

Woodward Council Minutes

November 9, 2020

Mayor Folkerts called the November 9, 2020 Council meeting to order at 7:02pm. The meeting was open to the public and held electronically through Zoom. Roll Call: Present; Stone, Gough, Kirts, Patel, Bustad

2) Bustad motion to approve the agenda, 2nd Stone, MCU.

3) Bustad motion to approve the Council minutes from Oct. 12, 2020 & SS Oct. 26, 2020 as written, 2nd Gough, MCU.

5) Dept. Reports: Griffith; The annual report from the library board is included in your packet. Kathy Yager spoke on behalf of the library regarding the annual Festival of Wreaths Fundraiser. There will be wreaths at the library and the Trailhead Depot, unless the business would like to keep them in their business window. The Depot will be open Nov. 23rd through Dec. 4th from 3 to 7pm for viewing of the wreaths. Kathy asked if anyone from the City would like to design a wreath for the Depot. Buck; The Reserve fingerprints have come back so training will begin for them. Bustad; a bid was received from MAFCO for the repair of the wall of the social center, but also need to find someone to do the brick work. Gough; Compliance Committee has compiled a list of residents that are out of compliance. If you have a question or concern please reach out to the committee so the issue can be addressed. Otherwise they will be moving forward with this list of violators. Kirts; had a water research committee meeting and will need to have a follow-up meeting, but will wait and see what the COVID-19 numbers do in the near future. Patel; the alley behind City Hall will not be done until next year.

6) Mayor Reports; The Mayor has spoken with the Granger Mayor and the police consolidation is not going to happen at this time. The dirt work is done at the new development. They will begin to lay pipes for storm water and waste water when the ground dries up. The City Clerk will add Keystone Equity Group's contact information to our website and social media sites for anyone interested in lots in the new development. The abandoned buildings up town are still being discussed. The Mayor has spoken to the insurance adjuster regarding payment on the storm clean-up. Austin is out marking trees again. If your tree has anything but a 4 on it, it will be removed. If any resident feels the tree doesn't need to come down and would like to save it, a contract is at City Hall that needs to be signed showing the resident takes full responsibility for the tree going forward.

7) Gough motion to waive pay for special session on October 26, 2020, 2nd Kirts, Roll Call Ayes: Stone, Gough, Kirts, Patel, Bustad. MCU

8) Patel motion to discuss pay increase for Officer Buck, 2nd Bustad MCU. January 1, 2021 Officer Buck will become Police Chief. The personnel committee suggested a \$1 per hour raise effective December 1, 2020. Bustad motion to raise Officer Buck's wage to \$24.29 effective December 1, 2020, 2nd Patel. Roll Call Ayes: Gough, Kirts, Patel, Bustad, Stone.

9) Bustad motion to approve the Annual Financial Report FY20, 2nd Kirts. Roll Call Ayes: Kirts, Patel, Bustad, Stone, Gough.

10) Stone motion to discuss the lift station electrical power and design, 2nd Kirts, MCU. Bob Veenstra drafted a letter regarding the cost to get electrical power to the new lift station. The suggestion is to use 3 Phase, which will cost the City no more than \$30,000. The Mayor spoke with Alliant Energy and they have a program they can offer that would give a discount based on the amount of power to be used. Kirts asked why this wasn't included with the initial discussion and pricing. The design needed to be done before the electrical connection could be discussed. The Mayor suggests that the City pay for this with LOST funds. Gough agrees with the thought that if we have to do it, we need to do what's best for the community and the new development. Stone asks how the boring is going to happen and whether it's going to affect the current yards at the end of the street. The boring will go

under the current street and go west to the lift station. Kirts motion to continue with the design with the intent to use 3 Phase power to the lift station, 2nd Gough. Roll Call Ayes: Patel, Bustad, Stone, Gough, Kirts.

