

## Slater City Council Meeting

December 9, 2024

The Slater City Council meeting was called to order by Mayor Taylor Christensen at 6:00pm on December 9, 2024 at Slater City Hall, 101 Story Street, Slater, Iowa. Roll being called Present: Sue Erickson, Ken May, Joel Newman, Shawn Birdsall (arriving at 6:07pm), and Craig Conley (via zoom). Absent: None Also present: Jennifer Davies – City Administrator / Clerk.

Motion by Erickson, seconded by May, to approve the consent agenda. Items approved include agenda for December 9, 2024 meeting; minutes from the November 11, 2024 meeting; claims totaling \$198,609.67. (List below includes additional payroll expenses for a total paid in December of \$221,039.23). Resolution #23 (2024-2025): Pay App #5 from Keller Excavating for Water & Sewer Expansion to Sievers Light Industrial; Resolution # 24 (2024-2025): Addition of Street Lights / Poles in Prairie Creek – Plat 8; and Resolution #25 (2024-2025): Approval of Contract with Snyder & Associated for updating City Zoning Map. Motion approved with a vote of 5-0.

<u>VENDOR</u>	<u>REFERENCE</u>	<u>AMOUNT</u>
AFLAC	AFLAC- PRE-TAX	\$ 101.76
AHLERS & COONEY P.C.	BOND REFERENDUM FOR CCL PROJ	\$ 6,815.07
ALLIANT ENERGY	UTILITIES 5231311000	\$ 20,919.67
AMAZON CAPITAL SERVICES	ACCT # A29CRGDM0GBBXE	\$ 1,788.71
AUTOMATIC SYSTEMS	REPLACED TRASDUCER / REWIRE	\$ 1,244.33
BAKER & TAYLOR BOOKS	BOOKS	\$ 1,071.41
BARCO MUNICIPAL PRODUCTS	UTILITY MARKER FLAGS	\$ 1,116.36
CAPITAL CITY EQUIPMENT	AIR & OIL FILTERS	\$ 429.10
BOONE COUNTY AUDITOR	BOND REFERENDUM-NOV 2024	\$ 328.32
BOUND TREE MEDICAL, LLC	IV SOLUTION, SYRINGE, SALINE	\$ 17.44
BOWMAN & MILLER, P.C.	ANNUAL FINANCE REPORT	\$ 870.00
BSN SPORTS	FENCE CROWN	\$ 610.71
ELAN FINANCIAL SERVICES	BLUEHOST; EMS TRAINING;WT TRAIN	\$ 2,328.58
CASEY'S MASTERCARD	FUEL	\$ 318.21
CENTRAL PUMP & MOTOR, LLC	FLOAT BACKUP ALARM	\$ 1,368.55
CINTAS FIRST AID & SAFETY	1ST AID SUPPLIES	\$ 220.72
CITY OF AMES	2ND 1/2 FY 2025 -RR	\$ 8,101.00
CLEARSPAN FABRIC STRUCTURES	SEWER GREENHOUSE REPAIR	\$ 3,422.40
COPY SYSTEMS INC	COPIES INK & MAINTENANCE	\$ 100.14
CULLIGAN	WATER	\$ 48.62
DIAM PEST CONTROL	PEST CONTROL - CITY HALL	\$ 99.00
DIVERGENT GROUP INC	321 MAIN ST - PROGRESS BILLING	\$ 27,650.00
EBSCO INFROMATION SERVICES	ANNUAL MAGAZINE SUBSCRIPTIONS	\$ 83.47
FICA	FED/FICA TAX	\$ 10,256.54
FLEENER, CHAD	HI VIS EMS JACKETS	\$ 369.88
G WORKS	ANNUAL ACCT SYSTEM LIC&SUPPORT	\$ 9,900.00
CENGAGE LEARNING INC / GALE	LP BOOKS	\$ 28.79
GARBAGE GUYS	GARBAGE SERVICE	\$ 440.00
GPM ENVIRONMENTAL SOLUTIONS	SERVICE/CALIBRATE MAGS	\$ 560.00
HAWKINS, INC	CHEMICALS	\$ 1,767.95

