

CITY COUNCIL MEETING MINUTES
Webster City, Iowa August 6, 2018

The City Council met in regular session at the City Hall, Webster City, Iowa at 5:30 p.m. on August 6, 2018 upon call of the Mayor and the advance agenda. The meeting was called to order by Mayor John Hawkins and roll being called there were present John Hawkins, Mayor in the chair, and the following Council Members: Brian Miller, Matt McKinney, Jim Talbot and Logan Welch.

It was moved by Talbot and seconded by McKinney to approve the agenda with the removal of the Public Hearing scheduled for 5:35 p.m. and item number 13 under the General Agenda.

ROLL CALL: Hawkins, McKinney, Miller, Talbot and Welch voting aye.

Mayor John Hawkins led the Pledge of Allegiance.

PETITIONS – COMMUNICATIONS – REQUESTS

Council Member Talbot thanked all the City Departments for their work this past weekend with all the storm damage of trees down and electrical outages.

Mayor Hawkins reported there was a good turnout for the Boone River Cleanup on Saturday, August 4th. He stated that 35 tires, 750 lbs. of metal and 44 cubic yards of garbage were removed from the specified area covered.

PUBLIC INFORMATION

Mayor Hawkins invited all to attend the National Night Out scheduled for tomorrow evening (August 7th, 2018) from 5 to 7 p.m. at West Twin Park.

Mayor Hawkins presented plaques and expressed thanks to the following individuals for their recent service on City Boards and Commissions: Ron Birkestrand, Airport Commission; Bob Burns, Traffic Committee; and Brent Johnson, Park and Recreation Advisory Commission

Also being recognized, but not in attendance at the Council Meeting were Laurie Graham, Wilson Brewer Historic Park Committee; Cathy Olson, Zoning Board of Adjustment; and Bob Vermett, City Planning and Zoning Commission.

MINUTES AND CLAIMS

It was moved by Welch and seconded by Talbot that the following motion and Resolutions be approved and adopted collectively:

1. That the meeting Minutes of July 16, 2018 be approved.
2. That Resolution No. 2018-123 approving Payroll for the period ending July 21, 2018 and paid on July 27, 2018 in the amount of \$169,077.25 be passed and adopted.
3. That Resolution No. 2018-124 approving Bills paid in the amount of \$675,768.42 be passed and adopted and the Fund List be approved.

ROLL CALL: McKinney, Miller, Talbot, Welch and Hawkins voting aye.

GENERAL AGENDA

1. This item removed from the Agenda. Hearing cancelled (no bids received).
5:35 pm - Public Hearing on proposed plans and specifications and proposed form of contract and estimate of cost for the 2018 Wilson Brewer Park Cabins Relocation Project.

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4. It was moved by Welch and seconded by Miller that motion on Request from St. Thomas Aquinas Parish/Youth Group to close Des Moines Street between Bank and Water Streets on Sunday, September 23, 2018 from 12:30 p.m. to 4:00 p.m. for a Car Show be approved.

ROLL CALL: Miller, Talbot, Welch, Hawkins and McKinney voting aye.

5. It was moved by Welch and seconded by Miller to accept the resignation of City Manager Daniel Ortiz-Hernandez effective August 31, 2018.

ROLL CALL: Talbot, Welch, Hawkins, McKinney and Miller voting aye.

6. It was moved by Miller and seconded by Talbot that the appointment of Kent Harfst as Interim City Manager effective August 31, 2018 at 5:00 p.m. be approved.

ROLL CALL: Welch, Hawkins, McKinney, Miller and Talbot voting aye.

7. It was moved by McKinney and seconded by Miller that the issuance of Beer and Liquor Licenses by the Iowa Department of Commerce be approved for the following:

- a. Renewal of Class C Beer Permit, Class B Wine Permit, Sunday Sales Shopko Hometown #564, 200 Red Bull Division Drive

ROLL CALL: Hawkins, McKinney, Miller, Talbot and Welch voting aye.

8. It was moved by Miller and seconded by Talbot that Resolution No. 2018-125 setting August 20, 2018 at 5:45 p.m. at City Hall, Webster City, Iowa, for a Public Hearing on the proposed sale of City owned property located on Ohio Street, Webster City, Iowa be passed and adopted.

ROLL CALL: McKinney, Miller, Talbot, Welch and Hawkins voting aye.

City Manager Daniel Ortiz-Hernandez mentioned there has been some interest by developers for this property.

9. It was moved by McKinney and seconded by Miller that Resolution No. 2018-126 setting September 4, 2018 at 5:35 p.m. for a Public Hearing on proposed plans and specifications and proposed form of contract and estimate of cost for the 2018 Dubuque Street Bridge Repair Project be passed and adopted.

ROLL CALL: Miller, Talbot, Welch, Hawkins and McKinney voting aye.

2. August 6, 2018 at 5:40 p.m., City Hall, Webster City, Iowa being the time and place for a Public Hearing on Proposed Amendment to the Residential Urban Renewal Area A. (2018 Residential A Plan Amendment and Ridge Affordable Housing Development), the same was held. No written objections were received and no oral objections were presented.

Carol Schlotfeldt inquired if this hearing pertained to the development on the south side of Edgewood Drive. Mayor Hawkins replied the hearing regarded a different area to the North of Edgewood Drive.