11) Bustad motion to discuss Resolution 2020-30 Approving the Development Agreement with Keystone Equity Group, LLC, 2nd Kirts. MCU. The Mayor spoke with Dorsey Whitney regarding the verbiage in the agreement that is still unclear and needs to be revised. Should have the revised agreement the first part of December for Council to read and approve. Bustad motion to table the discussion on Resolution 2020-30 Approving the Development Agreement with Keystone Equity Group LLC, 2nd Patel. MCU

12) Kirts motion to discuss Resolution 2020-31 Resolution Approving Payment to the Dallas County Local Housing Trust Fund, Inc., 2nd Bustad. MCU. Dallas County Local Housing has done a lot for the Woodward Community. This is a donation of a \$1 per resident for their continued support. Kirts confirmed this is a budget item that has already been recognized in the current budget. Bustad motion to approve Resolution 2020-31 Resolution Approving Payment to the Dallas County Local Housing Trust Fund, Inc, 2nd Kirts. Roll Call Ayes: Patel, Bustad, Stone, Gough, Kirts

13) Kirts motion to discuss Resolution 2020-32 Resolution Providing Financial Incentives for New Residential Construction, 2nd Stone, MCU. This is an incentive for new home builders to build without having to pay water or sewer permit fees in an Urban Renewal Area. Kirts motion to approve Resolution 2020-32 Resolution Providing Financial Incentives for New Residential Construction, 2nd Stone. Roll Call Ayes: Bustad, Stone, Gough, Kirts, Patel

14) Kirts motion to discuss Resolution 2020-33 Resolution to provide for a notice of hearing on proposed plans, specifications, form of contract and estimate of cost for the West Lift Station Project, and the taking of bids therefore, 2nd Gough, MCU. This is setting a date for a public hearing for accepting bids for the construction of the west lift station and either asking Michael Maloney to go ahead with the GO Bonding rates or to decide not to choose a different route. Kirts mentioned comments from Facebook regarding lowering resident water bills by refinancing the current GO Bond. Maybe not refinance and use the existing LOST monies received to help lower the debt over 10 years instead of 20. Patel has contact with customers from his store regarding this question and there are families that would appreciate lowering the utility bill every month. Michael Maloney says each budget year the Council can look at where the budget is and what sources are available for payment. The Council is not bound by one method of resolution for all 20 years, decisions can be made at each budget year. Gough would like to see if there are any options out there for the elderly or disabled that are on a fixed income. Attorney Scott Finneseth and Michael Maloney addressed how this program could work. Low to Moderate Income (LMI) could be a possibility for residents to qualify for. Looking at that option means the City may need to find a revenue source from someplace else if everyone is not paying the same amount. Mayor Folkerts stated that the LMI program isn't an option if the City doesn't restructure the current loan because the income will be needed. Michael Maloney confirmed that agreeing to restructure and refinance opens the City up to additional revenue streams, the City can pay it from different sources. Kirts motion to approve Resolution 2020-33 setting the date for the council members for a public hearing on Dec. 14, 2020, and additionally approve the GO funding option of the west lift station and the refinancing of the SRF not to exceed \$2,700,000, 2nd Gough. Roll Call Ayes; Patel, Bustad, Stone, Gough, Kirts
Michael Maloney needed confirmation on the cost of the electrical and how that was going to be paid and asked for a special session on Monday, November 16, 2020 to finalize the numbers.

15) Patel motion to discuss a donation to Iowa Natural Heritage Foundation-High Trestle Trail Legacy Fund donation, 2nd Bustad. Patel explained this donation is to help with maintaining the High Trestle Trail. Kirts considers the HTT a very large draw to our town. Gough motioned to donate \$500, the same as last year, 2nd Bustad. Roll Call Ayes: Stone, Gough, Kirts, Patel, Bustad

16) Stone motioned to go into Closed Session, 2nd Gough MCU

17) Bustad motioned to go back into Open Session, 2nd Patel MCU

18) Bustad motioned to approve the bills with a correction of \$500, not \$1500, to the Iowa Natural Heritage Foundation-High Trestle Trail Legacy Fund Donation and a check was re-issued to Michael Danti because the original check was lost in the mail, 2nd Patel. Roll Call Ayes: Stone, Gough, Kirts, Patel, Bustad