HUXLEY COMMUNICATIONS	PHONES, INTERNET	\$ 511.96
IOWA DEPARTMENT OF REVENUE	STATE TAX	\$ 741.08
IOWA ONE CALL	IOWA ONE CALL	\$ 25.20
IPERS	IPERS	\$ 3,422.62
ISOLVED BENEFIT SERVICES WDM	SELF FUNDING ADMIN	\$ 25.00
JEO CONSULTING GROUP INC	WT & SW TO LT INDUSTRIAL	\$ 4,398.25
KEMPKERS TRUE VALUE	CONSTRUCT ADHESIVE	\$ 67.94
KINZLER CONSTRUCTION SERVICES	FOAM CONTAINER	\$ 1,817.00
LOCALIQ	NOV 11, 2024 COUNCIL MINUTES	\$ 449.43
MADRID AUTOMOTIVE	VEHICLE REPAIR	\$ 221.48
MADRID TRUE VALUE	TOILET FLAPPER	\$ 35.77
MALLON EXCAVATING, L.L.C.	TRAILSIDE PARK-CLEANUP	\$ 1,620.00
MARTIN OIL WHOLESALE	FUEL AT SEWER PLANT	\$ 649.44
MENARDS - AMES	PAINT/PRIMER SANDING DISCS	\$ 539.10
MICROBAC LABORATORIES INC	WATER TESTING	\$ 1,446.75
MIDAMERICA BOOKS	CHILDREN'S BOOKS	\$ 168.65
MIDWEST CRITICAL POWER	SERVICE OF SEWER GENERATOR	\$ 341.00
P & M APPAREL	HATS & 1/2 ZIPS	\$ 516.62
POSTMASTER-SLATER	DEC 2024 UTILITY BILLS	\$ 362.32
ROGERS ENTERPRISES	FY2025-PLAT 6- 1ST HALF	\$ 42,190.11
SNYDER & ASSOCIATES	GENERAL ENGINEERING-TRAILSIDE	\$ 3,919.78
STAR EQUIPMENT, LTD	AIR COMPRESSOR & HOSE RENTAL	\$ 4,994.00
STORY COUNTY AUDITOR	2024 ELECTION FEES	\$ 325.76
STORY COUNTY HOUSING TRUST	FY2025 CONTRIBUTION	\$ 1,219.00
STRATTON CONSTRUCTION SERVICES	DRYWALL @ LAGOON	\$ 3,000.00
TOWN & COUNTRY MARKET	FACADE GRANT FROM CITY	\$ 4,524.47
TRAILSIDE DEVELOPMENT, LLC	1st HALF FY2025-PLAT 1	\$ 179.17
TRIONFO SOLUTION, LLC	LIFE INSURANCE	\$ 152.23
TRUE NORTH COMPANIES, LC	UPDATED FOR EMS UPGRADE	\$ 25.00
UMB BANK NA	BOND FEES	\$ 300.00
VAN-WALL EQUIPMENT	COOL GARD PRE MIX	\$ 72.96
VERIZON WIRELESS	CELL PHONES	\$ 207.35
WELLMARK BLUE CROSS & SHIELD	HEALTH INSURANCE	\$ 4,595.15
XENIA	WATER USAGE 10/16THRU11/15/24	\$ 743.70
Total Payroll Paid	11/27/2024 & 11/15/2024	\$ 34,854.21

November 2024 Expenses from above by category: \$231,690.24

GENERAL	59,850.67
ROAD USE	14,950.10
EMPLOYEE BENEFITS	4,697.54
TIF	42,369.28
ECONOMIC DEVELOPMENT	27,650.00
DEBT SERVICE	300.00
WATER	21,344.60
SEWER	40,566.59
STORM WATER	384.26
RESOURCE RECOVERY	8,926.19

NOVEMBER 2024 Revenues = \$ 170,398.52

GENERAL	32,528.13
ROAD USE	18,396.93
LOCAL OPTION SALES TAX (LOST)	22,588.44
WATER, SEWER, STORM, & RR	96,885.02

Representatives from the Slater food pantry and Bethlehem Church informed the Council of plans to build a new building for the food pantry. They have a plan and are working on fundraising through grant writing, corporate sponsorship, and donations. The Slater food pantry is open to the community on Tuesday mornings 10am-11am and Wednesday evenings 7pm-8pm.

The Sheriff's office reported Slater is on the schedule to have the speed trailer – date is to be determined. Council discussed options on how to enforce / write citations once the noise ordinance is approved. Discussions will continue.

Gogerty reported on the programs the Library has had in November. The Christmas Tour of Homes fundraiser is planned for Saturday, December 7<sup>th</sup>, staff is already making plans for summer programming – this years theme will be Gardening; and the Library Board approved replacing lights.

Fleener reported Slater EMS had 14calls in November. That makes 138 calls for the year so far. Service upgrade and change in transport services are complete. The building committee has reached out to an engineer for more detailed information and a cost estimate for the construction of a new FIRE / EMS building. The location needs approval from Council. And they have a member just finishing EMT training.

