

The Waukon City Council met in regular session on November 15, 2021 at 7:00 o'clock P.M. in the council room of City Hall, 101 Allamakee Street and via Zoom technology. Mayor Pat Stone presided. Council members present: John Lydon, Arvid Hatlan, Gayle Decker, Ben Rausch and Andy Sires. Council members absent: none. Others present: City Manager Gary Boden; Police Chief Paul Wagner; Street Superintendent Keith Burrett; Park, Recreation & Wellness Director Jeremy Strub; Water & Sewer Superintendent Jim Cooper; City Attorney Jeff Swartz; WEDC- Ardie Kuhse; The Standard- Joe Moses; Fehr Graham – Lyle TeKippe; Piper Sandler & Co. – Travis Squires and citizens.

The Mayor called the meeting to order. It was requested to pull item f. Approval of Academy Payoff/Contract for Mason Kwilinski from the consent agenda and discuss it after the city council reports.

Moved by: Lydon

Seconded by: Rausch

To approve the consent agenda.

Agenda

Minutes of November 1, 2021 regular session

Resolution – Ordering Preparation of Detailed Plans, Specifications, Notice of Hearing, Notice to Bidders and Form of Contract -2022 Street Improvements Project. The Clerk Assigned number 3799 to the resolution.

Resolution – Agreeing to the transfer of \$13,150 from the TIF Fund to the Debt Service Fund for the Bond fees certified to the County Auditor on the 2020 General Obligation Corporate Purpose and Refunding Bonds. The Clerk assigned number 3800 to the resolution.

Resolution – Agreeing to the transfer of \$36,543 from the TIF Fund to the Debt Service Fund for the bond fees certified to the County Auditor on the 2015 General Obligation Corporate Purpose and Refunding Bonds. The Clerk assigned number 3801 to the resolution.

Resolution – Agreeing to the transfer of \$1,486.74 from the TIF Fund to the Debt Service Fund for the City’s equalization interest payment due December 1, 2021 to the County (per agreement) for the Fire Station. The Clerk assigned number 3802 to the resolution.

Resolution Authorizing Internal Advance to Tax Increment Subfund not to exceed \$742.50. The Clerk assigned number 3803 to the resolution.

Resolution Authorizing Internal Advance to Tax Increment Subfund not to exceed \$379.50. The Clerk assigned number 3804 to the resolution.

Resolution Proposing Disposition of Interest in Real Property by the City of Waukon, Iowa. The Clerk assigned number 3805 to the resolution.

Resolution Agreeing to the transfer of \$3,500 from the Sewer Fund to the Water Resource Restoration Fund for engineering costs for the Water Resource Restoration Sponsored Project, with the understanding that, when reimbursements are received through the Clean Water State Revolving Fund (CWSRF) the amount will be paid back to the Sewer Fund. The Clerk assigned number 3806 to the resolution.

Approval of Professional Services Agreement with Fehr Graham for the 2022 Street Improvements Project

Approval of Engagement Letter with Piper Sandler for GO Financing.

Approval of City Clerk’s/Treasurer’s Report – October, 2021

Approval of changer order #5 – 2021 Street Improvements Project

Approval of pay estimate #5 for \$381,408.46 to Skyline Construction for 2021 Street Improvements Project

Approval of Claims

Payment of Claims for:

November 15, 2021

Aflac	Insurance - November	666.20
Allamakee County Assessor	Urban Renewal Mapping	240.00
Allamakee County Recorder	Services	24.00
Allamakee Clayton Electric	Electricity-October	86.12
Allamakee Clayton Electric	Principal - Fire Station	2,666.67
Allamakee Clayton Electric	Principal - Fire Station	3,000.00
Alliant Energy	Electricity-October	17,883.88
Attack Mats	Floor Mats x 3 - Arlin Falck Grant	2,775.00
Benjegerdes Machine, Inc.	Repairs	120.40
Builders First Source	Supplies	189.11
Black Hills Energy	Gas - October	531.33
Capco Tri-State	Pressure Washer	1,350.00
Carquest	Repairs	523.38
Carquest	Repairs - Ambulance	188.02
Carquest	Repairs - Ambulance	64.36
Century Link	Telephone - October	375.25
City Laundry	Uniforms	921.44
Continental Research Corporation	Supplies	162.70
Culligan Water Conditioning	Services	48.50
Cunningham Hardware	Supplies	86.17
Fehr Graham Engineering	Engineering - WWTP	3,504.00
Fehr Graham Engineering	Engineering - 2021 Street Impr.	19,419.00
Fehr Graham Engineering	Engineering - NW Utility Impr.	593.50
Fehr Graham Engineering	Engineering - Water Resource	3,500.00
Galls	Supplies	1,235.42
Hausladen's Auto Supply	Supplies	86.00
Iowa Law Enforcement	Evaluation	150.00
Iowa One Call	Locates - September	117.90
Iowa Rural Water Association	IRWA Dues -2022	325.00

