

MINUTES
MOUNT VERNON CITY COUNCIL
APRIL 20, 2015

The Mount Vernon City Council met April 20, 2015 at the Mount Vernon City Hall Chambers with the following members present: Roudabush, Taylor, Thompson, and Niemi. Absent: Hampton.

1. Call to Order. At 6:30 p.m. Mayor James Moore called the meeting to order.
2. Approval of Agenda. Motion made by Niemi to approve the agenda, seconded by Taylor. Carried all. Absent: Hampton.
3. Consent Agenda. Motion to approve the Consent Agenda made by Niemi, seconded by Thompson. Carried all. Absent: Hampton.
 - a. Approval of minutes of April 6, 2015.
 - b. Claims for approval.

AIRGAS INC	SUPPLIES-PW	25.95
ALLIANT IES UTILITIES	ENERGY USAGE-WAT	1,760.37
ALLIANT IES UTILITIES	ENERGY USAGE-WAT	1,235.61
ALLIANT IES UTILITIES	ENERGY USAGE-P&A	626.22
ALLIANT IES UTILITIES	ENERGY USAGE-RUT	590.01
ALLIANT IES UTILITIES	ENERGY USAGE-FD	301.98
ALLIANT IES UTILITIES	ENERGY USAGE-P&REC	241.75
ALLIANT IES UTILITIES	ENERGY USAGE-PD	133.79
ALLIANT IES UTILITIES	ENERGY USAGE-POOL	103.14
ALLIANT IES UTILITIES	ENERGY USAGE	68.61
ALLIANT IES UTILITIES	ENERGY USAGE-KMVL	62.63
ALLIANT IES UTILITIES	ENERGY USAGE-ST LIGHTS	3,112.62
ALLIANT IES UTILITIES	ENERGY USAGE-SEW	2,535.70
ALLIANT IES UTILITIES	ENERGY USAGE-WAT	1,113.56
ALLIANT IES UTILITIES	ENERGY USAGE-SEW	517.42
ALLIANT IES UTILITIES	ENERGY USAGE-ST LIGHTS	172.39
ALLIANT IES UTILITIES	ENERGY USAGE-EMA	52.23
ALLIANT IES UTILITIES	ENERGY USAGE-P&REC	25.37
ALLIANT IES UTILITIES	ENERGY USAGE-CEM	16.39
ARAMARK	RUGS-FD	50.00
BALICEK, RITA	CLEANING SERVICE-P&A	75.00
BALICEK, RITA	CLEANING SERVICE-P&A	52.50
BENHART, SHERRIE	CLEANING SERVICE-P&A	75.00
BENHART, SHERRIE	CLEANING SERVICE-P&A	52.50
CAMPBELL SUPPLY CEDAR RAPIDS	GLOVES-PW	27.44
CAREPRO PHARMACY	SUPPLIES-P&A	17.75
CARPENTER UNIFORM CO.	UNIFORMS-PD	1,738.71
CENTRAL IOWA DISTRIBUTING	SUPPLIES-ALL DEPTS	331.50
CENTURY LINK	PHONE CHGS-PD	36.38
CENTURY LINK	PHONE CHGS-P&A	467.52
CENTURY LINK	PHONE CHGS-SEW	256.06
CENTURY LINK	PHONE CHGS-PD	106.34