ACCESS SYSTEMS	MAINT	125.4
ACCO	SUPL	208
	SEWER	
ACCU JET SEWER & DRAIN	LINING	76,040.00
AFLAC	AFLAC	558.54
AGSOURCE LABORATORIES	TEST	134.5
ALLIANT ENERGY	UTIL	7,042.33
AMAZON	BOOKS	140.55
BAKER & TAYLOR	BOOKS	153.9
BIRDS & BLOOMS EXTRA	SUBSCR	19.98
BLACK HILLS ENERGY	UTIL	198.07
BLUE FLAME	FUEL	1,309.80
BOMGAARS	SUPL	737.7
SHANE BUCK	REIMB	56.9
CENGAGE LEARNING	BOOKS	50.03
CITY OF WEST DES MOINES	DUES	1,623.00
CARDMEMBER SERVICE	SUPL	948.41
CODE 4	EQUIP	325
DALLAS COUNTY TREASURER	RD MAINT	12,157.00
EFTPS	FED/FICA TAX	6,101.86
FINNESETH DALEN & POWELL	LEGALS	882
FORD MOTOR CREDIT	LEASE	9,213.15
FULLER PETROLEUM SERVICE	FUEL	558.02
GALLS	EQUIP	38.18
GATEHOUSE	LEGALS	556.63
GUTHRIE CO REC	UTIL	29.98
GWORCS	LICENSE	5,991.31
HACH COMPANY	SUPL	857.9
IMFOA CONF	TRAINING	125
IA MUNICIPAL WORKERS COMP ASSO	WORK COMP	610
IOWA DEPT AGRICULTURE & LAND	LICENSE	75
IOWA NATURAL HERTG FOUNDATION	DONATION	500.00
IOWA ONE CALL	ONE CALL	68.1
IPERS	IPERS	6,373.89
KP ROBINSON	EQUIP	200
LANDUS COOP	SUPL	19.39
LIBERTY NATIONAL	LIBERTY	95.76
MAFCO BUILDERS	SUPL	2,412.00

MENARDS CLIVE	SUPL	80.46
MENARDS GRIMES	SUPL	422.61
MICHAEL DANTI	CLEANUP	720
MICROMARKETING	AUDIO	113.76
MINBURN TELECOM	PHONE	666.59
MUNICIPAL SUPPLY	MAINT	272.95
NICHOLS EQUIP	RENTAL	4,259.18
O'REILLY AUTO PARTS	SUPL	102.22
RADAR ROAD TEC	EQUIP	150
SMART APPLE MEDIA	BOOKS	49.75
SPRAYER SPECIALTIES	MAINT	421.69
STIVERS FORD	MAINT	45.48
TIERNANS SERVICE CENTER	MAINT	78.5
TITAN MACHINERY	RENTAL	8,833.31
TREASURER EXCISE TAX	EXCISE TAX	839
TREASURER, STATE OF IOWA	STATE TAXES	1,670.00
TREASURER STATE OF IOWA	SALES TAX	942
VAN WALL EQUIP	MAINT	66.01
VANDER HAAG'S	MAINT	155.55
VEENSTRA & KIMM	ENGINEERING	2,042.02
VERIZON	PHONE	86.49
WALTERS SANITARY	GARBAGE	7,007.51
WELLMARK	INSURANCE	4,100.83
WOODRUFF CONST	MAINT	4,874.00
WOODSMITH	SUBSCR	29
WOODWARD PO	POSTAGE	142.5
CITY OF WOODWARD	POSTAGE	106.6
WOODWARD RESOURCE CENTER	WATER	1,661.66
Accounts Payable Total		177,476.95
Total Payroll Paid		19,416.72
GENERAL		45,506.65
ROAD USE TAX		19,917.09
EMPLOYEE BENEFITS		3,156.26
FEMA DERECHO CLEANUP		13,004.99
WATER		21,889.98
SEWER		89,454.85
STORM SEWER		3,963.85
TOTAL FUNDS		196,893.67
GENERAL		2,793.34
WATER		11,014.35
SEWER		13,426.83
STORM SEWER		1277.7

TOTAL REVENUE

28,512.22

19) Mayor/Council Comments: Mayor Folkerts and Craig Dehoet will be meeting Debbie Durham from the state economic development group, regarding what's next for the Eco Park area south of Woodward. Mayor Folkerts thanked the Council for their continued support.

Bustad motioned to adjourn the meeting at 9:07pm, 2nd Gough. MCU