

## Slater City Council Meeting June 25, 2024

The Slater City Council meeting was called to order by Mayor Taylor Christensen at 6:02pm on June 25, 2024 at Slater City Hall, 101 Story Street, Slater, Iowa. Roll being called Present: Sue Erickson, Ken May, Joel Newman, Shawn Birdsall, and Craig Conley. Absent: None. Also present: Jennifer Davies – City Administrator / Clerk and Mark Estrem – Public Works Director (arrived at 6:18pm).

Motion by Erickson, seconded by May, to approve the consent agenda. Items approved include agenda for June 25, 2024 meeting; minutes from the June 10, 2024; and claims totaling \$69,538.15 and a pay application of \$153,492.45 for water expansion, for a total paid of \$219,430.60 (minus \$3600 for Hoopla that will not be paid till after July 1<sup>st</sup>).

<u>VENDOR</u>	<u>REFERENCE</u>	<u>AMOUNT</u>
Suzy Sernett	SRP supplies	\$ 98.59
Scholastic	SRP supplies	\$ 218.80
Town & Country	SRP supplies	\$ 48.20
Baker & Taylor	Books	\$ 885.07
US Bank	Copier Fees	\$ 61.08
Amazon	SRP supplies and books	\$ 1,609.40
Elan (Credit Card)	Library	\$ 99.14
Verizon	Cell phones	\$ 165.64
Huxley Communications	Phones & Internet	\$ 629.91
FEH Design	Design Revisions for Comm Center/Library Project	\$ 30,000.00
Postmaster	mailing of June/July Scoop	\$ 210.30
Slater Garden Club	mulch & flowers for Main St Planter & Gazebo	\$ 750.00
Zachery Freedom	Market Music - June 11, 2024	\$ 300.00
Roger Enterprises	2nd half FY 2024 TIF rebate-Plat 6 & 7	\$ 30,330.02
Slater Fire Fighters Assoc	Mtgs & Calls	\$ 532.00
Keller Excavating	Pay App #1 - water expansion to Sievers's LT Industrial	\$ 153,492.45

June 2024 Expensed from above by category: General \$34,835.80; Road Use \$48,04; TIF \$30,330.02; Water \$153,704.59; Sewer \$212.15; Econ Dev \$300.00.

Several residents spoke concerns about the smell at the sewer treatment facility. Estrem has reached out to other engineers to get more suggestions to remedy this issue.

Several residents spoke their continued concerns about speeding all around Slater. Any resident can report traffic concerns (for ANYWHERE in town) by calling the sheriff's office directly on the NON emergent phone number: 515-382-6566.

Gogerty reported summer reading program has almost 400 registrations. Due to the high attendance, several programs have been capped due to space constraints. 1087 people attended the 1<sup>st</sup> 2 weeks of summer programming. Come support the "Kids Farmers Market" on Monday July 8<sup>th</sup> 5pm – 6:30pm. Upcoming Fundraisers: 1) Font Porch Concert – July 3 2) Trivia @ 4<sup>th</sup> of July activities 3) Golf Tournament – Aug 24<sup>th</sup> 4) Gather – Sept 21<sup>st</sup>

Estrem reported damage from the tornado/high winds on May 23, 2024 caused more damage than originally suspected. Several panels on the greenhouse may need replaced due to twisting of the structure. Estimates have not yet been received. And all of public works staff is getting ready for 4<sup>th</sup> of July events.

Mayor and Council updates: 1) A grant has been written for \$168,000 for the Sport Complex/Trailhead 2) 106 3<sup>rd</sup> Ave is being cleaned up 3) considering a privacy screen for the fence at corner of 1<sup>st</sup> Ave N and N Carroll. 4) Studio 205 – 205 6<sup>th</sup> Ave is having a ribbon cutting on Thursday June 27<sup>th</sup> starting @ 11am. 5) City is in process of purchasing 321 Main St, will stabilize and then market the property for sale 6) speed zones have been reduced on west end of Hwy 210; and speed zones will also be changing on North and South Linn. New speed camera applications to the State will not be considered until July 2026. Slater will continue to monitor this process.

Motion was made by May, seconded by Newman, to approve Resolution #40 (2023-2024): Pay Application #1 to Keller Excavating for water expansion to light industrial area. Motion approved with a vote of 5-0.

