

COUNCIL MEETING-----October 17, 2011

The Waukon City Council met in regular session on October 17, 2011 at 7:00 o'clock P.M. in the Council Room of City Hall, 101 Allamakee Street, with Mayor Loren Beneke presiding. Council members present: Trent Mitchell, Steve Wiedner, John Ellingson, Dave Sanderson and Joe Cunningham. Council members absent: none. Other present: City Attorney James Garrett, Street Superintendent Randy Murphy, Development Officer/Zoning Administrator Al Lyon, Lyle TeKippe-TeKippe Engineering, Lori Brockway-Upper Explorerland Regional Planning Commission Housing Department Head, Laura Olson-Allamakee County Economic Development Executive Director and citizens.

The Mayor opened the meeting with prayer.

Moved by: Wiedner

Seconded by: Mitchell

To approve the following consent agenda items:

Agenda

Minutes of October 3, 2011

Clerk/Treasurer Reports-September 2011

Payment of claims

AT & T	service	345.56
Alliant Energy	service	10,152.02
Allamakee Clayton Electric Cooperative	service	57.31
AlcoPro, Inc.	supplies	80.00
Al Lyon	reimbursement	19.95
Allamakee County Economic Development	2 nd qtr. contribution	3,098.25
Wellmark Blue Cross Blue Shield	insurance-Nov. '11	8,042.69
Brink's Professional Tree Service	labor	650.00
Bresnahan Oil Company	fuel	444.90
Bruening Rock Products	supplies	170.50
Casey's General Store	fuel	226.37
Carquest Auto Parts	parts/supplies	208.77
Chief Supply	supplies	34.88
Century Link	service	766.83
City Laundering Company	service	461.05
Cunningham Hardware & Rental	supplies	121.02
Employee Data Forms, LLC	supplies	27.25
Electric Pump, Inc.	service	3,326.85
Fareway Stores, Inc.	real estate tax rebate	13,699.50
James A. Garrett	legal serv.-Sept. '11	1,888.67
Group Services, Inc.	self fund req.-Oct.'11	8,234.73
State Hygienic Laboratory	samples	800.00
Hausladen's Auto Supply	supplies	173.26
Hansmeier Truck & Trailer	service	652.79
Jim Hanson Construction, LLC	dozer work	700.00
Jim Hanson Construction, LLC	water/sediment basin	2,080.40
Iowa Department of Natural Resources	annual water use fee	95.00
Jim's Full Service	fuel	1,134.70
Kerndt Monument Works	backhoe	230.00
Keystone Laboratories	samples	56.00
Kwik Trip, Inc.	fuel	1,010.19
McDonald Supply	parts	91.71
Municipal Supply	parts	1,151.19
News Publishing Co., Inc.	service	411.77
Northeast Iowa Regional League	dues	20.00
Palmer Repair	parts/labor	132.00
Reiser Implement	parts/labor	408.81
Storey Kenworthy	supplies	393.19
DuWayne Snitker	dog care	105.00
Sweeney Oil Company	supplies	556.05
TeKippe Engineering	services	1,683.26
US Cellular	service	267.06
Village Farm & Home	supplies	259.42
Waukon Economic Development Corp.	2 nd qtr. contribution	2,818.75
Waukon Postmaster	postage	129.63
Town & Country Sanitation	services	16,580.70
Regular Payroll	Sept. 18-Oct. 1, 2011	30,131.99
Winona Mechanical, Inc.	pay est. #2-N.Gate Lift Station	66,733.37
Tschiggfrie Excavating CO.	pay est.#3-WWTP	1,435.05
Iowa Water Environmental Assoc.	registration	60.00
Iowa Department of Revenue	withholding	318.30
IPERS	withholding	20.02
IPERS	withholding	19.93
Vera Hanson	digging bond refund	500.00
EFTPS	withholding	3,642.27
Treasurer, State of Iowa	withholding	3,001.00

IPERS		withholding	7,173.90
IPERS		withholding	3,625.95
EFTPS		withholding	5,429.17
Waukon State Bank		principal/interest	4,550.00
Waukon State Bank		bankcard fee	26.22
Farmers & Merchants Savings Bank		principal/interest	4,550.00
Fund Totals:	General:	58,305.78	Spec.Rev.Employ.Ben: 7,217.20
	RUT:	13,266.75	Wellness Center: 5,929.04
	Water:	11,841.03	Debt Gundersen: 9,100.00
	Sewer:	19,995.30	Park Capital Improv: 2,780.40
	Library:	4,261.73	2011 Capital Improv: 67,383.37
	TIF:	13,699.50	Operation Main: 1,435.05

Yes: Ellingson, Wiedner, Mitchell, Cunningham, Sanderson No: 0

The Mayor declared the motion carried.

This being the time and place set for the Public Hearing on proposed submission for CDBG application to the Iowa Department of Economic Development and the expenditures of funds to be applied to local match for a Housing Fund General Application for owner-occupied rehabilitation, the Mayor called for any oral or written comments. Lori Brockway-UERPC-Housing Department Head covered the following nine points:

(a) how the need for the proposed activity or projects were identified

The need for the owner-occupied housing with the Department of Economic Development came from a door to door survey that was completed in 2009 which demonstrated the need for the owner-occupied program. The information garnered from this survey represented 807 persons, with 443 qualifying as low-to-moderate income, or 54.89%. The same survey identified 158 homeowners that qualified as low-to-moderate income and of those owners 51 households identified the need for major repairs. A pre-application process was also completed, with 31 homes completing paperwork to date.

