

**CITY COUNCIL MEETING MINUTES**  
**Webster City, Iowa January 20, 2020**

The City Council met in regular session following the Fair Housing Board Meeting at the City Hall, Webster City, Iowa at 6:03 p.m. on January 20, 2020, 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: Katelin Hartmann, Matt McKinney, Brian Miller and Logan Welch.

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

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

Mayor John Hawkins led the Pledge of Allegiance

**PETITIONS – COMMUNICATIONS – REQUESTS**

None brought forth.

**PUBLIC INFORMATION**

Mayor Hawkins administered the Oath of Office to new Police Officer Anthony Luft. Mayor Hawkins gave a Proclamation on School Choice Week to be recognized the dates of January 26-February 1, 2020.

**MINUTES AND CLAIMS**

Prior to approval of the following Minutes and Claims, City Clerk Karyl Bonjour stated that the time the January 6, 2020 meeting was called to order has been changed from 6:00 p.m. to 6:04 p.m. and will be reflected in the minutes to be approved.

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

1. That the meeting minutes of January 6, 2020 be approved.
2. That Resolution No. 2020-010 approving Payroll for the period ending January 4, 2020 and paid on January 10, 2020 in the amount of \$168,548.03 be passed and adopted.
3. That Resolution No. 2020-011 approving bills paid in the amount of \$1,139,353.32 be passed and adopted and the Fund List be approved.

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

**GENERAL AGENDA**

**Public Hearing 6:05 p.m.**

1. January 20, 2020 at 6:05 p.m. at City Hall Council Chambers, Webster City, Iowa, a Public hearing on proposal to enter into a General Obligation Corporate Purpose Loan Agreement and to borrow money thereunder in a principal amount not to exceed \$9,500,000, the same was held.

Mayor Hawkins opened the Public Hearing at 6:07 p.m. No Written Objections were received and no Oral Objections were presented. Mayor Hawkins closed the Public Hearing at 6:08 p.m.

City Manager Jeff Sheridan spoke with Council in regard to the Resolution presented at this meeting pertaining to the Public Hearing above. He suggested that this item be moved to a future Council Meeting in order to obtain additional information.

It was moved by Miller and seconded by McKinney that Agenda Item 1.a. Resolution taking additional action to enter into General Obligation Corporate Purpose Loan Agreement and authorizing the use of a preliminary official statement for the sale of Bonds be tabled until a future agenda.

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

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

- a. Renewal of Class E Liquor License, Class B Native Wine Permit, Class B Wine Permit, Class C Beer Permit and Sunday Sales, Casey's General Store, 700 Superior Street
- b. Renewal of Class C Beer Permit, Class B Wine Permit and Sunday Sales, Dollar General Store #2421, 814 Superior Street
- c. Renewal of Class B Beer Permit, Outdoor Service and Sunday Sales, Hamilton County Fairgrounds, 1200 Bluff Street
- d. Renewal of Class C Beer Permit and Sunday Sales, Doc's Stop #9, 407 Closz Drive

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

3. It was moved by Welch and seconded by Hartmann that Resolution No. 2020-012 Terminating Development Agreement and Assessment Agreement with VEREIT SH Webster City, Iowa, LLC be passed and adopted.

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

4. It was moved by McKinney and seconded by Miller that requests from First State Bank and Gary and Glenda Fox on TIF (Tax Increment Financing) be approved.

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

5. It was moved by Miller and seconded by McKinney that Resolution No. 2020-013 setting February 17, 2020 at 6:05 p.m. at City Hall Council Chambers, Webster City, Iowa for a public hearing on urban renewal plan amendment (2013 Red Bull Division Urban Renewal Area) be passed and adopted.

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

Karla Wetzler, Planning and Zoning Director, gave specifics of Items 3, 4, & 5 on the agenda.

6. It was moved by Miller and seconded by McKinney that Resolution No. 2020-014 setting March 2, 2020 at 6:05 p.m. at City Hall Council Chambers, Webster City, Iowa for a Public Hearing on proposed plans, specifications, proposed form of contract and estimate of cost for construction of the 2020 Street Department Maintenance Building Project be passed and adopted.

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

Council Member Welch expressed concern on cost and the impact on completing other infrastructure.

7. It was moved by McKinney and seconded by Miller that the Planning and Zoning Commission minutes of January 13, 2020, be accepted and placed on file.

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

8. It was moved by Miller and seconded by Hartmann that Resolution No. 2020-015 accepting and approving the Minor Subdivision Plat of Hinderks Addition to Hamilton County, Iowa be passed and adopted.