CENTURY LINK	PHONE CHGS-FD	101.00
CENTURY LINK	PHONE CHGS-WAT	50.54
CENTURY LINK	PHONE CHGS-RUT	48.54
CENTURY LINK	PHONE CHGS-POOL	45.33
COMMUNITY DEVELOPMENT GROUP	HOTEL/MOTEL TAX PYMT	5,411.01
CURTIS ENGLISH/SELECT SERVICE	PORTABLE RR RENTALS-P&REC	220.00
DAVIES HEATING & AIR CONDITIONING	FURNACE & A/C MAINT-P&A	287.00
ELAN	LIFESAVERS CONFERENCE-PD	957.39
EVER-GREEN LANDSCAPE NURSERY	DOWNTOWN TREES-LOST III	1,350.00
GOODLOVE, NATHAN	FIRE CHIEF PAY-FD	416.67
GOODYEAR COMMERCIAL TIRE	SWITCH TIRES-FD	243.26
GROUP SERVICES INC	INSURANCE-ALL DEPTS	27,815.67
HAWKEYE FIRE & SAFETY CORP	TOOLS-FD	58.75
INTERSTATE ALL BATTERY CENTER	EQUIP REPAIR-FD	58.05
IOWA ASSOCIATION OF MUNICIPAL	CONFERENCE-WAT,SEW	60.00
IOWA ONE CALL	LOCATES-WAT,SEW	54.90
IOWA SOLUTIONS INC	DBR BACKUP-ALL DEPTS	250.00
IOWA SOLUTIONS INC	QRTLY MAINT-ALL DEPTS	195.00
IOWA SOLUTIONS INC	ANTIVIRUS SUBSCRIPTION SERVICE	48.00
IOWA SOLUTIONS INC	SERVER, EMAIL PROB-P&A,POOL	345.00
IOWA SOURCE, THE	CTW AD-P&REC	482.00
KIRKWOOD COMMUNITY COLLEGE	CONFERENCE-WAT,SEW	270.00
KIRKWOOD COMMUNITY COLLEGE	CONFERENCE-WAT,SEW	270.00
KONICA MINOLTA BUSINESS SOLUTIONS	MAINTENANCE PLAN/COPIES	498.38
L.L. PELLING CO INC	COLD PATCH-LOST II	1,431.36
L.L. PELLING CO INC	COLD PATCH-LOST II	1,325.02
LETTER PERFECT & RECOGNITION	NAMEPLATE-P&Z	23.00
LINN COUNTY SHERIFF	SHARED SERVICES-PD	900.00
LINN COUNTY TREASURER'S OFFICE	PROPERTY TAXES/STONER FARMING	131.00
LISBON ELECTRIC	MAINSTREET/MVB LIGHTING PROJ	860.58
MOUNT VERNON AREA ARTS COUNCIL	FY15 SUPPORT	1,500.00
MOUNT VERNON, CITY OF	LOST III TRANSFER	41,748.98
MOUNT VERNON, CITY OF	TRANSFER TO VEH DEPRECIATION	18,000.00
NAYLOR SEED COMPANY	HYDRO SEED SAUTER PARK GAZEBO-P&REC	342.83
PACE SUPPLY	RAKES,DRAG MAT,SEED-P&REC,PW	497.15
PAYROLL	CLAIMS	50,631.16
PHILIPS HEALTHCARE	AED SUPPLIES-FD	337.35
PLUMB SUPPLY CO	POOL REPAIR-POOL	71.80
PLUMB SUPPLY CO	DRINKING FOUNTAIN/ELLIOTT PARK	31.63
PLUMB SUPPLY CO	RR REPAIR-POOL	19.51
PLUMB SUPPLY CO	FOUNTAIN REPAIR/ELLIOTT-P&REC	5.00
QCA WATER TREATMENT SERVICES	POLYMER-SEW	978.49
SHERWIN WILLIAMS CO.	PAINT-POOL	729.58
SIMMONS PERRINE MOYER BERGMAN	LEGAL FEES-P&A	2,848.00
SIMMONS PERRINE MOYER BERGMAN	LEGAL FEES-P&A	937.50
SIMMONS PERRINE MOYER BERGMAN	LEGAL FEES-P&A	15.00
SPRINGER PEST SOLUTIONS CORP	PEST CONTROL-P&A	30.00
ST LUKE'S WORK WELL SOLUTIONS	PRE-EMPLOYMENT DRUG TEST-PW	19.00
STAPLES ADVANTAGE	BINDERS-P&A	60.56
STATE HYGIENIC LAB	TESTING-SEW	2,423.00

STORM STEEL	BALLFIELD TEMPLATE-P&REC	28.44
US CELLULAR	CELL PHONE-PD	116.17
USA BLUE BOOK	TESTING-SEW	121.37
WATCH GUARD VIDEO	HARDWARE/SOFTWARE MAINT WARRENTY	300.00
WENDLING QUARRIES	LIME BALL FIELDS-P&REC	190.55
WENDLING QUARRIES	LIME BALL FIELDS-P&REC	42.58
WEX BANK	FUEL-PD,PW	1,484.64
WEX BANK	FUEL-PW	1,006.67
	TOTAL	184706.85

c. Certificate of Appreciation to Dianne Osmun for service on the Historic Preservation Commission.

