

A regular session of the Grundy Center City Council was called to order at 6:33 p.m. on Monday, December 7, 2015, in the Council Chambers by Mayor Buhrow. Present: Hamann, Stefl, Miller, Ammerman and Kiewiet. Absent: None.

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

Hamann moved and Stefl seconded the consent agenda consisting of: approval of the minutes of the regular session held November 16, 2015; approval of the Treasurers Report for November 2015; approval of the liquor license for Casey's (west), 1708 G Avenue. Motion carried five ayes.

NOVEMBER BILLS LIST

ADVANCED SYSTEMS INC	CONTRACT	169.65
ADVANTAGE ADMINISTRATORS	SELF FUNDING INS	91.93
AETNA HEALTH INC	REFUND	855.77
AFLAC	PREMIUMS	83.94
AG SOURCE LABORATORIES	SUPPLIES	1,168.61
ALLIANT UTILITIES	UTILITIES	111.61
AXA EQUITABLE	DEFERRED COMP	100.00
DANIEL BANGASSER	TELEPHONE	39.95
JACOB BEEM	REFUND	6.25
BLACK HILLS ENERGY	UTILITIES	363.06
BLACK HILLS ENERGY	SERVICES	2,514.42
BLACKTOP SERVICE CO.	COLD MIX	1,710.00
BMC AGGREGATES L.C.	ROCK	672.26
KIM BOREN	SERVICES	400.00
BOUND TREE MEDICAL LLC	MEDS	153.10
CASEY'S GENERAL STORE	FUEL	2,568.31
CCP INDUSTRIES	SUPPLIES	197.16
CENTRAL IOWA WATER ASSOC.	WATER	25,307.10
CHAMBER OF COMMERCE	GRANT	7,500.00
IA CHILD SUPPORT RECOVERY UNIT	CHILD SUPPORT	83.56
CLERK OF DISTRICT COURT	GARNISHMENT	50.00
COMMUNITY TITLE COMPANY	SERVICES	50.00
DEARBORN NATIONAL	PREMIUMS	105.50
SCOTT DELFS	REFUND	17.45
MIKE DIERDORF	REFUND	8.85
INTERNAL REVENUE SERVICE	FED/FICA TAX	15,034.15
FAMILY FOODS STORES	SUPPLIES	6.69
JEAN GARAVENTA	REIMBURSEMENT	207.20
GIBSON SPECIALTY CO	AWARD	86.85
GNB BANK	LOAN PAYMENTS	28,338.44
GNB INSURANCE	INSURANCE	1,039.00
GREENBELT BANK & TRUST	GO BOND PMNT	16,193.48
GRUNDY CENTER COMMUNICATIONS	TELEPHONES	309.65
GRUNDY CENTER DEV CORP	ANNUAL SUPPORT	25,000.00

