

CITY COUNCIL MEETING MINUTES
Webster City, Iowa August 19, 2019

The City Council met in regular session at the City Hall, Webster City, Iowa at 6:00 p.m. on August 19, 2019 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: Matt McKinney, Brian Miller, Jim Talbot and Logan Welch.

It was moved by Talbot and seconded by Miller to approve the agenda.

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

Mayor John Hawkins led the Pledge of Allegiance

PETITIONS – COMMUNICATIONS – REQUESTS

None brought forth.

PUBLIC INFORMATION

Mayor Hawkins reminded of the upcoming events:

Lift WC Cornhole Tournament/Music, noon to midnight on August 24th, 2019, 2nd Street Tour de Webster, Sunday, August 25th, 2019 at 9 a.m.

Council Member Talbot thanked Park and Recreation/Public Grounds Director Kent Harfst for serving as interim City Manager for the past year.

Mayor Hawkins recognized University of Iowa students and staff for the recent art contributions to the downtown area of Webster City. Ali Hval painted the murals located in the upper windows on the building located on the corner of Des Moines and Second Street and Dan Miller designed and put up the solar powered art sculpture at the City Hall Plaza.

Mayor Hawkins presented Fire Chief Chuck Stansfield with a Certificate for his completion of the four-year Fire Academy.

Mayor Hawkins gave a Proclamation for National Rail Safety Week for the dates of September 22 to 28, 2019.

MINUTES AND CLAIMS

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

1. That the August 5, 2019 Regular Meeting Minutes be approved.
2. That Resolution No. 2019-144 approving Payroll for the period ending August 3, 2019, and paid on August 9, 2019 in the amount of \$171,988.40 be passed and adopted.
3. That Resolution No. 2019-145 approving Bills paid in the amount of \$1,374,967.82 be passed and adopted and the Fund List be approved.

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

GENERAL AGENDA

1. Attorney for Kendall Young Library, Steve Hendricks, Kersten, Brownlee, Hendricks, PLLC of Fort Dodge, Iowa provided Council a report regarding the possible modification/update to the Kendall Young Library Trust.

2. It was moved by Welch and seconded by Miller that Resolution No. 2019-146 authorizing and approving the first Amendment to the Agreement for the Use of City Utility Distribution Facilities and the Transportation of Natural Gas be passed and adopted.

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

Karla Wetzler, Planning and Zoning Director and Michael Wright, representative from Black Hills/Iowa Gas Utility Co., LLC provided details of the amendment and also information on the Public Hearing held following this agenda item.

3. PUBLIC HEARINGS 6:05 p.m.

A. August 19, 2019 at 6:05 p.m., Council Chambers at City Hall, Webster City, Iowa being the time and place for a Public Hearing on proposed Purchase Agreement for City owned property located in Southeast Development Park #4, Webster City, Iowa, the same was held. No written objections were received and no oral objections were presented.

(1) It was moved by Welch and seconded by Miller that Resolution No. 2019-147 authorizing and approving execution of Purchase Agreement between the City of Webster City and Black Hills/Iowa Gas Utility Co., LLC, be passed and adopted.

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

B. August 19, 2019 at 6:05 p.m., Council Chambers at City Hall, Webster City, Iowa being the time and place for a Public Hearing on proposed Purchase Agreement for City owned property located in Brewer Creek Estates 5th & 6th Additions, Webster City, Iowa, the same was held. No written objections were received and no oral objections were presented.

(1) It was moved by Miller and seconded by McKinney that Resolution No. 2019-148 authorizing and approving execution of Purchase Agreement between the City of Webster City and J. Larson Homes, LLC, be passed and adopted.

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

Planning and Zoning Director Wetzler reviewed the agreement for council and Mike Segner, President/CEO of WCF Financial Bank was also present stating that WCF Financial Bank, Availa Bank and First State Bank are working together in support of this project.

C. August 19, 2019 at 6:05 p.m., Council Chambers at City Hall, Webster City, Iowa being the time and place for a Public Hearing on proposed offer to buy City Owned Property located on Lot 13, Block 68, Original Webster City, Webster City, Iowa, the same was held. No written objections were received and no oral objections were presented.

(1) It was moved by Miller and seconded by Welch that Resolution No. 2019-149 approving Offer To Buy and authorizing Execution of a Quit Claim Deed conveying City Owned property in Original Webster City to Ruddy K. Lester be passed and adopted.

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

Planning and Zoning Director Wetzler provided background of city obtaining property, demolition of the property and now presenting offer to Council.

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

a. Renewal of Class E Liquor License, Class B Wine Permit, Class C Beer Permit & Sunday Sales - McCoy's 1447, 1447 Second Street

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

5. It was moved by Welch and seconded by Talbot that New Phone System Purchase for all City Offices be approved.

ROLL CALL: Miller, Talbot, Welch, Hawkins and McKinney voting aye.
Beth Chelesvig, Administrative Assistant, provided information to Council regarding the additional charges incurred with the new Phone System.