Strumpfer reported Slater Fire will have the extrication equipment here by Thursday. They now have 3 openings on the department. Applications will be taken after the new year. They will have election of officers in January. They are looking into a new reporting system. And they noted the issue with the header on one of the bay doors needs repair.

Estrem reported dirt work on Trailside Park / Sports Complex is 70-80% complete; and work at the sewer treatment facility is making progress.

Davies reported the City of Kelley is moving forward on advertising and interviews for their own City Clerk. They plan to keep the contract with Slater, in some capacity until it expires June 30, 2025, possibly prorating payment as their new employee is trained and less City of Slater staff time is used for Kelley. This will be re-evaluated at the end of March.

Mayor Christensen reported City of Ames is looking into partnering with Carrol County for waste management; the Request for Proposals for the sale of 321 Main Street has been released; there is a "Community Tour" for the Story County Supervisors in the works; Sheldahl's sewer meter has been fixed; and he would like to send out an RFP to identify a new City Attorney.

Motion was made by May, seconded by Birdsall, to hold the 3<sup>rd</sup> / Final reading of Ordinance #304: No parking on the East side of Greene Street between 2<sup>nd</sup> Ave heading north to the alley that is between Main Street and 2<sup>nd</sup> Ave. Roll call vote: Ayes: May, Birdsall, Erickson, Conley, and Newman. Nays: none

Motion was made by May, seconded by Newman, to waive the 2<sup>nd</sup> reading and hold the 3<sup>rd</sup> / Final reading for Ordinance #305: Division of revenues under Section 403.19, Code of Iowa, for Prairie Creek Plat 8 Residential Urban Renewal Plan. Roll call vote: Ayes: May, Newman, Erickson, Birdsall, and Conley. Nays: none

Motion was made by Birdsall, seconded by Erickson, to waive the 2<sup>nd</sup> reading and hold the 3<sup>rd</sup> / Final reading for Ordinance #306: Division of revenues under Section 403.19, Code of Iowa, for Sievers Light Industrial – Plat 1 Urban Renewal Plan. Roll call vote: Ayes: Birdsall, Erickson, May, Newman, and Conley. Nays: none.

Council discussed verbiage in the noise ordinance. Motion was made by Birdsall, seconded by Newman, to table this topic in order to review the suggested changes. Motion approved with a vote of 5-0.

Council discussed the potential use of Low / Moderate Income (LMI) set aside dollars from TIF / Urban Renewal projects. A developer presented the idea of split the lot located at 106 3<sup>rd</sup> Ave into 2 lots for new construction of Low / Moderate income single family housing. Council is in favor of such development, however, there needs to be further discussion with the TIF attorney and research on what price point these homes would have to sell at to qualify for use of the LMI dollars.

Council discussed the request for Façade Grant for 421 Main Street. Motion was made by Erickson, seconded by Conley to approve a grant in the amount of \$3284.80 that would come off the end of the zero interest loan currently held by the City for 421 Main Street improvements for “Public House.” Motion approved. Ayes: Erickson, Conley, and Newman. Nays: May and Birdsall.

Motion was made by Newman, seconded by Birdsall, to approve Resolution #26 (2024-2025): Change Order #2 for Water and Sewer Expansion to Sievers light industrial area. Motion approved with a vote of 5-0.

Motion was made by Newman, seconded by Erickson, to approve a contract with M. Oliver / Theia Management Consulting for an Administrative Review. Motion approved with a vote of 5-0.

Motion was made by May, seconded by Birdsall, to hold the 1<sup>st</sup> Reading of Ordinance #307: Addition of Stop & Yield signs in Prairie Creek – Plat 8. Roll call vote: Ayes: May, Birdsall, Erickson, Conley, and Newman. Nays: none

Motion was made by Newman, seconded by Birdsall, to hold the 1<sup>st</sup> Reading of Ordinance #308: No parking on Four Mile Dr (Prairie Creek – Plat 8). Roll call vote: Ayes: Newman, Birdsall, Conley, Erickson, and May. Nays: none

Council reviewed city Code: Chapter 92-water rates and chapter 99-sewer service charges with a property owner who disagrees with how the charges are implemented for his 4plex here in Slater. NO changes were discussed, and No changes are being considered.

Motion was made by Newman, seconded by May, to adjourn the meeting at 8:33pm. All Ayes

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Taylor Christensen, Mayor

Attest: \_\_\_\_\_

Jennifer Davies, City Administrator / Clerk