

**CITY COUNCIL MEETING MINUTES**  
**Webster City, Iowa February 15, 2021**

The City Council met in regular session at the City Hall, Webster City, Iowa at 6:00 p.m. on February 15, 2021, upon call of the Mayor Pro Tem and the advance agenda. Council Members were present in Council Chambers. The meeting was called to order by Mayor Pro Tem Brian Miller and roll being called there were present Brian Miller, Mayor Pro Tem, and the following Council Members: Matt McKinney and Logan Welch. John Hawkins, Mayor and Council Member joined via Zoom. Katelin Hartmann was absent. City Clerk Karyl Bonjour and City Attorney Zach Chizek were also present in Council Chambers.

*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 McKinney and seconded by Welch to approve the agenda.

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

Mayor Pro Tem Brian Miller led the Pledge of Allegiance.

**PETITIONS – COMMUNICATIONS – REQUESTS**

None brought forth.

**PUBLIC INFORMATION**

John Hawkins, Mayor and Council Member advised the City has been running the Gas Turbine since Friday due to the high demand for electricity during this cold period.

Council Member Katelin Hartmann arrived at 6:02 p.m.

**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 February 1, 2021 be approved.
2. That Resolution No. 2021-042 approving Payroll for the period ending January 30, 2021 and paid on February 5, 2021 in the amount of \$158,420.87 be passed and adopted.
3. That Resolution No. 2021-043 approving bills paid in the amount of \$557,506.37 be passed and adopted.

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

**GENERAL AGENDA**

**1. PUBLIC HEARINGS 6:05 P.M.**

**1.A.** February 15, 2021 at 6:05 p.m. at City Hall Council Chambers, Webster City, Iowa, and via Zoom, being the time and place for a Public Hearing on a proposal to enter into a Water Revenue Improvement and Refunding Loan Agreement, the same was held. No written objections were received and no oral objections were presented.

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It was moved by Welch and seconded by McKinney that Resolution No. 2021-044 taking additional action to enter into a Water Revenue Improvement and Refunding Loan Agreement be passed and adopted.

ROLL CALL: Welch, Hartmann, Hawkins, McKinney and Miller voting aye.  
Michael Maloney of D. A. Davidson, joined via zoom, providing information on refunding of current bonds and improvements.

**1.B.** February 15, 2021 at 6:05 p.m. at City Hall Council Chambers, Webster City, Iowa, and via Zoom, being the time and place for Public Hearings on: proposals to enter into **General Obligation Loan Agreements** the same were held as follows:

**Essential Purpose Loan Agreement**

*Park Projects (Shelter & refunding portion RUT Note) \$4,000,000*

No written objections were received and no oral objections were presented.

**General Purpose Loan Agreement #1, #2 and #3 as presented:**

**General Purpose Loan Agreement #1 –**

*Public Works Facility Project (Parking Lot Improvements) \$ 700,000*

**General Purpose Loan Agreement #2 -**

*Trail Projects (Trail Improvements & Extensions) \$ 700,000*

**General Purpose Loan Agreement #3 –**

*Parking Lot Projects (Municipal Parking Lots) \$ 500,000*

There were no petitions filed asking that the question of entering into the loan agreement(s) be submitted to the registered voters of the City on Agreements #1, #2 or #3. No written objections were received and no oral objections were presented.

It was moved by Welch and seconded by McKinney that Resolution No. 2021-045 authorizing and **combining Loan Agreements**, approving the future issuance of General Obligation Annual Appropriation Corporate Purpose and Refunding Bonds, Series 2021A and providing for the levy of taxes to pay the same be passed and adopted.

ROLL CALL: Hartmann, Hawkins, McKinney, Miller and Welch voting aye.  
Michael Maloney of D. A. Davidson, joined via zoom, providing information on the above public hearings.

**1.C.** February 15, 2021 at 6:05 p.m. at City Hall Council Chambers, Webster City, Iowa, and via Zoom, being the time and place for a Public Hearing on a proposed offer to buy City owned property located on Elm Street in Webster City, Iowa, the same was held. No written objections were received and no oral objections were presented.