4. Open forum: each citizen limited to 5 minutes per discussion item.
5. Mayoral Proclamation: Arbor Day.
6. Public Hearing on proposed plans and specifications, proposed form of contract and estimate of cost for construction of Lisbon Road HMA Overlay for the City of Mount Vernon, Iowa and the taking of bids therefore and discussion and possible action on Resolution #4-20-2015A approving said same. Niemi made a motion to open Public Hearing, seconded by Taylor. Carried all. Absent: Hampton. Mike Gates showed Council pictures and a map and stated the cause of the problem is a material change from upstream. Mayor Moore said he recognized the area in the pictures as the drainage area; this has nothing to do with the road. The pictures were taken in 1989 and the area map was of a project that was never done. Mayor Moore stated that no matter what is done the water will still end up at the same spot to which Gates agreed but added there are things that can be done to slow the water flow down. Niemi asked if Gates was suggesting that the City add this project to the overlay project. Gates said he thinks the overlay should still be done in time for Ragbrai but then work on a full and final solution to this problem. Mayor Moore said this was brought to Council's attention after the budget was complete and no money has been appropriated for it. Roudabush said that the overlay is expected to be a 5 to 7 year fix and then within that time frame a plan will be developed to get it done. Rich Hileman had two concerns; he said that he would like to see curb and gutter added on the south side and suggested that perhaps the project should be put on hold until the complete project can be done. His second concern was about the loss of viable trees and how many will be affected. He said he was worried about the big, mature trees on the Gollobit property. Mayor Moore said only the junk trees within the City right of way will be taken and the ditch and culvert will be cleaned out. Taylor suggested that this be put on hold and wrap up as one project and learn more about how the water moves through the area. She continued saying that at the last meeting this is what she maintained and she has not changed her mind; she thinks the project should wait until there is money to do it completely. Niemi disagreed saying Council has already voted on this twice and it's gone through the budget process. Steve Gollobit said that he has brought this to Council's attention four times within the last 17 years and about how something needs to be done; each year things are getting worse. He would like to see the project done completely. Also of concern

is a tree that is close to the ditch. Mayor Moore said he and PW Director Nissen would look at. Niemi made a motion to close the Public Hearing, seconded by Thompson. Carried all. Absent: Hampton. Niemi made a motion to approve Resolution #4-20-2015A, seconded by Roudabush. Roll call vote. The motion carried 3-1; Taylor voting against. Absent: Hampton.

7. Report on bids and possible action to award contract for Lisbon Road HMA Overlay. Discussion and possible action. Dave Schechinger explained that three contractors pulled the plans but only one bid was received on Friday, April 17, 2015. That bid was from L.L. Pelling Company for \$101,266.00. There was an alternate bid included that if the millings were in good condition and the City wanted to keep them for an additional \$1,044.00 L.L. Pelling would haul them to a site within two miles of the project. The Engineer's estimate of cost for the project was \$125,000.00. Schechinger recommended that the City award the construction contract to L.L. Pelling and Company in the amount of the bid of \$101,266.00 which is about 19% below the estimated cost. Thompson asked what the starting date was to which Schechinger said it was May 15, 2015 and completed by July 1, 2015. Niemi made a motion to accept the bid from L.L. Pelling Company for \$101,266.00 and the alternate bid for \$1,044.00 if deemed appropriate, seconded by Roudabush. The motion carried 3-1; Taylor voting against. Absent: Hampton.
8. Public Hearing on proposed plans and specifications, proposed form of contract and estimate of cost for construction of 2015 Sanitary Sewer Improvements for the City of Mount Vernon, Iowa and the taking of bids therefore and discussion and possible action on Resolution #4-20-2015B approving said same. Niemi made a motion to open Public Hearing, seconded by Thompson. Carried all. Absent: Hampton. City Administrator Mike Beimer explained the project saying that it's two separate projects; one being behind Shepley's and the other on the SE side of town. These sanitary sewer lines are in disrepair and need to be replaced. The line on the SE side of town services several homes and has caused some backup problems. The City will be replacing the sewer main but it is up to the property owners to replace their portion (from the main to the house) if they choose so to do; some of the lines have been identified as orangeburg or could just be cracked. The sewer line behind Shepley's is approximately 2-3 blocks long. This line runs directly under the old middle school. Roudabush asked if the homeowners on the SE side been notified that this line is going to be replaced and what their costs would be? Beimer said there was a public forum open house at City Hall and all effected parties were sent an invitation to ask questions and view the project. If the homeowner decides to replace their portion of the sewer line they would be responsible for hiring their own contractor so there would be no way for the City to know the costs. Niemi asked how much of an outage can be expected. Schechinger replied that there are instructions in the specifications that the contractor is supposed to maintain service or have only a short interruption when connections are made. Those people that attended the public input meeting were asked to refrain from doing laundry or bathing when it is disconnected. Niemi noted that this project is for about 3.5 blocks of sewer line and will cost about ¼ million dollars so projects have to be carefully prioritized. At about \$100k per block Mayor Moore questioned the costs saying they seemed high. Schechinger responded saying they are expecting to get into some rock and in looking at the alley it was noted that it is "very tight" making it a very difficult area to work in. The contractor will not have the freedom to move the

