

CITY COUNCIL MEETING MINUTES
Webster City, Iowa July 20, 2020

The City Council met in regular session at the City Hall, Webster City, Iowa at 6:00 p.m. on July 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: Matt McKinney and Logan Welch. Council Members Katelin Hartmann and Brian Miller answered roll call via the Zoom Electronic Platform. Limited staff members were also present.

Iowa Code Section 21.8 outlines the guidelines to hold an electronic meeting when there are valid concerns that an in-person meeting is "impossible or impractical". Due to the COVID-19 concerns and social distancing recommendations, this meeting was Open to the Public by electronic means ONLY by utilizing the Zoom Platform. Details were provided in using the Zoom platform either by joining through the web portal or by calling in to view or participate.

It was moved by Welch and seconded by McKinney 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

None brought forth.

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 meeting minutes of July 6, 2020 be approved.
2. That Resolution No. 2020-126 approving Payroll for the period ending July 4, 2020 and paid on July 10, 2020 in the amount of \$193,648.96 be passed and adopted.
3. That Resolution No. 2020-127 approving bills paid in the amount of \$1,503,753.17 be passed and adopted.

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

GENERAL AGENDA

1. It was moved by McKinney and seconded by Hartmann that the Council accept the following Committee and Board resignations: Ryan Rippentrop from the Traffic Study Committee and Connie Evans from the Zoning Board of Adjustment.

ROLL CALL: McKinney, Miller, Welch, Hartmann and Hawkins voting aye.
City Clerk Bonjour will advertise for these vacancies.

2. It was moved by Miller and seconded by McKinney that the Second Reading of a proposed Ordinance, an Ordinance amending the Official Zoning Map of the City of Webster City, as provided by Section 50-23 of the Code of Ordinances of Webster City, Iowa, 2019, by rezoning property from R-1 (Single Family Dwelling) District to R-3 (Over Four Unit Multiple Family Dwelling) District, said property being located on Wall Street, Webster City, Iowa be approved.

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

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Council Member Hartmann expressed being unsure about the expansion, stating she would rather see single family units located in that area versus multi-family dwellings. Carrie Woerdeman of Kading Properties, joined the meeting through Zoom, and provided information on a few other cities where they currently have developments like they are proposing for Webster City. Mark Lee, also of Kading Properties commented via Zoom that a full Topographic Survey has already been completed for the proposed area. Council Members discussed the style of units that would be going into this area and asked for her to provide addresses of the other developments so if members would like to take a look at them prior to the third and final reading, they would have that opportunity.

3. It was moved by McKinney and seconded by Welch that Resolution No. 2020-128 setting September 8, 2020 at 6:05 p.m., in Council Chambers at City Hall, Webster City, Iowa for a Public Hearing on proposed Plans, Specifications, proposed Form of Contract and Estimate of Cost for Construction of 2020 HMA (Hot Mix Asphalt) Street Improvement Project be passed and adopted.

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

4. It was moved by Welch and seconded by Hartmann that Resolution No. 2020-129 authorizing execution of Quit Claim Deed conveying City-owned property located in Dubuque and Pacific Railroad Addition, addressed as 827 Water Street, Webster City, Iowa, to Tony Sponsel and Betty Ann Sponsel be passed and adopted.

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

Karla Wetzler, Planning and Zoning Director, informed Council Members that the Sponsels had fulfilled all the guidelines specified in their rehab contract with the City and have paid in full. This will be the last step of the process to close out the agreement.

5. It was moved by Welch and seconded by McKinney that Resolution No. 2020-130 accepting and executing Easements from those listed in the resolution in connection with the 2020 Electrical Underground Conversion Project, (2 parcels), be passed and adopted.

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

6. It was moved by Hartmann and seconded by Welch that Resolution No. 2020-131 approving Change Order No. 3 to the 2020 Street Department Maintenance Building Project with Jensen Builders LLC., Fort Dodge, Iowa be passed and adopted.

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

Ken Wetzler, Public Works Director, provided specifics on the Change Order.

7. It was moved by Welch and seconded by McKinney that request from Recreation and Public Grounds Assistant Director to seek bids for a Gravely 72" Zero Turn Commercial Mower and approval to purchase if the bids come in under budget be approved.