It was moved by McKinney and seconded by Welch that Resolution No. 2021-046 approving Purchase Agreement and authorizing execution of a Warranty Deed conveying City owned property located on Elm Street to Soyland Homes, Ames, Iowa be passed and adopted.

ROLL CALL: Hawkins, McKinney, Miller, Welch and Hartmann voting aye.  
Karla Wetzler, Planning and Zoning Director, through Zoom, advised this was an infill lot (1014 Elm Street) and will qualify for the tax abatement program.

**1.D.** February 15, 2021 at 6:05 p.m. at City Hall Council Chambers, Webster City, Iowa, and via Zoom, being the time and place for a Public Hearing on a proposed offer to buy City owned property located on Wall Street in Webster City, Iowa, the same was held. No written objections were received and no oral objections were presented.

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It was moved by Hartmann and seconded by Welch that Resolution No. 2021-047 approving Purchase Agreement and authorizing execution of a Warranty Deed conveying City owned property located on Wall Street to Zachary S. and Kendra K. Chizek, Webster City, Iowa be passed and adopted.

ROLL CALL: McKinney, Miller, Welch, Hartmann and Hawkins voting aye.  
Karla Wetzler, Planning and Zoning Director, through Zoom, provided the history of this property.

2. Doug Boone of Premier Communications of Sioux Center, Iowa, along with associates, through Zoom, provided Council with a presentation and history on the Webster City Fiber Consortium. Boone informed Council that the Engineering staff from the Consortium will be in touch with City of Webster City Staff in the near future.

3. Community Vitality Director Lindsay Henderson, through Zoom, gave a report/update on Covid-19 Forgivable Loans. In May, Council set aside \$250,000 to be used on this program. At that time, applications were received and 47 Businesses received grants totaling \$150,000.00. To date, none of the businesses have closed, however, lower revenues were reported during the second quarterly report compared to the first quarterly report provided, following the disbursement of the loan.

4. It was moved by McKinney and seconded by Welch that the February 8, 2021 minutes of the Planning and Zoning Commission be accepted and placed on file.

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

5. It was moved by Welch and seconded by McKinney that Resolution No. 2021-048 accepting and approving the Minor Subdivision Plat of Jaycox Construction Addition, Webster City, Iowa be passed and adopted.

ROLL CALL: Welch, Hartmann, Hawkins, McKinney and Miller voting aye.  
Karla Wetzler, Planning and Zoning Director, through Zoom, provided details of the Minor Subdivision Plat.

6. It was moved by Hartmann and seconded by Welch that Resolution No. 2021-049 setting March 1, 2021 at 6:05 p.m. at Council Chambers in City Hall, Webster City, Iowa, and via Zoom, as the time and place for a Public Hearing on the proposed rezoning of property from A-1 (Agricultural) District to M-1 (Light Industrial) District, said property being located between Briggs Woods Road and Millards Lane, Webster City, Iowa be passed and adopted.

ROLL CALL: Hartmann, Hawkins, McKinney, Miller and Welch voting aye.  
Karla Wetzler, Planning and Zoning Director, through Zoom, informed Council that Hamilton County is tearing down an old building and would like to build new in this area.

7. It was moved by Welch and seconded by Hartmann that Resolution No. 2021-050 setting March 1, 2021 at 6:05 p.m. at Council Chambers in City Hall, Webster City, Iowa, and via Zoom, as the time and place for a Public Hearing for the purpose of considering the Maximum Tax Dollars from Certain Levies for the City of Webster City's proposed Fiscal Year 2021-2022 Budget be passed and adopted.

ROLL CALL: Hawkins, McKinney, Miller, Welch and Hartmann voting aye.  
Dodie Wolfgram, Finance Director, through Zoom, informed Council that this Resolution is a requirement of the State and that the amount will be a 3.13% increase in tax dollar asking.