equipment around as they like too and will have to use smaller equipment which will take longer with more hand digging; all of these are reflected in the bids. Niemi made a motion to close the Public Hearing, seconded by Roudabush. Carried all. Absent: Hampton. Beimer asked what the engineering costs would be. Schechinger asked if he was asking what it will cost to finish this project out to which Beimer replied “yes”. Schechinger said he would have to tabulate where they are at with the cost to date as he did not have it with him. The cost will depend on whether the City is expecting a V & K rep to on site every day, 8 hours a day or just to assist. Beimer said that is not what he wanted as he felt the City has very capable people to do that. Beimer continued saying he wanted to do this as efficiently as possible. To this Schechinger said they are open to whatever arrangement the City would like see and estimated the cost between \$2,500-3,500.00 range. Niemi motioned to approve Resolution #4-20-2015B, seconded by Roudabush. Roll call vote. The motion carried 4-0. Absent: Hampton.

9. Report on bids and possible action to award contract for 2015 Sanitary Sewer Improvements. Discussion and possible action. Dave Schechinger explained that seven contractors pulled the plans and but only two submitted bids. The low bid was submitted by Ricklefs Excavating for \$237,370.00. The other bid was from Rathje Construction for \$264,455.00. The Engineer’s estimate of cost for this project was \$235,000.00. Schechinger recommended that the City award the Sanitary Sewer Improvements project to Ricklefs Excavating. Niemi made a motion to award contract to Ricklefs Excavating, seconded by Roudabush. The motion carried 4-0. Absent: Hampton.
10. Public Hearing on proposed plans, specifications, form of contract, opinion of probate cost and the proposed improvements described thereby for the 2015 City of Mount Vernon, Iowa, First Avenue (IA Hwy 1) and First Street Intersection Improvements Project and discussion and possible action on Resolution #4-20-2015C approving said same. Niemi made a motion to open the Public Hearing, seconded by Roudabush. Carried all. Absent: Hampton. No one asked to speak at this time. Beimer said he thought the Design Committee was looking into this. There will be four new poles at the intersection. Two of which will be mast poles as required by the IDOT. At the last council meeting the pole design was chosen. The MVHPC has asked that they be allowed to weigh in on the brick and concrete work. Mayor Moore reminded all that the IDOT has told the City that there will not be any brick pavers on Hwy 1 but there will be on 1st Street. Beimer said the City will be receiving about \$129k from insurance, about \$175k from TIF, and about \$30k from IDOT. The rest will be from LOST III monies. Niemi wanted to make sure that everyone who should have an opportunity for input on this have reviewed the plans and signed off on them. Beimer said that he believed there will be a meeting this Wednesday (4-22-15) whereas MVHPC will be looking at the design. Niemi asked the question does the City have to wait on this if the Design Committee hasn’t approved it? Thompson said that if possible she would like to “hold off” on this for two weeks until MVHPC comes back with their recommendations or approval. Taylor asked if it was possible for Council to vote on this now and if there are any changes it would have to come again to Council for a re-vote. Niemi agreed with Taylor’s suggestion. City Attorney pointed out that the bids will be opened on April 30, 2015 and there are not any more meetings scheduled between now and then. He did not