GRUNDY CENTER FIRE DEPT	EXPENSE REIMBURSEMENT	7,072.00
GRUNDY CENTER UTILITIES	UTILITIES	6,275.09
GRUNDY COUNTY PUBLIC HEALTH	SUPPLIES	270.00
HEARTLAND CO-OP	FUEL	491.78
I.U.P.A.T.	DUES	220.86
INTERNAL REVENUE SERVICE	GARNISHMENT	23.76
COLLECTION SERVICES CENTER	GARNISHMENT	469.00
IOWA LAW ENFORCEMENT ACADEMY	SERVICES	360.00
IOWA ONE CALL	SERVICES	42.30
IPERS	CONTRIBUTIONS	7,233.00
JASPER ENGINEERING & EQUIP	PARTS	2,347.16
JOHN DEERE FINANCIAL	SUPPLIES	244.43
NATHAN KAPEL	FIRE ASST CHIEF	600.00
KARR LLC	SUPPLIES	221.44
KELTEK	SUPPLIES	367.08
KONKEN ELECTRIC	SERVICES	80.00
SHARON KRUGER	SERVICES	112.00
MANATTS	MIX	1,442.93
MANLY DRUG STORE	MEDS	26.90
MCMARTIN GOODYEAR TIRE SERVICE	TIRES	623.08
MID AMERICAN PUBLISHING COR	NOTICES	283.72
MPH INDUSTRIES INC	PARTS	121.12
NAPA AUTO PARTS	PARTS	381.53
OFFICE ELEMENTS CO.	COPIER CONTRACT	61.71
PD AIR SYSTEMS	SUPPLIES	160.00
PHELPS	PARTS	638.47
PHYSICIANS CLAIMS CO	SERVICES	2,070.41
POSTMASTER GRUNDY CENTER	POSTAGE	245.00
PRECISION LAWN CARE	SERVICES	1,783.25
RC SYSTEMS	PARTS	131.28
REC GRUNDY COUNTY	UTILITIES	133.47
ROUSE MOTOR	SERVICES	560.87
ROYAL PUBLISHING	PUBLISHING	95.00
SCOTTY'S SANITATION	SERVICES	15,443.67
SHIELD PEST CONTROL	SERVICES	63.00
DARRELL SHUEY	SERVICES	1,200.00
SPAHN AND ROSE LUMBER CO.	SUPPLIES	1,075.99
STATE HYGIENIC LABORATORY AR	SERVICES	459.50
INTERNAL REVENUE SERVICE	STATE TAX	2,492.00
STETSON BUILDING PRODUCTS I	SUPPLIES	886.14
TASER INTERNATIIONAL	SERVICES	1,338.00
TENDER LAWN CARE	SERVICES	1,696.67
TOWN & COUNTRY GOLF CLUB	GRANT	10,300.00
TREASURER-STATE OF IA	SALES TAX	3,316.00

TRUE VALUE HARDWARE	PARTS	307.53
UNIFIRST CORPORATION	RUGS	96.57
US CELLULAR	CELL PHONES	92.94
UTILITY EQUIPMENT CO.	PARTS	3,100.20
UTILITY SERVICE CO INC.	PEDISPHERE	19,126.72
VISA	SUPPLIES	183.29
WELLMARK BLUE CROSS B S	PREMIUMS	18,436.73
WINDSTREAM IOWA	SERVICES	14.60
PAYROLL CHECKS	WAGES	44,047.65
TOTAL		289,409.78

November 2015 Expenditures per fund: General: \$65042; Road Use Tax: \$13448; Employee Benefits: \$20747; TIF Fund: \$16193; Community Betterment Fund: \$25000; Library Gift Trust: \$106.29; Visioning Grant: \$12.22; GC Economic Devel: \$17800; Debt Service Fund: \$28338; Water Fund: \$57740; Sanitary Sewer Fund: \$21620; Storm Sewer: \$2758; Sanitation Fund: \$18053; Ambulance Fund: \$16032; Total: \$302890.

November 2015 Revenues per fund: General : \$62336; Road Use Tax: \$28927; Employee Benefits: \$5413; Emergency fund: \$457.30; Local Option Sales Tax fund: \$4040.22; TIF fund: \$2947; Equipment Reserve Fund: \$1081; Fire Equipment Reserve: \$10611; Police Reserve: \$10171; Library Gift Trust: \$5478; Community Center Gift Trust: \$5000; Economic Development Gift fund: \$17800; Debt Service: \$4512; Water Fund: \$45482; Sanitary Sewer Fund: \$19043; Sewer Sinking fund: \$3900; Storm Sewer: \$4021; Sanitation Fund: \$20809; Ambulance Fund: \$20140; Total: \$272168.

Mayor Buhrow opened the public forum at 6:37 p.m. No public present.

Seth Schroeder, City Attorney presented an update to the Council on the Building Permits Ordinance changes in Chapter 155 and 165 of the Code of Ordinances. The amendment would include the need for a building permit for fences and roof replacement projects and the fee structure will increase to assist with covering the Zoning Administrator costs. Discussion also included the need for a Building Code Ordinance to be drafted or if we adopt the use of State of Iowa or International Building Codes to assist in enforcement of the Zoning Administrator duties. Ammerman made comment that the fee structure was too high for a fence installation. Discussion was that the Council is wanting to protect the persons who may purchase our properties in the future. Mayor Buhrow made comment that in the near future Main Street Iowa Design Committee will be coming to the Council for approval of design guidelines to be put in place for the Main Street Iowa district of Grundy Center. Intentions are to move forward with Building Permit Ordinance amendments per City Attorney opinion.

