving the contract for services with Wellmark Blue Cross/Blue Shield for 2019 calendar year. Group Benefit Partners has proposed an alternative plan for next year at a total cost of \$330,256.32 in premium cost for the next calendar year including the

creation of health savings accounts for employees of \$2250 single and \$4500 family to be deposited January 4, 2019 and recommends the City Council of Grundy Center to accept this contract with these changes: Deductible: \$2500 single/ \$5000 family; In-Network Coinsurance: 0%; Out of Pocket Maximum: \$2500 single/\$5000 family; and Deductible Applies to : office visits, emergency room, and pharmacy. Hamann questioned the need for the complete frontload of funds in January. Willis, Sawyer and Kiewiet all commented that the main concern with the employees was the need to have the funds upfront. The City making this change in December and the employees needing to have the funds due to high pharmacy costs was a major concern with employees. No further discussion, motion carried five ayes.

Mayor Kiewiet opened the discussion to review and approve the changes made to the Ambulance Department. Dwight Gliem, Ambulance Chief, explained that the years of services under contract if the department funds an EMT/AEMT/Paramedic have increased as the costs for the education has increased. The final change has to do with the minimum number of calls or hours of on call per month being increased to twenty-four (24) calls or twenty-four (24) hours of on call per month. Consequences were added if these minimums are not met. Kuester moved and Hamann seconded action to approve these bi-law changes as presented. No further discussion, motion carried five ayes.

Mayor Kiewiet introduced Brian Schoon, Marcy Weinzettl, and Rose Phillips, all from INRCOG. Schoon gave an overview of the Upper Story Housing Pilot Project that continues to move forward for the Frederick's building, 703 G Avenue. INRCOG presented a project overview and a status update for the Grundy Center Upper-Story Residential Project. In addition to the City Council, members of the Historic Preservation Commission were present. INRCOG stated that the project includes the construction of 4 residential rental units in the upper story of the existing vacant, two-story building located at 703 G Avenue (also known as the Frederick Furniture Building). INRCOG added that the project was currently undergoing the Environmental Review process with a public comment period expiring on December 7, 2018. A "Finding of Adverse Effect" was determined by the City of Grundy Center and concurred by the State Historic Preservation Office on November 9, 2018. To comply with the National Historic Preservation Act of 1966, which states that federally funded projects must consider effects of projects on historic and cultural resources, the City must seek ways to (1) avoid; (2) minimize; or (3) mitigate the Adverse Effect. Avoiding the Adverse Effect is impossible for this project because the housing code window requirements conflict with the National District Contributing requirements. Minimizing the Adverse Effect was attempted through a discussion with the State Historic Preservation Office and the developer (City, Iowa Economic Development Authority (IEDA) and INRCOG). However, outcomes did not satisfy the developer nor the State Historic Preservation Office. Mitigating the Adverse Effect was to be discussed among the City Council, Historic Preservation Commission and the public at this meeting. Two types of mitigation were presented: direct mitigation and indirect mitigation. The following mitigation actions were presented from those present in the discussion: (1) Relocate the existing "Frederick" sign either inside the building on the main floor, higher on the building face, and lower on the building face closer to the existing awning; (2) Reuse brick from the building face in the interior, either inside the apartments or on the main floor; (3) Alter window size/shape to either be roughly consistent with adjacent structures or to consider a more rounded upper part of the window to mimic the original window size/shape; (4) Consider identifying the building by placing the name at the top of the cornice (similar to other adjacent buildings); and (5) Document the window construction process as windows are placed in/added to the existing storefront. These suggestions from those present in the discussion will be submitted to the project developer, Iowa Economic Development Authority and State Historic Preservation Office in order to execute actions that benefit historic preservation and the public to offset or balance adverse effects.

Rose Phillips, INRCOG, gave a presentation on the Housing Rehab Program that is administered by the Iowa Economic Development Authority (IEDA). This program is a Community Development Block Grant (CDBG) for cities and counties that benefits low-and moderate-income (LMI) homeowners. This annual program is highly competitive across the state. The application only allows for six (6) homes within a 70-80 owner occupied target area. The maximum grant is \$24,999 for construction unless the home is built prior to 1978. The required components are hiring a grant administrator, follow the procurement process, a housing needs assessment on chosen target area, create an administrative plan, complete a prequalified applicant pool, environmental review, and a local match. The timeline for this CDBG would be begin early December, 2018 with application due to IEDA on April 26, 2019. No formal action taken at this time, will be added to next agenda.

Mayor Kiewiet then opened the discussion on the BIG Grant program. Sawyer commented on the policy and procedure document, the loan agreements, and mortgage lien. The BIG Committee has reviewed and a few changes were made. Kiewiet commented that the Committee has removed that an application may be submitted up to 60 days after construction has begun because of the need to have an inspection of the site prior to any changes occurring. No further discussion, no formal action taken. Will take action at next meeting.

Steff moved and Hamann seconded action on Resolution 2018-79, a resolution awarding a BIG Grant to Moats Family, LLC. for store front remodel of Latta Harris, 618 G Avenue. This award includes the demolition, HVAC and store front remodeling for \$10,125. No further discussion, motion carried five ayes.

Mayor Kiewiet opened the discussion on Upper Elementary Project. Kiewiet explained that he has met with the architect and a couple different contractors looking for ways to lessen costs and speed up the project. Kiewiet asked for any council concerns and explained to see him about any issues or comments you may receive.

Finance Committee/Clerk commented on the development agreement with Lance Moeller regarding 801 7th Street property.

Public Safety Committee commented that police department has received two Sara Lee Yoder grants, one for vehicle trauma kits/mass casualty kits and one for AED's for police vehicles.

Public Works Committee commented that Utility Service Line Partners returned numbers from the first letter that sent, 55 residents with 102 policies, and no claims received.

Steff moved and Hamann seconded adjournment of the meeting at 8:15pm. Motion carried five ayes. Next regular meeting will be Monday, December 17, 2018 at 6:30pm.

Al Kiewiet, Mayor

Attest: Kristy Sawyer, City Clerk