

Slater Regular City Council Meeting November 9, 2015

A special meeting of the Slater City Council was called to order by Mayor Gary Halverson at 6:30 P.M. on November 9, 2015, at City Hall, 101 Story St., Slater, Iowa. The roll being called the following council members were present as follows: Susan Erickson, Ken May, Steve Ransom, John Kahler, and Ann Sobiech-Munson. Absent: None.

Jim & Barb Mallon were present to talk to the council about the buildings located at 404 and 406 Main St. Mallon explained the work that he had done on the buildings including replacing the roof. However, the interiors of the buildings need significant work and the exterior brick needs stabilization. The garage behind the buildings is also in good condition. Current assessed value by the county for both buildings combined is \$24,200.00. Mallon's would like the city to purchase the buildings so that the city can apply for grants to stabilize and restore the buildings to usable condition for a business.

Kahler moved to go into closed session under Iowa Code Chapter 21.5J "to discuss the purchase or 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 or reduce the price the governmental body would receive for that property". Sobiech-Munson seconded. Motion was approved with a vote of 5 – 0.

The council returned from closed session at 7:05 pm. May moved to offer Mallon's \$18,000 to purchase the properties located at 404 and 406 Main St. with the standard selling terms of the seller paying for the prorated taxes, filing and abstract fees. Ransom seconded. Motion was approved with a vote of 5 – 0. Mallon's accepted the offer and will bring the abstracts to City Hall for the City Attorney to review.

At 7:10 Kahler moved for the meeting to go into recess until the regular council meeting time. Ransom seconded. Motion was approved with a vote of 5 – 0.

At 7:30 Kahler moved that the council reconvene for the regular meeting. Erickson seconded. Motion was approved with a vote of 5 – 0.

City staff will start including a detail box in the council packet's claims list for claims that may have changed. Changes are most often due to payroll, however, some accounts are paid less due to returns or incorrectly billed sales tax. It was moved by May and seconded by Ransom to approve the consent agenda and minutes from the October 12, 2015, meeting with the change of Mayor Gary Halverson presiding over the meeting instead of Mayor Pro-Tem Steve Ransom and bills totaling \$103,368.91 presented as follows:

ACCO	PUMP PROTECTOR	59.25
ADAMS DOOR CO.	GARAGE DOOR WINDOWS	600.00
AFLAC	AFLAC- PRE-TAX	189.60
AHLERS & COONEY	LEGAL	415.00
ALLIANT ENERGY	UTILITIES	6,139.39
AMES LOCK AND SECURITY	LOCKS AND KEYS	276.70
BAKER & TAYLOR BOOKS	BOOKS	800.69
BROWN SUPPLY CO, INC	MANHOLE RISER, SEWER	628.00
CASEY'S GENERAL STORE	FUEL	346.96
CENTRAL IOWA READY MIX	GREENE & 4TH	377.50
CITY OF AMES	2ND HALF RESOURCE RECOVERY	6,774.95
CONTRACTOR SOLUTIONS	TOOL RENTAL	241.00
CSB INSURANCE GROUP	15 INTERNATIONAL DUMP TRUCK	388.00
CULLIGAN	WATER	52.15
DRAINTECH	JET LINE ON TRAIL DR	390.00
ELECTRIC WHOLESALE COMPANY	LIGHT BULBS	39.84
FASTENAL	FASTENERS	66.94
FICA	FED/FICA TAX	5,847.95
FOLLETT SCHOOL SOLUTIONS	SERVER MIGRATION & SUBSCRIPTION	1,649.00
GALE CENGAGE LEARNING	LP BOOKS	51.18
GATE HOUSE MEDIA	MINUTES, ORDINANCES	358.46
GEMPLERS	GOGGLES, AIR GUN, FLAG	186.10

