

UNAPPROVED MINUTES
Earlham City Council Meeting
October 11, 2021

The Earlham City Council met in regular session on Monday October 11, 2021, at Earlham City Hall. Mayor Lillie called the meeting to order at 7:00 p.m. and the following answered roll: Baskin (via Zoom), Fredericksen, Payne, Petersen, Swalla. Also present: Clerk Hibbs, Chief Heimdal, Public Works Superintendent Coffman, Travis Squires with Piper Sandler & Co.

1. Approval of Agenda

Motion by Swalla, second by Petersen, to approve agenda.

Roll: Ayes – unanimous. Motion passes.

2. Public Forum – none.

3. Consent Agenda:

Hibbs explained some of the dates for the council meetings were wrong on the agenda in the packet

- a. Council meeting minutes for 7-28-21, 8-16-21, 9-13-21, 9-27-21, and 10-5-21 meetings
- b. Treasurer's Report for 10-11-21
- c. Claims and Receipts Report for 10-11-21
- d. Consider approval of liquor license # BC0030184 (Beer) for Hometown Market of Earlham, LLC.
- e. Consider approval of Urban Renewal Report for FY2021.

Motion by Fredericksen, second by Swalla, to approve consent agenda.

Roll: Ayes – unanimous. Motion passes.

4. Boards, Commission, Committee Report

- a. Street Committee Chairperson Baskin said their meeting was about the sidewalks. The consensus at the meeting was to push through and finish the project. Fredericksen stated need to fix the existing before putting in new. Swalla said he felt they need more meetings to figure it out. Budget for this for coming fiscal year 22-23. Mayor said do worse ones in FY 22-23. Send out letters to let everyone know. Fredericksen said divide city up as to what is worse and needs to be done first. Baskin said work out at budget time.

5. Department Reports

a. Public Works - Gary Coffman, Public Works Supervisor

Normal mowing and trimming. Street sweeping to start with leaves. Took a couple of ash trees down at Gendler. Water leak locator came and could not find any city leaks. Bid openings for lagoon project. Pool winterized. Asphalt work done, and most of it is good. Might have to grind off some areas to help drainage. Petticord rents Gendler property and wants to put up building for wind-mill blade recycling. Dallas county wants it rezoned. Original Gendler contract doesn't say anything about not being able to rezone. Consensus of Council to agree to rezoning of the 5 acres from agricultural to light industrial. Petersen asked if it is rezoned, do we pay more property taxes. Discussion on renegotiating contract regarding taxes. Petersen mentioned cemetery fence post. Consensus of council is to take posts out. Mayor checked with insurance agent to see if insurance rates would change with no fence, and he said no.

b. Police Department

Still working on camera installations in town. Department helped with the bike helmet give away. Took his car in for recall repairs. Lee dog has been removed from town.

6. OLD BUSINESS

a. Consider request by Nancy Cassidy for motorized scooter to be used on city streets.

Chief stated the scooter she wants goes 20 mph and he does not want that on sidewalk. He feels this is similar to a golf cart and would need a driver's license to drive on street. Mayor said he contacted the manufacturer and they said no driver's license needed on sidewalk, but on street, it is up to the requirements of the city. Consensus of council to deny request for use of this motorized scooter on city sidewalks.

- b. Update on Dollar General Store.
Preliminary Plat was reviewed by Shive-Hattery. It mentioned storm water run-off regarding future development, as well as several other items that need to be addressed before the preliminary plat can be approved. Mayor said, according to engineer's review, plat seems to have "holes" in it. Needs to be sent to P&Z first or is this not good ready for P&Z. Hibbs will contact Russ Schroder at Shive as to how to proceed.
- c. Discussion on 565 NW 2nd building permit.
Mayor and Swalla met with property owner last week. Came to compromise that builder is going to pay for new building permit and city will absorb attorney fees. Mayor explained reasoning behind this decision. Mayor said homeowner probably knew he was wrong, but this was something we hadn't come across before and we did not have process in place to handle it. Need a committee meeting to sort this out for the future.
- d. Update on condemnation proceedings on 235 SE 2nd
Chief was going to request an administrative warrant to obtain access to the premise, but realized he had to make an effort first to contact the owner prior to the warrant. So a certified letter was sent to owner requesting access into the house. Owner responded back with a letter. Chief will call owner tomorrow to see if he will allow him in to inspect. In his letter, owner said he is doing a lot of work, so Chief wants to see what progress he has made. Mayor suggested Chief take Jason from Veenstra & Kimm with him to have a professional look at it, present a list of things that need to be done, and a timeline with things would be completed. Mayor asked Chief to stay on top of this and let council know what happens.
- e. Discussion and possible action on Sewer Lagoon Project bids and financing.
Travis explained he met last Thursday with Mayor, Coffman, and Hibbs, regarding how the financing has changed since the bids came in. There is a \$1.7M increase in cost of the project. He went over the various options for financing plans and how those would affect sewer rates. Discussed possible SRF financing, which would create a problem with timing as well possibility of rebidding. Talked about Disadvantaged Community Status which would give us another year to apply for SRF loan. Raise sewer rates, not make effective until possibly January 1, 2022. Have 60 days to reject bids, so don't have to do anything until November meeting. If rebid, prices may go up more or could be lower – it is a gamble. Travis and/or engineer will work with Iowa Finance Authority on getting Disadvantaged Community Status. Mayor will talk with Earlham Savings Bank to see if they would be interested in the loan.

7. NEW BUSINESS

- a. Consider approval of Resolution 21-42 Approving the 2021 Update of the Comprehensive Solid Waste Management Plan of the South Central Iowa Landfill Agency
Motion by Petersen, second by Payne , to approve Resolution No. 21-42 Approving the 2021 Update of the Comprehensive Solid Waste Management Plan of the South Central Iowa Landfill Agency
Roll: Ayes – unanimous. Motion passes.
- b. Discussion on storm siren grant match
Hibbs explained city has applied for a storm siren grant for \$25,000 from Homeland Security. Diogenes Ayala, Madison County Emergency Coordinator, stated a 50% match from the city would help obtain the grant. Mayor explained all sirens are old, but the one in the Rec park does not work at all.
Motion by Swalla, second by Fredericksen, to approve up to a \$12,500 grant match for the new storm siren.
Roll: Ayes – unanimous. Motion passes.

8. Mayor's Report
Attended numerous committee meetings in the past month.
9. Clerk's Report
Hibbs requested permission to close City Hall on November 18th so that both she and Amsden can attend the FY22-23 Budget Workshop in West Des Moines. Said she sent information regarding various grant opportunities in the packet for council review.
10. Council comments/discussion – none
11. Adjourn
Motion by Swalla, second by Fredericksen, to adjourn.
Roll: Ayes – unanimous. Motion passes.

Being there was no further business, meeting was adjourned at 8:57 p.m.

Jeff Lillie, Mayor

Attest: _____
Mary Sue Hibbs, Clerk/Treasurer