JaDecc's	Banners x 4	60.00	
Jim's Full Service	Fuel	2,672.20	
Jim's Full Service	Fuel - Ambulance	306.20	
Keystone Laboratories	Water Testing	63.70	
Klocke Emergency Vehicles	Repairs - Ambulance	197.36	
Kwik Trip, Inc.	Fuel	1,313.41	
LNM Truck Repair	Repairs	710.47	
Luana Savings Bank	GO Bond - Interest - Semi-Annual	16,610.00	
Lucky 7 Design	Services	250.00	
Lumen	Telephone	67.73	
Mediacom	Telephone/ Internet	53.40	
MPH Industries	Repairs (Battery)	204.95	
Mulgrew Oil	Fuel	75.49	
Ness Pumping	Pumping	700.00	
News Publishing	Services	1,045.24	
Quillin's Food Ranch	Supplies/ UPS	529.37	
RC Tech	Microphones	1,043.75	
John E. Reid & Associates	Training - Inglett - Police	99.00	
Stericycle-Shred-It	Shredding Services	48.15	
Snitker Tree Service	Tree Removal - 105 2nd Ave NW	1,600.00	
Stoney Creek Inn	Hotel - Training	728.00	
Storey Kenworthy	Supplies	186.52	
Truck Country	Repairs	230.60	
US Cellular	Services - October	420.70	
Village Farm & Home	Supplies/Uniforms	921.56	
Natasha Wilkes	Reimburse - Supplies	12.26	
Wright Way Computers	IT Services	205.00	
Ziegler	Repairs	160.29	
PAID CLAIMS			
IPERS	October Withholding - Police	5,204.16	
IPERS	October Withholding - Regular	13,807.79	
Treasurer-State of Iowa	State W/H - October	4,856.00	
Vantagepoint Transfer	ICMA Retirement -October	654.64	
Regular Payroll	October 17 - October 30, 2021	41,811.25	
EFTPS	Federal W/H	4,277.92	
EFTPS	SS / Medicare W/H	8,538.52	
Town & Country Sanitation	Services	17,972.50	
Waukon Postmaster	Postage	188.27	
WSB-CC-Titan Distributing	Wood Chipper - Street	2,399.99	
WSB-CC-Des Moines Register	Monthly Subscription	13.90	
Wellness Claims:			
Black Hills Energy	Gas - October	563.55	
First Supply	Filters	349.72	
Nick Kraling Treadmill Service	Services	325.00	
Joe & Matt's Plumbing	Repairs	431.18	
Quillin's	Supplies	23.97	
Park/Rec - Pool Claims:			
Benjegerdes Machine, Inc.	Repairs	40.00	
Black Hills Energy	Gas - October	35.00	
Bodensteiner Implement	Repairs	115.87	
Carquest	Supplies	7.39	
IAS/Innovative Ag	Supplies	64.00	
JaDecc's	Supplies	7.80	
Joe & Matt's Plumbing	Repairs - Campground	107.50	
Kerndt Monument Works	Memorial Pavers	110.00	
Ness Pumping	Services	145.00	
News Publishing	Advertising	100.00	
Quillin's	Fuel	230.12	
Village Farm & Home	Supplies / Repairs	534.31	
General:	76,712.10	NW Utility Improv:	593.50
Library:	5,609.55	Sewer Plant:	3,504.00
RUT:	18,679.15	Wellness:	1,709.42
Employee Ben.:	12,572.36	Water:	16,160.78
2021 St. Improvement:	19,419.00	Sewer:	13,527.52
Water Resource:	3,500.00	Debt Service:	<u>22,276.67</u>
		FUND TOTALS:	\$194,264.05

Yes: Lydon, Hatlan, Decker, Sires, Rausch No: 0
The Mayor declared the motion carried.

Under Public Comments: There were no public comments

Under Department Reports: Park, Recreation & Wellness director Jeremy Strub briefed that the park is closed for the season and that winter programs are starting. The Wellness Center received a grant from the State of Iowa due to revenue loss from COVID. Water & Sewer Superintendent Jim Cooper briefed that they finished up jetting the sewer lines on the

SE side of town; they do a different quadrant every year. Street Superintendent Keith Burrett mentioned that today was the last day for the leaves pick up and that as of today the ordinance regarding no parking overnight has started. Police Chief Wagner briefed the new vehicles would hopefully be worked on later this week with discussion on delivery hopefully happening next week.

Lyle Tekippe with Fehr Graham set up a punch list for a few items that are left and noted that some items might not be able to be finished now until spring due to weather.

City Attorney Swartz briefed that they are waiting on a couple of items for the Tierney building and that they have been working on the employee policy manual.

City Manager Boden briefed that he will be having a meeting with FEH Architects regarding cost estimate and project design for the Tierney building.

Discussion was had regarding reimbursement of Mason Kwilinski for the police academy.

Moved by: Hatlan

Seconded by: Rausch

To approve reimbursement through a 4-year contract similar to what the City currently has in place and if he leaves early, he will be required to pay it back on a pro-rated basis.

Yes: 5

No: 0

The Mayor declared the motion carried.

The Mayor announced that this was the time and place for the public hearing on proposed amendment to the southeast urban renewal area. The City Clerk announced that no oral or written comments were received. The Mayor declared the hearing closed.