GOGERTY, JENNIFER	DVDS	201.59
HACH COMPANY	FLORIDE, TESTING SUPPL	404.93
HEARTLAND CO-OP	TIF PAYMENT	17,187.78
HOKEL MACHINE SUPPLY, INC.	SCREWS	5.25
HUXLEY COMMUNICATIONS	PHONES	385.46
IOWA DEPARTMENT OF REVENUE	OCT SALES	3,206.46
IOWA FINANCE AUTHORITY	BOND PAYMENTS	6,926.25
IOWA ONE CALL	IOWA ONE CALL	28.80
IOWA PLAINS SIGNING/JJK HOLDINGS	TIF PAYMENT	2,111.50
IPERS	IPERS	3,783.90
JISSOM	TIF PAYMENT	15,552.19
KEYSTONE LABORATORIRES	TESTING	587.20
KING'S THRONE, LLC	RESTROOMS	150.00
LANDSCAPES BY DESIGN, INC	TRAILHEAD BATHROOMS	3,923.00
MADRID AUTOMOTIVE	CLIPS	15.15
MANATTS, INC	2ND & CEDAR	530.75
MARTIN OIL WHOLESAL	DIESEL EXHAUST FLUID	37.50
MARY BETH SPROUSE	MILEAGE REIMB.	158.70
MET LIFE	LIFE INS	138.00
MID IOWA SOLID WASTE EQ.	SWEEPER PARTS	533.09
O THIRTY-TWO	WEB SITE REPAIR	270.00
OGLE'S GREENHOUSE	KIDS FOR TREES 2015	3,814.00
ONE HOUR HEATING AND A/C	FURNACE CHECK	146.00
PETTY CASH	START CASH	150.00
POSTMASTER-SLATER	UTILITY POSTAGE & STAMPS	341.60
QUICK'S HARDWARE HANK	WRENCH, PAINT, FLEXIGLASS	676.38
SAFE BUILDING COMPLIANCE&TECH	UTILITY PERMITS	428.58
SAM'S CLUB	BINGO SUPPLIES	37.74
SERNETT, SUZY	MILEAGE TO BOOK CLUB	69.00
SNYDER & ASSOCIATES	WWTP FACILITY PLAN	2,700.00
SOUTH STORY BANK & TRUST	ACH FEE, BOND PAYMENT	3,905.75
SOUTH STORY BANK AND TRUST	ELEC. SUPPLIES, DVD'S, WASH FLUID	1,374.03
TOWN & COUNTRY MARKET	PLANTS, SNACKS FOR MEETING/COFFEE	111.86
UNITED BENEFIT SOCIETY, INC	LIFE INS	31.25
VAN-WALL EQUIPMENT	FIELD DRAG, TIRE	4,641.32
VERIZON WIRELESS	PHONES	208.95
WELLMARK BLUE CROSS & SHIELD	HEALTH INS	2,716.29

Expenses above by category:

GENERAL	25,202.16
ROAD USE	5,171.43
DEBT SERVICE	45,656.72
RECREATION TRAIL	3,923.00
SEWER MAIN FACILITY	2,700.00
TIF - ABSOLUTE	230.00
WATER	5,733.81
SEWER	6,734.99
STORM WATER	459.78
RESOURCE RECOVER	7557.02

October Revenues:

GENERAL	185,927.31
ROAD USE	13,993.11
EMP BENEFITS	10,048.71
LOST	32,942.42
TIF 4	15,552.19
TIF HEARTLAND	17,187.78
TIF IA PLAINS	2,111.50
ECON DEV	2,648.42
DEBT SERV	113,505.09
WATER	26,881.81
SEWER	18,360.47
STORM WATER	1,772.16
RESOURCE REC	2,993.37
Total	443,924.34

Motion was approved with a vote of 5 – 0.

Voter turnout for the last City election was good compared to the rest of the county with 35% of eligible city voters casting their ballots. Councilman Ransom questioned mayoral candidate Mortvedt about a statement he made in his campaign flier. Ransom went on to clarify that the city is using the money it receives appropriately. No funds that have restrictions as to how they are spent are being spent outside of the designated areas.

The estimate for the Fire Department's new brush/attack truck is \$54,434. The department currently has \$46,045 saved to put toward this truck. The balance will be asked for in the FY 17 budget. The department is buying the chassis and will be outfitting the truck themselves instead of buying it as a package. This cuts the cost of the truck almost in half.

The original package for the new Tahoe for Slater EMS included a push bumper. The department delayed the installation of the bumper due to available funds. The department has asked to spend funds from their FY 16 budget to have it installed now. The push bumper for this vehicle is not meant to push other vehicles, it is to protect the plastic vehicle bumper and mount lights. Kahler moved to approve \$1374.05 for the push bumper with lights for the EMS Tahoe. Sobiech-Munson seconded. Motion was approved with a vote of 5 – 0.