recommend advertising for bids with Council not sure what they are going to do so perhaps it should be put off until all is decided. Taylor asked if Council could meet next Monday after the Design Committee has met. Beimer said it could be approved contingent on the approval of the Design Committee. Schechinger said if the City were to make a change in the scope of the project before the bids an addendum could be sent out explaining to all the bidders what that change would be allowing them to all bid on the same project or if it is just a minor change a change order could be worked out with the contractor. Roudabush said that when this was done the front of the bank (Mount Vernon Bank) was used as a blueprint so he didn't foresee them suggesting any major changes. Motion made by Taylor to accept Resolution #4-20-2015C with the possible contingency of the Historic Preservation Design Committee making substantive changes, if that were to happen than this vote would be null but will be holding and firm as long as the changes are minor, seconded by Niemi. Roll call vote. The motion carried 4-0. Absent: Hampton.

11. Request from Jason Cave to address Council on the possibility of selling the old fire station building. The proposal Jason Cave wanted to discuss with Council was the commercial redevelopment of the old fire station. Cave explained that the benefits are two-fold; community development and economic development. Starting with the community development benefits Cave said that last year the CDG put together a survey. Some of the survey points support the notion of redevelopment of the old fire station into commercial space. Cave said his proposal would be to develop this with a strong priority on a restaurant space and a second area for some kind of retail. Other benefits would be to extend the business district to the west. This would be an opportunity to provide an ADA accessible commercial space. One thing he would consider with this project would be to upgrade the streetscape and add some parking spaces. Taylor stated that she was really excited about this project and wondered if he had given any consideration to building up and adding some apartments. Cave replied that it's a great idea and an option but he hasn't been able to see the structural design of the building to see what that would mean financially. Part of what he is trying to do if this moves forward is to have "leases in hand" from the businesses prior to moving forward with financing the project; residential could be a little more speculative so there could be more risks. Taylor said it would be well situated for solar panels with the flat top roof. Mayor Moore pointed out that the parking area many not be a part of that property. Cave said that after talking to Beimer it was his understanding that the property line was about 10' to the east. Roudabush asked if he had talked to potential restaurateurs to which Cave said he had. Roudabush noted there could be a problem with parking. Niemi asked if he was aware that the Police Department has outgrown its space and a lot of people think that this building is the right place to put the department to which Cave said he understood it. Main Street Iowa says that cities should try and keep governmental institutions centrally located in the business districts. Taylor said she has a hard time justifying the economic development value of having the police station and city services in a prime retail area. Niemi said the police department is proposing a 20-30 year solution; not a short term solution. Also, from a safety standpoint it makes sense to keep the department near where the source of calls are; between uptown and the college. Cost for a remodel would be considerably less than building a new police station. Cave asked if the police have considered adding on to City Hall? Taylor replied that it was suggested

by the previous council and had hoped that a study could be done of the actual city uses and spaces; a complete overview. Thompson pointed out that it gets a little complicated because this building is also owned by the American Legion. Mayor Moore said there will be no action taken tonight.

12. Discussion and possible action on Resolution #4-20-2015D: A Resolution approving Addendum to Real Estate Purchase Agreement extending the time to renovate the property from June 30, 2015 to August 30, 2015. City attorney Hatala said the process took longer than anticipated because Mount Vernon code require a minor subdivision plat because it creates additional lots. Taylor inquired about fees and was assured that there will be no costs to the City of Mount Vernon. Niemi made a motion to approve Resolution #4-20-2015D, seconded by Thompson. Roll call vote. The motion carried 4-0. Absent: Hampton.
13. Old Business. Niemi wished Mayor Moore a belated Happy Birthday. Taylor said that at the last council meeting SERI reported on rain barrels and storm water retention. On April 30, 2015 they will be giving a presentation at the First Presbyterian Church giving anyone interested in another learning opportunity.
14. New Business. This Saturday, April 25, 2015 is Clean Up Day in Mount Vernon. Volunteers are encouraged to come to City Hall and help make Mount Vernon beautiful and ready for Chalk the Walk. Mayor Moore thanked Public Works for cleaning the streets. Beimer said that Paul Tuerler alerted him to a Rockwell Collins grant. The City will be receiving \$1,500.00 which will help to pay for the trees uptown.