- a. It was moved by Welch and seconded by McKinney that Resolution No. 2018-127 to Approve Urban Renewal Plan Amendment for the Residential Urban Renewal Area A be passed and adopted.

ROLL CALL: Talbot, Welch, Hawkins, McKinney and Miller voting aye

10. It was moved by Miller and seconded by Talbot that request from Finance Director to purchase a Relay 3000 Inserter Machine from Pitney Bowes for the Finance/Utility Office be approved.

ROLL CALL: Welch, Hawkins, McKinney, Miller and Talbot voting aye.

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3. August 6, 2018 at 5:45 p.m., City Hall, Webster City, Iowa being the time and place for a Public Hearing on the proposed Offer To Buy Real Estate and Acceptance of City owned property located in Shady Oaks Subdivision, Webster City, Iowa, the same was held. No written objections were received and no oral objections were presented.

a. It was moved by Talbot and seconded by Welch that Resolution No. 2018-128 authorizing execution of a Warranty Deed conveying City owned property, Lot 3, Shady Oaks Subdivision to Webster City, Iowa, to B. K. Enterprises, L.L.C., be passed and adopted.

ROLL CALL: Hawkins, McKinney, Miller, Talbot and Welch voting aye.

Agreement was for the purchase price of \$19,900.00 plus legal and associated costs to be paid by the buyer.

11. It was moved by Welch and seconded by McKinney that Resolution No. 2018-129 approving the purchase of the Wastewater Treatment Plant Heating Ventilation and Air Conditioning (HVAC) Units from Stein Heating and Cooling of Webster City, Iowa in the amount of \$18,621.00 be passed and adopted.

ROLL CALL: McKinney, Miller, Talbot, Welch and Hawkins voting aye.

Council discussed low bid versus local vendor bid in length. The current purchasing policy states that local vendor will be given preference if within 5% of low bid. Of the bids turned in for this project, the local vendor was within 9% of the low bid. Council Member Welch felt in this case, even though the percentage was higher than the purchasing policy guideline, that Council should approve bid from local vendor and made the motion to reflect the change from the recommendation of accepting low bid. City Attorney Zach Chizek mentioned to Council that he would have to review the Competitive Bidding Laws and will forward his legal opinion to Council prior to any further action.

12 It was moved by McKinney and seconded by Miller that Resolution No. 2018-130 tentatively accepting and approving the preliminary plat of Dean's Ridge Subdivision, Webster City, Iowa be passed and adopted.

ROLL CALL: Miller, Welch, Hawkins and McKinney voting aye.

Talbot voting nay.

Several concerned residents living in the area adjacent to the Subdivision were present with ongoing concerns and inquiries. Jeff Severson, Carol Schlotfeldt, Mary Clausen and Brent Johnson spoke on the agenda item.

13. This item was removed from the Agenda.

14. It was moved by Miller and seconded by McKinney that the First Reading of a proposed Ordinance, an ordinance amending the Code of Ordinances of the City of Webster City, Iowa, 1996, by amending Section 106.10(3) Pertaining to Landfill Fee Disbursements be approved.

ROLL CALL: Welch, Hawkins, McKinney and Miller voting aye.

Talbot voting nay.

City Manager Ortiz-Hernandez provided an explanation for the amendment to the Ordinance pertaining to Landfill Fees. While the assessment amount from the Landfill has declined, the City still incurs costs for several services provided to residents such as the grass site, tree disposal site and the City Cleanup/Dropoff event. Keeping a fee would assist in the cost of these services and the Ordinance needs to be amended to describe the additional uses of the fee charged. Talbot stated he would like to see the fee reduced to reflect the actual cost of the Landfill assessment, and establish a new fee if needed to cover the other costs mentioned above.

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15. It was moved by Welch and seconded by Miller that Monday, August 27th at 7:00 p.m. be set for the next Town Hall Meeting at the Middle School Commons area.

ROLL CALL: Welch, Hawkins, McKinney, Miller and Talbot voting aye.

Any suggestions on topics to be discussed would be appreciated.

**REPORTS AND RECOMMENDATIONS OF OFFICERS,
BOARDS AND COMMISSIONS:**

1. It was moved by McKinney and seconded by Welch that the Planning and Zoning Commission minutes of July 23, 2018 be accepted and placed on file.

ROLL CALL: Hawkins, McKinney, Miller, Talbot and Welch voting aye.

COUNCIL COMMITTEE REPORTS

Council Member Welch stated that the Youth Advisory Commission will resume their meetings in September.

OTHER REPORTS AND RECOMMENDATIONS

None brought forth.

OTHER ITEMS SENT TO COUNCIL

1. The City Attorney Update/Report dated July 31 2018 was previously given to Council for review.

It was moved by Talbot and seconded by Welch that Council meet in Closed Session to discuss the purchase/sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property, as provided by Chapter 21.5 j. of the Code of Iowa.

ROLL CALL: McKinney, Miller, Talbot, Welch and Hawkins voting aye.

The Council went out of Open Session at 6:51 p.m., a short recess was taken and Council went into Closed Session at 7:00 p.m.

The Council returned to Open Session at 7:19 p.m.

It was moved by Welch and seconded by McKinney that the Council Adjourn.

ROLL CALL: Miller, Talbot, Welch, Hawkins and McKinney voting aye.

The August 6, 2018 regular City Council Meeting stood adjourned at 7:20 p.m.

John Hawkins, Mayor

Attest:

Karyl K. Bonjour, City Clerk