8. It was moved by McKinney and seconded by Hartmann that Resolution No. 2021-051 approving Police Department Work Agreement for 2021-2024 and approving the execution of same by the City Manager be passed and adopted.

ROLL CALL: McKinney, Miller, Welch, Hartmann and Hawkins voting aye.  
Beth Chelesvig, Administrative Services Director, through Zoom, provided Council a summary of the agreement.

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9. It was moved by Welch and seconded by McKinney that the request from Administrative Services Director and City Hall Maintenance to seek bids for City Hall Window Replacement, and to proceed if the bids come in under the budget amount of \$28,560.00, be approved.

ROLL CALL: Miller, Welch, Hartmann, Hawkins and McKinney voting aye. Beth Chelesvig, Administrative Services Director, through Zoom, informed Council that the windows are the original to the building and are over 50+ years old and in need of replacement.

10. It was moved by Hartmann and seconded by Welch that Resolution No. 2021-052 authorizing the City of Webster City, Iowa to enter into Wastewater Services Agreement with NaturalShrimp Inc., LaCoste, Texas, located at 401 Des Moines Street, Webster City, Iowa be passed and adopted.

ROLL CALL: Welch, Hartmann, Hawkins, McKinney and Miller voting aye. Ken Wetzler, Public Works Director, through Zoom, provided details of the four-month agreement.

11. It was moved by Welch and seconded by McKinney that Resolution No. 2021-053 authorizing the City of Webster City, Iowa to enter into a professional Geotechnical Exploration Services Agreement with Allender Butzke Engineers Inc., Urbandale, Iowa in the amount of \$22,900.00 be passed and adopted.

ROLL CALL: Hartmann, Hawkins, McKinney, Miller and Welch voting aye. Ken Wetzler, Public Works Director, through Zoom, explained to Council this would allow soil borings at nineteen sites along the route for the proposed new Wastewater Treatment Plant location.

12. It was moved by McKinney and seconded by Hartmann that Resolution No. 2021-054 accepting and executing of the Easement from Louise Sue (Gray) Wolff and Brian Gray for the 2021 Second and Beach Street Electrical Project be passed and adopted.

ROLL CALL: Hawkins, McKinney, Miller, Welch and Hartmann voting aye. Ken Wetzler, Public Works Director, through Zoom, advised that overhead electric wires will need to be removed and installed underground at the intersection of Second and Beach Streets in conjunction with the Second Street Project.

13. Discuss Fuller Hall – COVID-19.

Larry Flaws, Recreation and Public Grounds Director provided a summary of usage guidelines currently being followed at Fuller Hall and next phases of opening up more services.

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

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

1. The January 2021 City Manager reports consisting of Electric, Water, Electric Year-to-Date, Water Year-to-Date and January 2021 Inspection Report;
2. The January 2021 Police Department report;
3. The January 2021 Fire Department report; and
4. The Hamilton County Solid Waste Commission February Agenda Packet.

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

**COUNCIL COMMITTEE REPORTS**

None brought forth.

**OTHER REPORTS AND RECOMMENDATIONS**

None brought forth.

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**OTHER ITEMS SENT TO COUNCIL**

1. Council Members were reminded of the Work Session scheduled for Thursday, March 4, 2021 at 6:00 p.m. to discuss Dispatch Services.

**CLOSED SESSION**

It was moved by Welch and seconded by McKinney that Council meet in Closed Session to evaluate the professional competency of an individual(s) whose appointment, hiring performance or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual(s) requests a closed session as provided by Chapter 21.5 i of the Code of Iowa.

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

The Council went out of Open Session at 7:08 p.m.

The Council took a five-minute recess.

The Council went into Closed Session at 7:13 p.m.

The Council returned to Open Session at 7:30 p.m.

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

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

The February 15, 2021 City Council Meeting stood adjourned at 7:31 p.m.

Brian Miller, Mayor Pro Tem

Karyl K. Bonjour, City Clerk