Mayor Halverson recapped the decision regarding 404 and 406 Main Street. The council has made an offer to Jim & Barb Mallon, which they have accepted, to purchase these properties for \$18,000. The current assessed value of the properties is \$24,200. The City had started by offering \$12,000. A compromise was reached with the standard sale terms of the seller paying for fees, abstract and property taxes. The city will use grant dollars awarded by Story County for the purchase of the building and to begin its stabilization.

The council reviewed the recommendation from the Revitalization Incentive Fund Committee for Casey Mallon and the property located at 405 Main St. The committee recommends two separate loans. The first would be a \$10,000 forgivable loan subject to the demolition and clean-up of the structure and other debris located at 405 Main St. If the building is torn down by April 1, 2016, and the secondary structures, fence and debris as all been removed, then the loan would be considered paid in full and no payments would be required. The second loan would be a forgivable loan subject to the reconstruction of a commercial building located on the lot at 405 Main St in the amount of \$5683.00 with zero interest and a 24 month payback period. Monthly payments of \$236.79 will begin July of 2016 and will continue until an appropriate structure has been built and a certificate of occupancy has been issued. The balance of the loan still outstanding at the time the certificate of occupancy is issued shall be forgiven. The details of an appropriate structure will be outlined in the loan documents, but the minimum requirements must comply with City Code and the aesthetics of Main Street including building from lot line to lot line. Casey Mallon has estimated that he will invest approximately \$400,000 in the new building and will not be asking for other city financing. The council discussed the recommendations and the transfer of the property from the City to Casey Mallon. The city received a grant for removal of asbestos and that has been completed. Due to liability, the council would prefer to transfer ownership to Mallon prior to the demolition. Mallon is agreeable to the terms of the recommendation and taking ownership prior to proceeding with the demolition. Sobiech-Munson moved to accept the recommendations of the Revitalization Incentive Fund Committee. Ransom seconded. Motion was approved with a vote of 5 – 0.

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

The council considered an ordinance to place stop signs and add stop signs to the city code so that they can be enforced. Kahler moved to hold the second reading of the ordinance. Sobiech-Munson seconded. The motion passed with a vote of, Aye: Kahler, Sobiech-Munson, May, Ransom, Erickson. Nay: None.

Staff has talked to the City of Sheldahl and they agree to have the sewer equipment fixed by December 1st. If it is not fixed by December 1st they agree that they City of Slater will have it fixed at the City of Sheldahl's expense.

The council reviewed the TIF indebtedness report for FY2015. Current TIF agreements are Prairie Creek Plat 3&4, Heartland Co-Op and Iowa Plains Signing. Ransom moved to approve the report. May seconded. Motion was approved with a vote of 5 – 0.

The council reviewed several bonding projections for various lengths of time that could be used to fund upcoming projects. The projections were structured to maintain current tax levels and begin when the current bonds retire. Projects could possibly begin as early as summer of 2016. The council will be considering the options and projects. Potential projects include street repair, street paving (currently gravel), sewer expansion, community building/safe room, sports complex development, and more. The final payment on the currently bonds is due June 1, 2017.

The council reviewed the annual requests for street closures and fireworks permit for Christmas on Main which will be December 6th from 3 to 5:30 pm. Fred Mason is in charge of fireworks and shoots the firework show as an employee of J & M fireworks and is therefore, covered by their insurance. Sobiech-Munson moved to approve the closures and permit. Erickson seconded. Motion was approved with a vote of 5 – 0.

The library submitted its list of 2016 holidays for the council's approval. Instead of being closed on President's Day and open on Martin Luther King day, the library would like switch these so that they are open/closed on the same schedule as the same as the Ballard Schools. Erickson moved to approve the library and city holidays for 2016. Kahler seconded. Motion was approved with a vote of 5 – 0.

The council was given some literature on storm shelters and safe room from a presentation given by the Construction Specifications Institute. FEMA offers some funding for safe rooms based on the number of people who would use it. The city visioning group may want to consider combining a safe room with a community center as this idea is explored. The ISU class that will be working with the City to help coordinate city visioning groups will start meeting in January. The city will compose a steering committee to meet with the class comprised of members from various boards and city related groups.

Ransom moved to adjourn. May seconded. Meeting adjourned at 9:25 P.M.

Mary E Sprouse, City Clerk/Admin.

Gary Halverson, Mayor