6. It was moved by McKinney and seconded by Welch that Resolution No. 2019-150 establishing Depositories for the City of Webster City and Financial Institutions, the maximum amount, which may be kept on deposit in each depository and designating authorized officers, be passed and adopted.

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

7. It was moved by Talbot and seconded by Miller that the First Reading of a proposed Ordinance, an ordinance amending the Code of Ordinances of the City of Webster City, Iowa, 2019, by amending Article IV, Division 4 to Chapter 50 Pertaining to Flood Plain Areas of the City of Webster City, Iowa be approved.

ROLL CALL: Welch, Hawkins, McKinney, Miller and Talbot voting aye.
Ken Wetzler, Public Works Director, provided an explanation for the change to the Ordinance due to requirements by FEMA.

8. It was moved by Welch and seconded by Talbot that Resolution No. 2019-151 accepting and executing Easements from those listed in the Resolution in connection with the 2018-2019 Electrical Underground Conversion Project, (18 parcels) be passed and adopted.

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

9. It was moved by Welch and seconded by Talbot that Resolution No. 2019-152 approving Change Order No. 2 in the amount of \$19,999.95 to the 2019 Street Improvements Project with Heartland Asphalt, Inc., Mason City, Iowa be passed and adopted.

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

10. It was moved by Talbot and seconded by Miller that Request from Fire Chief to purchase of Five Sets of Turnout Gear for the Fire Department from the company whose bid met the specifications and came in under the budget amount be approved. (Danko Emergency Equipment in the amount of \$12,765.00)

ROLL CALL: Miller, Talbot, Welch, Hawkins and McKinney voting aye.
Fire Chief Chuck Stansfield spoke on the bids received and reason(s) for vendor chosen.

11. Discussion was held on the document drafted by City Attorney Chizek for the execution of a **Second Modification and Amendment of Real Estate Contract** with Webster City DayCare, Webster City, Iowa. Consensus of Council: were pleased with Draft which included language regarding forgiveness of interest, new balance financed, term of Contract, amount of monthly payment and representation of City Council on Webster City DayCare Board and directed Chizek to place on next City Council Agenda.

12. Discussion was held on the document drafted by City Attorney Chizek for the execution of a **Restructured Loan Agreement** with Riverview Early Childhood Center, Webster City, Iowa. Consensus of Council: were pleased with Draft which included language regarding forgiveness of interest, new balance financed, term of Contract and amount of monthly payment. Directed Chizek to add verbiage regarding representation of City Council on the Riverview Early Childhood Center Board and to place on next City Council Agenda.

13. John Haldeman, P.E., Snyder and Associates gave a presentation to Council on the proposed Second Street Project. The power point provided visuals of the area to be affected in it's present state and following the project completion. Haldeman went over the details of what would be replaced/added to the project and estimated costs. Discussion was held throughout the presentation.

Dodie Wolfram, Finance Director, informed the Council that funding for the project would need to come from a General Obligation Bond and the estimated tax impact was also discussed.

Consensus of Council was to have Engineer and City Staff proceed to the next step of scheduling a public input meeting on the project.

REPORTS AND RECOMMENDATIONS OF OFFICERS, BOARDS AND COMMISSIONS

It was moved by McKinney and seconded by Talbot that the following items (1-4) be accepted and placed on file:

1. The July 2019 City Manager Reports including Electric, Wastewater, Water, Electric Year-to-Date and Water Year-to-Date;
2. The July 2019 Police Department Report;
3. The July 2019 Fire Department Report; and
4. The Hamilton County Solid Waste Commission August Agenda Packet

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

COUNCIL COMMITTEE REPORTS

None brought forth.

OTHER REPORTS AND RECOMMENDATIONS

None brought forth.

It was moved by Miller and seconded by McKinney 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: Welch, Hawkins McKinney, Miller and Talbot voting aye.

The Council went out of Open Session at 7:46 p.m.

The Council took a short recess.

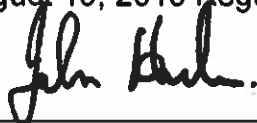
The Council went into Closed Session at 7:55 p.m.

The Council returned to Open Session at 8:14 p.m.

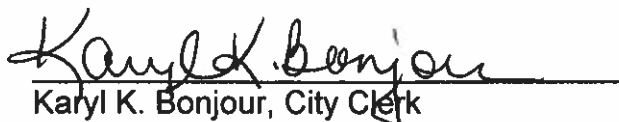
It was moved by McKinney and seconded by Welch that Council adjourn.

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

The August 19, 2019 Regular City Council Meeting stood adjourned at 8:15 p.m.



John Hawkins, Mayor



Karyl K. Bonjour, City Clerk