Mayor Buhrow opened the public hearing for Ordinance 522 – Amending Chapter 65, Section 01 to add a stop sign at 1<sup>st</sup> Street and M Avenue and a stop sign at 12<sup>th</sup> Street and M Avenue. No public present or comments. Miller moved and Hamann seconded motion to close the public hearing. Motion carried five ayes.

Kiewiet moved and Miller seconded action on the First Reading of Ordinance 522- an ordinance adding stop signs along M Avenue at 1<sup>st</sup> Street and at 12<sup>th</sup> Street. Motion carried five ayes. Hamann moved and Kiewiet seconded motion to suspend the rules and move to the third reading of Ordinance 522. Motion carried five ayes. Miller moved and Ammerman seconded action on the Third and final Reading of Ordinance 522 – an ordinance adding stop signs along M Avenue at 1<sup>st</sup> Street and at 12<sup>th</sup> Street. Motion carried ayes from Miller, Ammerman, Hamann, Stefl, and Kiewiet.

Miller moved and Hamann seconded action on Resolution 2015-48 a resolution authorizing the Mayor to sign a collective bargaining agreement between the City of Grundy

Center and Public Professional and Maintenance Employees of the International Union of Painters and Allied Trades, Local 2003 effective July 1, 2016. Motion carried five ayes.

Ammerman moved and Kiewiet seconded action on Resolution 2015-49, a resolution allowing a sidewalk variance to Terry and Patti Blocks, 941 D Avenue. Discussion began with Stefl voicing possible drainage concerns on the parcel. He does not want City to get into another drainage issue like the past. Mayor Buhrow made comment that as long as no changes are made by the City to the properties in the area all drainage issues would be property owner responsibility. Miller moved and Hamann seconded a motion to table this Resolution 2015-49, until further due diligence is completed. Clerk Sawyer will have conversation with City Attorney on possible ways to protect the city for drainage issues. Motion carried five ayes.

Kiewiet moved and Miller seconded action on Resolution 2015-50, a resolution allowing Mayor to sign off on Farm Lease for City of Grundy Center land being farmed by Freese Farm Partnership. Discussion was had with what the property this lease was for. Kiewiet questioned if it was tillable ground, if it was actually feasible, should we look at enrolling the property into a wetland/nature area. Should the Council look at a Flex Lease that would be fair to both parties. Council members passed this resolution, with Mayor Buhrow having the negotiation conversation with Freese Farm partners and consulting with Council Member Kiewiet. Motion carried five ayes.

Miller moved and Kiewiet seconded the approval for Mayor Buhrow's appointments of Ryan Bingman and Jodie Latwesen to the BIG Committee for three year terms ending December 31, 2017. Motion carried five ayes.

Mayor Buhrow opened a discussion on the Derelict Building Grant program for the 801 7<sup>th</sup> Street property. He mentioned that Clerk Sawyer, Kristin Cleveland and himself will complete the grant instead of hiring on INRCOG's assistance. He felt the costs savings to the City would outweigh the benefits. He made comment that one structural engineer gave us an estimate of \$2400 to complete an analysis. Stefl suggested we receive a couple more estimates for a complete structural analysis of the building. Mayor Buhrow would like the Council to consider the potential of this property for future projects if structurally the property is salvageable. There is a possibility that once possible renovations are made with grant funding, the property could be returned to the tax rolls much higher than it is now.

Finance Committee made comment that we have a CD renewing mid-December and discussing our options and budget worksheets were distributed to department heads.

Public Safety Committee made comment that two Sara Lee Yoder Grants were received to purchase the two more portable radios and stop sticks.

Public Works Committee made no comment.

Stefl moved and Miller seconded adjournment of the meeting. Motion carried five ayes. Next regular meeting will be Monday, January 4, 2016 at 6:30pm.

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Brian Buhrow, Mayor

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Attest: Kristy Sawyer, City Clerk