

### Slater Regular City Council Meeting August 8, 2011

The regular meeting of the Slater City Council was called to order by Mayor Gary Halverson at 7:00 P.M. on August 8, 2011, at City Hall, 105 Greene St., Slater, Iowa. The roll being called the following council members were present as follows: Steve Ransom, Ken May, Tim Locker, Brad Essick and Gene Staples. Absent: None.

It was moved by Staples and seconded by May to approve the consent agenda, minutes from meeting on July 11, 2011, and expenditures totaling \$79,937.73 as follows:

Ahlers & Cooney	TIF agreement	4,754.62
Ahlers & Cooney	Pool	322.50
Alliant Energy	Utilities	10,681.88
Bennett Sanitation Service	July-Aug garbage	320.00
Building Inspectors	W 6th, Linn, Main, 6th	3,167.25
Carpenter Uniform Co	Name plates	135.92
Casey's	Fuel	340.18
Center Point Large Print	LP Books	75.86
Culligan	Water	22.95
Finco	Tree Chipping	3,600.00
Follett	Scanner, labels, covers	395.31
Gale Cengage Learning	LP Books	90.92
Gemplers	Marking flags	33.30
Gunther Salt Co	Salt	3,142.25
Hach	Testing Chemicals	93.44
Hawkins	Chemicals	7,564.68
Heartland Co-op	Weed killer	85.00
Huxcomm	Phone/Internet	100.08
In the Swim	Rubber ladder bumpers	49.87
Ingram	Books	107.23
Iowa DNR	Pollutant Discharge permit	210.00
Iowa DOT	Toilet paper	43.58
JV Tree Service	Chipping	825.00
King's Throne	Portable restrooms - RAGBRAI	1,200.00
King's Throne	Portable restrooms	273.00
MainStreet Designs	X-mas Decoration Garland	260.26
Midwest United Fireman	Life Ins	62.50
Minn Valley Testing Labs	Testing	391.50
Penworthy	Books	55.84
Postmaster	Utility bills	138.18
Praxair	O2 refill	49.64
Quick's Hardware	Bulb, hardware, tape, spray, ties	83.38
Robb, Betty	Battery	63.58
Sheldahl Crossing LLC	Business development loan	27,167.00
Slater Area Historical Society	2012 Appropriation	1,000.00
Slater Community Club	4th of July Funding	5,000.00
South Story Credit Card	See below	2,023.72
Sprouse, Mary	Reimb for RAGBRAI items	161.97
Staples	Paper cutter, dividers, register tape	217.16
State Library of Iowa	EBSCOHost Subscription	84.56
Suzy Sernett	Cleaning contract	170.00
Suzy Sernett	Reimburse Suzy for toilet paper	16.98
The Tribune	Minutes	110.59
Tom Walters Co	Dumpsters	392.40
Town & Country	Water, ice	49.95
Treas. State of Iowa	Sales Tax	4,318.00
US Cellular	Cell Phones	164.94
Van Wall Equipment	Chainsaw blade sharpening	7.00
Wellmark BC/BS	EOB's	30.00
Windstream	Phones	283.76

Expenses:

The motion passed with a record vote as follows: Aye: 5 Nay: 0.

The council received an offer to purchase City Hall. Pursuant to Iowa Code, Ransom moved that the council go into closed session to discuss the offer. Locker seconded the motion. The motion passed with a record vote as follows: Aye: 5 Nay: 0. The council resumed regular session at 7:30. Staples moved to present a counter offer of \$70,000 due to the additional land that was requested by the interested party. Locker seconded. The motion passed with a record vote as follows: Aye: 5 Nay: 0.

Deputy Grubbs from the Story County Sheriff's Office presented the monthly update. A discussion ensued regarding alleys being blocked by parked vehicles, brush piles, etc. The city will look into posting signs on thru alleys as a reminder to citizens and help the deputies with enforcement.

A citizen asked the council to look into finding a site at which branches could be placed to burn. City staff will follow up on several suggested locations outside of city limits. The city had many down limbs this summer and chipping tied up personnel for a significant length of time. He also asked if there was any way to contact the lean holders for properties that were going into foreclosure and see if they could start taking care of these abandoned properties more quickly than the current average 6 month time. He also expressed concern that the city isn't charging enough for the care of these properties that it performs. The council will continue to review rates, but cannot set anything higher than what actual cost is. Another resident asked about several run-down properties. The city has issued notices to the property owners and set compliance deadlines in the same manner as previous run-down properties. Another citizen expressed concern about golf carts stating that he has witnessed small children traveling unrestrained and too many riders per vehicle. The council adopted the state regulations regarding golf cart use in town in 2006.

There were approximately 30 citizens on hand to discuss the issue of boat, trailer and camper parking. Current city ordinances allow all vehicles to be parked on the street for up to 48 hours except where any parking is prohibited. Parking over sidewalks or in the right of way is prohibited. Prairie Creek Development has a covenant that prohibits all parking of boats, campers and trailers on the property anywhere for more than 4 days per calendar year. Several citizens have approached the council and asked that the city enforce this part of the covenant and consider making it a citywide ordinance. The city attorney informed the council that the covenant for that area is a civil agreement, enforceable by either a homeowners association or by one neighbor against another. The city does not have any jurisdiction to be able to enforce this item or any others in the covenants. The council listened to the restriction that other cities have imposed. After much discussion about safety, limitation of line of sight, personal property rights and enforcement options the majority of the council expressed a desire to leave the parking of boats, camper and trailers in a person's driveway or yard up to the property owners but encouraged residents to communicate with each other and be good neighbors as well as being mindful of the way their property looks.

The council received a counter-offer to the offer they presented to the party interested in purchasing the current city hall building of \$65,000. May moved to go into closed session to discuss the offer. Staples seconded. The motion passed with a record vote as follows: Aye: 5 Nay: 0. The council returned to regular session. May moved to accept the offer and proceed with setting a public hearing for September 12<sup>th</sup>. Locker seconded. The motion passed with a record vote as follows: Aye: 5 Nay: 0.

The council reviewed the annual debt report. The city currently has \$2,969,254.97 of debt. Of that, approximately \$500,000 is TIF debt that is paid directly from tax increment collection.

Staff informed the council that the city had been given official notice that the DNR would no longer require an additional well to be build based on the amount of water that is able to be pumped following the cleaning and maintenance of all four current wells. The city will allow the current SRF loan to close with a loan amount of \$274,626.26 instead of the original estimated \$800,000.

The council discussed the employee handbook again. The council discussed that the private sector as a whole does not offer holiday, vacation or sick leave pay to part time employees and that as a governmental entity being funded by tax dollars it was not appropriate to do so either. The city appreciates the service given by its part time employees but feels that with the current economy it can not justify giving these benefits to any employee working less than 40 hours per week. Locker moved that an

employee must be full-time in order to receive any benefits beginning January 1, 2012. Staples seconded the motion. The motion passed with a record vote as follows: Aye: 5 Nay: 0.

Locker moved to adjourn. Ransom seconded. Meeting was adjourned at 9:45 P.M.

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Mary E. Sprouse, City Clerk/Admin.

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Gary Halverson, Mayor