As there was no further business to attend to the meeting adjourned, the time being 8:14 p.m., April 20, 2015.

Respectfully submitted,
Sue Ripke
City Clerk

Reviewed and approved,
Michael R. Beimer
City Administrator

REVENUES & EXPENDITURES BY FUND

<u>FUND</u>	<u>REVENUES</u>	<u>EXPENDITURES</u>
GENERAL FUND	37751.24	75405.48
POLICE FORFEITURE	.29	0.00
ROAD USE TAX	34405.45	40533.87
INSURANCE LEVY	257.66	0.00
BENEFIT LEVY FUND	558.94	0.00
LAW/EMERG LEVY	59.83	0.00
LOST I-FD/EQUIP	0.00	780.00
LOST II-2009 INFRASTRUCTURE	242.85	0.00
TIF	956.47	0.00
CAPITAL IMPROVEMENT PROJECTS	0.00	0.00
CIP/FIRE DEPT/TAX LEVY	149.58	0.00
WTP DEPRECIATION	76.00	0.00
DEBT SERVICE	0.00	155470.00
2009 SANITARY SEWER PROJECT	143.87	0.00
LOST III STREETS & SIDEWALKS	25535.25	1475.00
LOST III COMMUNITY CENTER	11606.94	0.00
LOST III TRAILS	4642.78	0.00
LOST III UR & STEETScape	4642.78	1771.38
HWY 30 CORRIDOR IMPROVEMENTS	0.00	0.00
2014 SERIES A BOND	0.00	133108.51
PERPETUAL CARE	200.00	0.00
WATER UTILITY	67123.98	26117.24
2006/2009 WATER IMPROVEMENT	0.00	0.00
SEWER UTILITY	73944.12	30122.90
SEWER VEHICLE DEPRECIATION	0.00	0.00
STORM WATER	6493.29	4404.07
SOLID WASTE	37812.77	25951.34
TOTALS	306604.09	495139.79

Total of receipts and expenditures from December 1, 2014 to December 31, 2014.

REVENUES & EXPENDITURES BY FUND

<u>FUND</u>	<u>REVENUES</u>	<u>EXPENDITURES</u>
GENERAL FUND	48079.34	135131.13
POLICE FORFEITURE	8.29	0.00
ROAD USE TAX	40479.61	54251.42
INSURANCE LEVY	4398.08	0.00
BENEFIT LEVY FUND	9540.22	0.00
LAW/EMERG LEVY	1021.30	0.00
LOST I-FD/EQUIP	0.00	0.00
LOST II-2009 INFRASTRUCTURE	252.50	0.00
LOST III	46427.75	0.00
TIF	3424.02	0.00
CAPITAL IMPROVEMENT PROJECTS	0.00	0.00
CIP/FIRE DEPT/TAX LEVY	2551.46	0.00
WTP DEPRECIATION	76.02	0.00
DEBT SERVICE	0.00	0.00
2009 SANITARY SEWER PROJECT	149.26	854.10
LOST III STREETS & SIDEWALKS	0.00	0.00
LOST III COMMUNITY CENTER	0.00	0.00
LOST III TRAILS	0.00	0.00
LOST III UR & STEETScape	0.00	2885.00
HWY 30 CORRIDOR IMPROVEMENTS	0.00	1242.00
2014 SERIES A BOND	0.00	41002.88
PERPETUAL CARE	360.00	0.00
WATER UTILITY	50971.21	45426.80
2006/2009 WATER IMPROVEMENT	0.00	17247.23
SEWER UTILITY	62916.45	35687.47
SEWER VEHICLE DEPRECIATION	0.00	0.00
STORM WATER	6232.42	4792.94
SOLID WASTE	35996.64	28871.24
TOTALS	312884.57	367392.21

Total of receipts and expenditures from January 1, 2015 to January 31, 2015.