

**Slater Regular City Council Meeting October 12, 2015**

A regular meeting of the Slater City Council was called to order by Mayor Pro Tem Steve Ransom at 7:30 P.M. on October 12, 2015, at City Hall, 101 Story St., Slater, Iowa. The roll being called the following council members were present as follows: Ken May, Ann Sobiech-Munson, Steve Ransom and John Kahler. Absent: Susan Erickson.

Discussion was had over a section that was inadvertently omitted from the September minutes. The section omitted should have read as follows:

Kahler moved to hold the second reading of the ordinance establishing policy for the construction of secondary roads. Sobiech-Munson seconded. The motion passed with a vote of, Aye: Kahler, Sobiech-Munson, Ransom, Erickson, May. Nay: None.

The council reviewed the ordinance to establish emergency powers. May moved to hold the first reading of the ordinance. Sobiech-Munson seconded. The motion passed with a vote of, Aye: May, Sobiech-Munson, Ransom, Erickson, Kahler. Nay: None.

Erickson moved to approve the resolution accepting the updated Memorandum of Understanding for the Iowa DAS Offset Program that the city participates in to help collect debt. May seconded. The motion passed with a vote of 5 – 0. Erickson moved to approve the annual street finance report. Sobiech-Munson seconded. The motion passed with a vote of 5 – 0.

It was moved by May and seconded by Ransom to approve the consent agenda with changes, minutes from the September 14, 2015 meetings and bills totaling \$126,489.82 presented as follows:

AFFINITYCARE, INC	EAP INSURANCE COVERAGE	21.00
AFLAC	AFLAC INSURANCE	189.60
ALLIANT ENERGY	UTILITIES	7,949.89
BAKER & TAYLOR BOOKS	BOOKS	596.28
BENNETHUM, CLINT	EMS COMPUTER	100.00
BENNETT SANITATION	SEPT/OCT TRASH COLLECT	320.00
CARPENTER UNIFORM	UNIFORMS	2,841.69
CASEY'S GENERAL STORE	FUEL	164.12
CENTRAL IOWA READY MIX	CONCRETE 3RD AND GREENE	205.00
CSB INSURANCE GROUP	INSURANCE	122.00
DEAN NEUBAUER	FIRE TRUCK REAPIR PARTS	60.96
DEMCO	OFFICE SUPPLIES	53.10
DRAINTECH	JETTING 6TH AND LYNN	1,105.00
EAGLE ENGRAVING	BADGES	1,920.73
ELECRTICAL ENGINEERING EQU	GENERATOR SERVICE	841.58
ELECTRIC WHOLESALE COMPANY	STREET LIGHT	72.00
FICA	FED/FICA TAX	5,741.80
FOLLETT SOFTWARE COMPANY	SCANNER	248.00
GALE CENGAGE LEARNING	LP BOOKS	76.77
GATE HOUSE MEDIA	PUBLICATIONS	125.08
GOGERTY, JENNIFER	MILEAGE REIMB.	52.90
HAWKINS, INC	AZONE, SODIUM HYDROXID	966.41
HEARTLAND COOPERATIVE	WEED KILLER	447.60
SUPPLYWORKS/AM SAN	STRIPE MACHINE	1,299.00
HILL BROS ASPHALT CORP	ASPHALT WORK	2,150.00
HUXLEY COMMUNICATIONS	PHONES	350.40
IA MUNICIPAL FINANCE OFFIC	CONT. ED.	60.00
INTERSTATE BATTERY OF UPPE	BATTERIES	311.85
IOWA DEPT OF NATURAL RESOU	ANNUAL WATER USE FEE	99.00
IOWA DEPARTMENT OF REVENUE	SEPT SALES TAX	5,740.00
IOWA INSURANCE DIVISION	FY 15 REPORT	35.00
IOWA ONE CALL	IOWA ONE CALL	27.00
IOWA PARKS AND REC ASSOC	TICKETS	263.00
IPERS	IPERS RETIREMENT	5,649.69
JORDAN & MAHONEY	LEGAL FEES	220.00
JUNIOR LIBRARY GUILD	CHILDREN'S BOOKS	72.75
KABEL BUSINESS SERVICES	PSF FEES	45.00