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

9. No action was taken on this Agenda item, a Resolution authorizing and approving execution of a Purchase Agreement between the City of Webster City, Iowa and First Congregational Church, (1104 Willson Avenue), therefore Resolution died for lack of motion.

10. It was moved by Welch and seconded by McKinney that Resolution No. 2020-016 accepting and approving acquisition of property generally located at 313 Broadway Street in the city of Webster City, Hamilton County, Iowa be passed and adopted.

ROLL CALL: Hartmann, Hawkins, McKinney, Miller and Welch voting aye.  
Consensus of Council was also given to Public Works Director Ken Wetzler to add/include this property on the existing contract of other properties the City is currently having demolished.

11. It was moved by Miller and seconded by Welch that Resolution No. 2020-017 authorizing the Mayor and City Clerk to enter into a City Attorney Compensation Agreement for legal services be passed and adopted.

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

12. It was moved by Miller and seconded by Hartmann that Resolution No. 2020-018 approving Change Order Number 1 to the 2018-19 Electrical Underground Conversion Project with Primoris Aevenia, Inc., Johnston, Iowa be passed and adopted.

ROLL CALL: McKinney, Miller, Welch, Hartmann and Hawkins voting aye.  
Public Works Director Wetzler provided an explanation for the change order to Council.

13. It was moved by Miller and seconded by McKinney that Resolution No. 2020-019 authorizing the Mayor and City Clerk to enter into an Agreement with Robb's Tree & Stump Service, Story City, Iowa providing for 2020 Tree Stump Removal Services be passed and adopted.

ROLL CALL: Miller, Welch, Hartmann, Hawkins and McKinney voting aye.  
City Manager Sheridan clarified that the payment for this service is paid out of the Park and Recreation and **Public Grounds** fund and has been a planned expenditure annually.

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

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

1. December 2019 City Manager Reports including Electric, Wastewater, Water, Electric Year-to-Date, Water Year-to-Date and Inspection Report;
2. The December 2019 Police Department Report;
3. The December 2019 Fire Department Report; and
4. The Hamilton County Solid Waste Commission January 2020 Agenda Packet

ROLL CALL: Welch, Hartmann, 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 Hartmann that Council Meet in Closed Session for the purpose of holding a strategy meeting in connection with collective bargaining with the Fire Department Unit, as authorized by Chapters 20.17 and 21.5 of the Iowa Code.

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

The Council went out of Open Session at 6:37 p.m.

A short recess was taken.

The Council went into Closed Session at 6:42 p.m.

**City Council Meeting Minutes/Work Session Minutes, January 20, 2020**

The Council returned to Open Session at 7:00 p.m.

It was moved by Welch and seconded by Miller that Council Adjourn.

ROLL CALL: Hawkins, McKinney, Miller, Welch and Hartmann voting aye.  
The January 20, 2020 Regular City Council Meeting stood adjourned at 7:01 p.m.

**WORK SESSION – JANUARY 20, 2020**

The City Council held a Work Session following the Regular City Council Meeting at City Hall, Webster City, Iowa at 7:04 p.m. on January 20, 2020, upon call of the Mayor and the advance agenda.

1. The Work Session 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: Katelin Hartmann, Matt McKinney, Brian Miller and Logan Welch.

2. It was moved by Miller and seconded by Welch to approve the agenda.  
ROLL CALL: Hartmann, Hawkins, McKinney, Miller and Welch voting aye.

3. The purpose of the Work Session was to Discuss Utility Rates. Chip Schultz and Michael Hart of Northland Public Finance, West Des Moines, were present to provide City Council Members with various scenarios for possible Water and Wastewater rate increases. A lengthy discussion was held on the various scenarios and how the different options would impact users. Options of increasing rates at a larger percentage initially and tapering in future years or spreading the percentage out over a three or five year span and tapering after that were considered. Council Members felt educating the public is key to this matter and would like City Manager Sheridan to draft a News Release to provide information on the reason an increase in rates are being considered and provide samples of how the increases would impact users taking the average of their current usage, using Council Members utility bills as examples.

City Manager Sheridan will work on gathering the information and provide to Council prior to publication. Further discussion will be scheduled at a future Council Meeting.

4. It was moved by Miller and seconded by Welch that Council adjourn.  
ROLL CALL: Hawkins, McKinney, Miller, Welch and Hartmann voting aye.  
The January 20, 2020 Work Session stood adjourned at 7:58 p.m.

John Hawkins, Mayor

Karyl K. Bonjour, City Clerk