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

Breanne Leshner, Recreation and Public Grounds Assistant Director, informed Council Members that this would be an additional mower added to the current fleet and will be specifically used for parks.

8. It was moved by Welch and seconded by Hartmann that request from Recreation and Public Grounds Assistant Director to seek bids for a John Deere 72" Commercial Mower and approval to purchase if the bids come in under budget be approved.

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ROLL CALL: Welch, Hartmann, Hawkins, McKinney and Miller voting aye. Breanne Leshner, Recreation and Public Grounds Assistant Director, informed Council that the department would be trading in a Kubota mower, deck and blade on the purchase.

9. It was moved by Welch and seconded by McKinney that request from Recreation and Public Grounds Assistant Director to purchase Park Playground and Fitness Equipment, with Professional Installation, and a Poured Rubber Surface from Boland Recreation through Sourcewell for East Twin Park, in connection with The Wellmark Foundation Grant, and authorization to proceed if the total cost is under \$259,817.00, which is the total estimated cost, be approved.

ROLL CALL: Hartmann, Hawkins, McKinney, Miller and Welch voting aye. Lindsay Henderson, Community Vitality Director, along with Leshner presented the proposed layout of East Twin Park, shared pictures of the playground equipment being considered and shared pictures of the fitness components they will be choosing from. The dollar amount will not exceed the amount asked for. Mary Christensen Fortune also joined the meeting via Zoom and spoke about the proposed sidewalks and parking area. She has obtained the donation of labor for the sidewalks from Habhab Construction and for engineering costs from Schlotfeldt Engineering and will pursue other donations once the project is moving forward.

10. It was moved by Welch and seconded by Hartmann that Resolution No. 2020-132 submitting the Question of the Imposition of a Local Option Sales and Services Tax and Revenue Allocation Statement to the Voters of the City of Webster City, Hamilton County, Iowa be passed and adopted.

ROLL CALL: Hawkins, McKinney, Miller, Welch and Hartmann voting aye. Zach Chizek, City Attorney, provided details of the Resolution and allocations of the tax revenues.

11. Larry Flaws, Recreation and Public Grounds Director, provided Council with an update on the Outdoor Swimming Pool. They have dealt with some COVID-19 issues, but because staff members have been following guidelines in place, things have gone smoothly. It's possible there could be some staffing issues once employees return to college. Council consensus was to follow the recommendation in having just one swimming session instead of 2 separate sessions, as to date attendance has yet to reach the 108 person quota allowed at one time in the pool area.

12. It was moved by Welch and seconded by Miller to set August 3, 2020, following the regular Council Meeting in the Council Chambers at City Hall, Webster City, Iowa for a Work Session on Fiber Optic Network.

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

13. Jeff Sheridan, City Manager provided an update on the process that has begun and is in progress with the consultant for the Electric Utility Study. He informed that sometime in August, the consultant will be meeting with various industries and businesses on this study.

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a. Aspects of the Study were discussed with a few industries/businesses that joined the meeting through the Zoom Platform. Lori Mason of Seneca Foundry, expressed how critical that this topic stay on top of the agenda. She appreciated the timeline provided by Sheridan in his update and Council requested that he send the same information to all industries/businesses who had requested this item be on the agenda.

**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. The July 13, 2020 Planning and Zoning Commission minutes;
2. The June 2020 City Manager Reports including Electric, Wastewater, Water, Electric Year-to-Date and Water Year-to-Date and Inspection Report;
3. The June 2020 Police Department Report; and
4. The June 2020 Fire Department Report

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

COUNCIL COMMITTEE REPORTS

None brought forth.

OTHER REPORTS AND RECOMMENDATIONS

None brought forth.

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

The Council went out of Regular Session at 6:55 p.m.

A five-minute recess was taken.

The Council went into Closed Session at 7:00 p.m.

The Council returned to Regular Session at 7:12 p.m.

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

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

The July 20, 2020 Regular City Council Meeting stood adjourned at 7:13 p.m.

John Hawkins, Mayor

Karyl K. Bonjour, City Clerk