KEYSTONE LABORATORIRES	TESTING	266.15
KING'S THRONE, LLC	PORTABLE RESTROOM	150.00
KRIZ-DAVIS CO.	MINI FUSES	503.52
LANDWIN GUTTERS	CITY HALL GUTTERS	1,350.00
MALLON EXCAVATING, L.L.C.	WATER MAIN LEAK REPAIR	775.00
MARTIN OIL WHOLESale	FUEL	1,103.12
MERCY COLLEGE OF HEALTH	CPR TRAINING	88.50
MET LIFE	INSURANCE	169.54
MIDWEST CURB GRINDING	CURB GRINDING	550.00
MUNICIPAL SUPPLY, INC.	WATER METERS	392.00
O THIRTY-TWO	WEBSITE DEV./TRAINING	2,593.00
O'HALLORAN INTERNATIONAL	DUMP TRUCK 2016	39,843.00
POSTMASTER-SLATER	POSTAGE UTILITY BILLS	206.15
PROSOURCE SPECIALTIES	PENCILS	99.00
QUICK'S HARDWARE HANK	PRIMER, TRIMMER, STAKE	203.85
S & S CARPET CLEANING	CARPET CLEANING / RUGS	447.04
SCHONHORST, KAYLA	ECON DEV LOAN - 405 MAIN	1,485.58
SCHULING HITCH CO, INC	LED MINI LIGHT BAR	148.00
SNYDER & ASSOCIATES	WWTP FACILITY PLAN	3,500.00
SOUTH STORY BANK AND TRUST	LUMBER, STRIPE MACHINE PAINT	2,911.59
STAPLES	COMPUTER MONITOR	437.91
STORY COUNTY SHERIFF	2ND QUARTER LEO FEES	20,537.03
TOWN & COUNTRY MARKET	LIBRARY	28.36
UNITED BENEFIT SOCIETY, IN	INSURANCE	31.25
VAN-WALL EQUIPMENT	CHAIN SAW, CHAIN	134.99
VERIZON WIRELESS	PHONES	417.98
WEEKS CONSTRUCTION	CURB MAINTENANCE	1,030.00
WELLMARK BLUE CROSS	INSURANCE	2,736.98
XENIA	WATER - SEPT	3,568.50

Expenses above by category:

GENERAL	84,616.99
ROAD USE	7,584.95
ECON DEV	1,485.58
SEWER MAIN EXP.	1,400.00
SEWER MAIN FACILITY	2,100.00
FIRE DEPT CD	4,762.42
WATER	13,437.25
SEWER	8,330.54
STORM WATER	1,795.57
RESOURCE RECOVER	738.94

September Revenues:

GENERAL	4,271.47
ROAD USE	18,293.69
EMP BENEFITS	148.81
ECON DEV	948.42
DEBT SERV	1601.83
WATER	33,735.71
SEWER	16,615.68
STORM WATER	1832.90
RESOURCE REC	3,067.46
Total	80,516.97

Motion was approved with a vote of 4 – 0.

Sheriff's Deputy Liz Quinn reported back to the council that no reserves are available to help keep moving traffic through town faster on ISU football game days with.

Mayor Gary Halverson read the Proclamation declaring October 29<sup>th</sup> as lights on after school night. The council as well as the community is invited the kid's club open house at Ballard West on October 29<sup>th</sup> from 5:30-7:30 pm.

The council discussed ways for residents to have access to the minutes of council meetings who do not get the Ames Tribune, have internet access or wish to request them at City Hall. City Hall will make copies of the minutes and leave a stack in the entryway at City Hall for people to pick up.

The Fire Department is close to having the details completed for the brush/attack truck that they wish to purchase. Cost is estimated to be approximately \$53,000. The department has \$46,000 saved as of this time. More information will be brought to the next meeting.

Ransom moved to hold the final reading and adoption of the ordinance establishing policy for the construction of secondary roads. Kahler seconded. The motion passed with a vote of, Aye: Ransom, Kahler, Sobiech-Munson, May. Nay: None. Absent: Erickson

The council reviewed the ordinance to establish emergency powers. Ransom moved to hold the second reading of the ordinance. Sobiech-Munson seconded. The motion passed with a vote of, Aye: Ransom, Sobiech-Munson, Ransom, Kahler. Nay: None. Absent: Erickson

The council had a discussion about establishing a separate trust account for the perpetual care funds for the cemetery. The state requires that these funds be held separately of other city monies. City staff has been trying to remove the Slater Cemetery from the State registration for four years because it is not set up to meet, nor does it meet the definition of a regulated cemetery in most ways. However, since the cemetery deeds do use the word “perpetual care”, it is the decision of the State Insurance Division that the Cemetery will be regulated and needs to be in compliance by the time the annual report is filed. The annual report is due October 30<sup>th</sup>. The Cemetery board has already made most of the necessary changes. Ransom moved to hold the first reading of the ordinance to establish the cemetery trust. Sobiech-Munson seconded. The motion passed with a vote of, Aye: Ransom, Sobiech-Munson, Ransom, Kahler. Nay: None. Absent: Erickson. Ransom moved to waive the rules and hold the final reading of the ordinance to establish the trust. Kahler seconded. The motion passes with a vote of, Aye: Ransom, Kahler, Sobiech-Munson, Ransom. Nay: None. Absent: Erickson. Ransom moved to adopt the ordinance to establish the cemetery trust. Sobiech-Munson seconded. The motion passed with a vote of, Aye: Ransom, Sobiech-Munson, Ransom, Kahler. Nay: None. Absent: Erickson

Council reviewed health insurance renewals. The current plan increased by 5.77%. May moved to approve renewing the current plan. Kahler seconded. Motion was approved with a vote of 4 – 0.