Moved by Rausch

Seconded by: Lydon

To approve the resolution to declare necessity and establish an urban renewal area, pursuant to Section 403.4 of the Code of Iowa and approve urban renewal plan amendment for the southeast urban renewal area.

Yes: Lydon, Hatlan, Decker, Sires, Rausch

No: 0

The Mayor declared the resolution approved and the clerk assigned number 3807 to the resolution.

Moved by: Hatlan

Seconded by: Lydon

To approve the first reading of the ordinance amending the Code of Ordinances of the City of Waukon, Iowa, by providing for the division of taxes levied on taxable property in the November, 2021 addition to the southeast urban renewal area, pursuant to Section 403.4 of the Code of Iowa.

Yes: Lydon, Sires, Rausch, Hatlan, Decker

No: 0

The Mayor declared the motion carried.

Moved by: Lydon

Seconded by: Hatlan

To waive additional readings of the ordinance amending the Code of Ordinances of the City of Waukon, Iowa, by providing for the division of taxes levied on taxable property in the November, 2021 addition to the southeast urban renewal area, pursuant to Section 403.4 of the Code of Iowa.

Yes: Lydon, Sires, Rausch, Hatlan, Decker

No: 0

The Mayor declared the motion carried.

Moved by: Rausch

Seconded by: Lydon

To approve the final reading of the ordinance amending the Code of Ordinances of the City of Waukon, Iowa, by providing for the division of taxes levied on taxable property in the November, 2021 addition to the southeast urban renewal area, pursuant to Section 403.4 of the Code of Iowa.

Yes: Lydon, Sires, Rausch, Hatlan, Decker

No: 0

The Mayor declared the ordinance adopted and the Clerk assigned number 812 to the ordinance.

Moved by: Hatlan

Seconded by: Lydon

To approve the first reading of the ordinance amending the Code of Ordinances of the City of Waukon, Iowa, by amending the provisions pertaining to ward and election precinct boundaries.

Yes: Lydon, Sires, Rausch, Hatlan, Decker

No: 0

The Mayor declared the motion carried.

Moved by: Rausch

Seconded by: Lydon

To approve the following Resolutions: Authorizing Internal Advance for Funding of Urban Renewal Project (McMillan Property Expansion Project, Authorizing Internal Advance for Funding of Urban Renewal Project (Downtown Building Rehabilitation Project), Authorizing Internal Advance for Funding of Urban Renewal Project (2021 NW Public Infrastructure Project) and Certifying Amount of Available TIF Increment Tax Requested for the 2023 Fiscal Year.

Yes: Lydon, Sires, Rausch, Hatlan, Decker

No: 0

The Mayor declared the resolutions approved and the Clerk assigned numbers 3808, 3809, 3810, 3811 to the resolutions.

Moved by Hatlan

Seconded by: Lydon

To approve 28E Agreement with Northeast Iowa Community Action Corporation for Funding for Services to support economic development.

Yes: Lydon, Sires, Rausch, Hatlan, Decker

No: 0

The Mayor declared the resolution approved and the Clerk assigned numbers 3812 to the resolution.

Travis Squires with Piper Sandler & Co. discussed receiving proposals from two local banks and one national bank.

Moved by: Rausch

Seconded by: Hatlan

To Award Waukon State Bank, private placement of a loan agreement and General Obligation Corporate Purpose and Refunding Bonds, Series 2021 and Authorizing call of Outstanding Bonds, at 1.96% interest rate.

Yes: Lydon, Sires, Rausch, Hatlan, Decker

No: 0

The Mayor declared the resolution approved and the Clerk assigned number 3813 to the resolution.

Moved by: Lydon

Seconded by: Rausch

To approve the annual urban renewal report, fiscal year 2020-2021.

Yes: 5

No:0

The Mayor declared the motion carried.

Council discussed the Christmas holiday closing dates will be December 23rd and 24th and also discussed changing the meeting dates in January.

Moved by: Sires

Seconded by: Lydon

To approve moving the council meeting dates in January 2022 to January 10th and 24th.

Yes: 5

No: 0

The Mayor declared the motion carried.

Moved by: Hatlan

Seconded by: Decker

To enter into closed session per Iowa Code Chapter 21.5 (1)(j) to discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property. (x2)

Yes: Hatlan, Sires, Decker, Lydon, Rausch

No: 0

The Mayor declared the motion carried. Roll call was taken: Hatlan, Sires, Decker, Lydon, Rausch

Moved by: Hatlan

Seconded by: Sires

To exit closed session

Yes: Hatlan, Sires, Decker, Lydon, Rausch

No:0

The Mayor declared the motion carried.

Moved by: Decker

Seconded by: Lydon

To enter into open session.

Yes: Hatlan, Sires, Decker, Lydon, Rausch

No: 0

The Mayor declared the motion carried. No action following closed session.

Moved by: Hatlan

Seconded by: Rausch

To adjourn.

Yes: 5

No: 0

The Mayor declared the motion carried.

Sarah Snitker
City Clerk