(b) how the proposed activity or projects will be funded and the sources of funds

The proposed activity will be funded with \$12,800 of local match or \$1,300 per home from the City of Waukon and \$800 per bank from each of the three banks in Waukon which are Fidelity Bank, Waukon State Bank and Farmers & Merchants Savings Bank for the owner-occupied program.

(c) the date the Housing Fund applications will be submitted

The Housing Fund Owner-Occupied applications will be submitted on or before December 7, 2011 to the Iowa Department of Economic Development (IDED).

(d) requested amount of federal funds (Housing Fund)

The requested amount is \$324,000 for Owner-Occupied.

(e) estimated portion of federal funds that will benefit persons of low and moderate income

The City has proposed assisting 8 LMI households with rehabilitation of their homes. The intent is to target those living in homes considered to be in deteriorated condition. Given that a community income survey conducted in 2009 found that 54.89% of Waukon residents could be considered low and moderate income persons, it is expected that these funds will benefit 8 homes of that 54.89% population.

(f) where the proposed activity or project will be conducted

The projects will be conducted within the city limits of Waukon

(g) plans to minimize displacement of persons and businesses as a result of funded activities or projects

No businesses or persons will be displaced during this process

(h) plans to assist persons actually displaced, and

No plans to displace any persons

(i) the nature of the proposed activity or project.

The nature of the proposed projects within Waukon is to assist in the rehabilitation of 8 existing homes for low to moderate income families. The programs mission is to stimulate Waukon's economy one home at a time.

The Clerk announced that no written comments had been previously received. There being no further comments, the Mayor declared the Public Hearing closed.

Becky Huck addressed the Council under Public Comments.

Moved by: Mitchell
Seconded by: Cunningham
To approve a resolution of the City Council of Waukon, Iowa authorizing submission of a CDBG application to the Iowa Department of Economic Development and the expenditure of funds to be applied to local match for a Housing Fund general application for owner-occupied rehabilitation.
Yes: Wiedner, Cunningham, Mitchell, Ellingson, Sanderson
No: 0
The Mayor declared the resolution approved and the Clerk assigned the number 2499 to the resolution.

Moved by: Ellingson
Seconded by: Wiedner
To approve the City of Waukon Community Development and Housing Needs Assessment.
Yes: 5
No: 0
The Mayor declared the motion carried.

Laura Olson, Executive Director-Allamakee County Economic Development discussed with the Council IDOT application for RISE grant for proposed Fifth Street improvements in Waukon Industrial Park.
Moved by: Ellingson
Seconded by: Wiedner
To authorize Laura Olson to proceed with the application for the RISE grant.
Yes: 4
No: 1 (Sanderson)
The Mayor declared the motion carried.

Moved by: Mitchell
Seconded by: Wiedner
To approve the Roadway Maintenance Agreement between the City of Waukon and the Iowa Department of Transportation.
Yes: 5
No: 0
The Mayor declared the motion carried.

Moved by: Mitchell
Seconded by: Wiedner
To approve intergovernmental agreement for maintenance of borderline roads with and between the City of Waukon and Allamakee County.
Yes: 5
No: 0
The Mayor declared the motion carried.

The Council discussed cost proposal from Skyline Construction, Inc. for West Main Street curb (West Side Café).
Moved by: Sanderson
Seconded by: Wiedner
To approve the cost proposal from Skyline Construction, Inc. for a total of \$1,833.00. (remove and replace 30" wide curb and gutter 32 feet @ \$25.00 ft.= \$800.00; driveway removal and replacement 6" depth 16.66 Yd₂ @ \$50.00 Yd₂= \$833.00; mobilization, misc. tools, traffic control, etc.= \$200.00)
Yes: 5
No: 0
The Mayor declared the motion carried.

Moved by: Ellingson
Seconded by: Cunningham
To approve change order #2 and payment estimate #4-\$202,253.16 to Skyline Construction, Inc. for 2011 Street Improvements Project.
Yes: 5
No: 0
The Mayor declared the motion carried.

The Council discussed proposed FY 2012-2013 Budget. The Clerk was instructed to obtain Department Budget requests by November 15, 2011 for Council consideration.

Moved by: Cunningham
Seconded by: Mitchell
To approve resolution agreeing to the transfer of \$700.00 from the General Fund to the Park Improvements Project Fund, in accordance with Resolution No. 2458.
Yes: Cunningham, Ellingson, Wiedner, Sanderson, Mitchell
No: 0
The Mayor declared the resolution approved and the Clerk assigned the number 2500 to the resolution.

Moved by: Cunningham
Seconded by: Mitchell
To approve resolution agreeing to the transfer of \$515.11 (\$520.10 City share of WIRB Grant -\$4.99-over payment from Resolution No. 2487) from the General Fund to the Park Improvements Project Fund, in accordance with Resolution No. 2458.
Yes: Cunningham, Ellingson, Wiedner, Sanderson, Mitchell
No: 0
The Mayor declared the resolution approved and the Clerk assigned the number 2501 to the resolution.

Moved by: Cunningham

Seconded by: Mitchell

To approve a resolution agreeing to the transfer of \$3,000.00 from the C-Mart Tax Increment sub fund; \$140.00 from the Airport Tax Increment sub fund; \$142,348.00 from the 2009 SW Utility (Water) Improvements sub fund; \$75,473.00 from the Waukon Wellness Center Parking Lot sub fund to the Southeast Tax Increment Fund for advancement repayments.

Yes: Cunningham, Ellingson, Wiedner, Sanderson, Mitchell

No: 0

The Mayor declared the resolution approved and the Clerk assigned the number 2502 to the resolution.

Moved by: Ellingson

Seconded by: Cunningham

To adjourn.

Yes: 5

No: 0

The Mayor declared the motion carried.

Diane Sweeney
City Clerk