The council held a lengthy discussion about rental housing inspection. Many older homes are being remodeled and turned into rentals. There is concern that these may not be safe. Also, are the houses that are being flipped following the codes and providing a safe home for the next owner? What should the city consider about inspecting rentals? There were many questions and concerns about inspections being consistent and addressing the actual concerns. Councilmember May suggested that the city could adopt voluntary inspections. Landlords could participate in the chose to and then those properties would be designate as “inspected” on the city’s list of rentals. Huxley has also recently implemented a rental inspection program. The city will look into these options and monitor the program in Huxley.

The council considered an ordinance to place stop signs. This ordinance add stop signs on 10<sup>th</sup> at Marshall and identifies the stop signs on the trails as stop signs within the city code so that they could be enforced if a deputy thought a ticket needed to be issued. May moved to approve the ordinance. Kahler seconded. The motion passed with a vote of, Aye: May, Kahler, Ransom, Sobiech-Munson. Nay: None. Absent: Erickson May moved to include two more stops signs on this ordinance, one going each direction where the High Trestle Trail crosses 1<sup>st</sup> Ave. Kahler seconded. The motion passed with a vote of, Aye: May, Kahler, Sobiech-Munson, Ransom. Nay: None

The council reviewed the original sewer agreement between Slater and Sheldahl. A piece of equipment that Sheldahl is responsible for has not worked for very many consecutive weeks since the connection was made 7 years ago. The City of Slater needs the information from that equipment on a regular basis. Staff will talk to the City of Sheldahl and give them a 30 day notice that service could be interrupted and that it must be fixed timely and extend the option of having us fix it at their expense.

Public works has received its new dump truck. The old truck has an estimated value of \$5000. Hill Bros Asphalt offered \$7800 worth of asphalt work in trade for the truck. May moved to a approve resolution to dispose of this truck through a trade for services.

The pool had a great year mechanically. Boilers held the water at the desired temperature and the chemical levels were good. The vessel held water after then end of the season once the level fell below the gutter system. It will be painted in the spring.

The council reviewed the Engineer’s report on Reverse Osmosis. It would be an option to treat city water, however, now that the city is blending with Xenia, it is not as necessary. The sewer easement

agreement has been signed for the main expansion to the west of town and has been returned to the City. The engineer's report that the flow meters are still in the mains, but they have not seen any extraordinary activity, even with the wet year that it has been. They will be removing the meters soon and a report should be presented in the next few months.

The snowmobile club will be marking the designated trail in the right of way through the city along Hwy 210 and R38 in the coming weeks.

The council discussed various economic development topics. The city has no new information regarding 405 Main St. The city has two bids for demolition to have a base to move forward from. Staff will request an update from Mallon on his intentions with the property so that a decision on how to proceed can be made at the next meeting.

A business has contacted the city and expressed interest in the property at 501 Main. The owner will be coming to view the property later this week to see if it would work for their needs. The council will be updated at the next meeting and could consider starting the process to sell the property.

A visioning group has been suggested to consider a community center/safe room for the community. It would consist of members from the City's boards and commissions, residents and could be coupled with a program at Iowa State. More information will be presented as it becomes available.

The City was awarded two county economic development grants for a combined total of over \$75,000. One grant is to redo the sidewalk, lighting and curb/gutter at the corner of Marshall and Main, the other is to help purchase and stabilize the properties at 404/406 Main St. May moved to go into closed session under Iowa Code 21.5J to discuss the purchase or sale of particular real estate. Ransom seconded. The motion passed 4 – 0. The council returned from closed session. May moved to direct staff to make a purchase offer of the fair market value based on properties purchased by the City of Slater in the commercial district of Main Street in similar condition calculated by price per square foot. Sobiech-Munson seconded. The motion was approved 4 – 0.

Kahler moved to adjourn. May seconded. Meeting adjourned at 10:48 P.M.

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Mary E Sprouse, City Clerk/Admin.

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Gary Halverson, Mayor