Davies reported she has spoken with both the district manager and regional manager regarding the concerns Council has with the Casey's located in Slater. Motion was made by Birdsall, seconded by Erickson, to approve the tobacco/cigarette permit for Casey's. Motion approved with a vote of 5-0.

Council discussed the review of Plat of Survey requested north of Slater City limits. This Plat of Survey / subdivision of land is intended for a newly built commercial business. The property owner gave background on how she got to here. Her intention is to bring sales tax to our community and possibly her own business. Several residents spoke out against this development, especially this particular location. Mayor Taylor read aloud the minutes from Slater Planning and Zoning Board:

*The meeting of the Slater Planning and Zoning Board was called to order by Chairman Kevin Holmes at 5:04 P.M. on May 28, 2024, at City Hall, 101 Story St., Slater, Iowa. The following members were present: Kevin Holmes, Brant Strumpfer, Trond Forre, Rich Mens, and Ellen Thornwall. Absent: None. Also present: City Administrator/Clerk – Jennifer Davies.*

*The Board reviewed and discussed at length the proposed plat of survey / subdivision of land for Property ID # 13-29-100-301 (Proprietor: Kelly M. Harryman & Richard A Meimann - SW 1/4 NW 1/4 S29 T82N R24W, Palestine Township) which is outside Slater City limits, but within the 2 mile radius. The west edge of this property abuts Slater city limits. The south edge of this property is within 300 feet of Slater City limits. The intention for this property is to build a Dollar General Store.*

*Motion was made by Strumpfer, seconded by Mens, to recommend to the Slater City Council that this request for plat of survey be denied for the following reasons:*

- 1) Commercial Property at this location does NOT fit our Comprehensive Plan of Growth*
- 2) The proposed newly created plat would be within a Residential area, which would create a "spot zoning" condition and potentially have an adverse effect on property values.*
- 3) Concerns of water shed/drainage issues for: A) the ingress/egress of the proposed newly created plat and B) adjacent properties that already deal with drainage issues.*
- 4) Commercial Property at this location would create additional traffic issues on an already heavily traveled road*

5) *Concerns of sanitary sewer issues if septic system is allowed verses connection to city sewer services*

6) *This market area for Dollar General Stores is already saturated.*

7) *Public Opinion is opposed to Commercial development in this area.*

*Motion approved with a vote of 5-0.*

*Motion was made by Strumpfer, seconded by Thornwall, to adjourn the meeting at 5:24pm.*

Motion was made by Birdsall, seconded by May, to deny the plat of survey request. Roll call vote (agreeing with motion to deny): Ayes: Birdsall, May, Erickson, Newman, and Conley. Nays: none

Council discussed the EPA inspection done during construction of the new sewer treatment facility – November 2023. The City now has to make a response outlining the compliance plan to correct the issues sited during construction. Motion was made by May, seconded by Newman, to approve entering into Expedited Administrative Order for Compliance on Consent with EPA. Motion approved with a vote of 5-0.

Motion was made by Newman, seconded by Conley, approve volunteer Amber Jungst to the Slater Park & Recreation Board. Motion approved with a vote of 5-0.

Motion was made by Newman, seconded by Birdsall, to approve contract with FEH for Bond referendum support and additional design / architectural work. Motion approved with a vote of 5-0.

Davies reviewed the end of year transfers. Motion was made by Erickson, seconded by Newman, to approve Resolution #44: End of FY 2024 transfers. Motion approved with a vote of 5-0.

Council discussed some updates on sewer easements for expansion to light industrial area.

Davies presented an estimate for new cameras at the pool and potentially adding cameras in the park, at public works building, EMS building, and City Hall. Motion was made by Birdsall, seconded by May, to table the discussion for more information and other estimates. Motion approved with a vote of 5-0.

Davies presented and discussed G-Works update to accounting software. Motion was made by Erickson, seconded by Conley, to table for more information and requesting they waive the setup fee. Motion approved with a vote of 5-0.

Council discussed Façade Grant for 308 Main Street (Town & Country Market). Motion was made by Birdsall, seconded by Newman, to approve upto \$10,000 towards the match required for Story County's Façade Grant program. Motion approved with a vote of 5-0.

Motion was made by Birdsall, seconded by Erickson, to adjourn the meeting at 8:24pm. All Ayes.