

Woodward Council Minutes

October 12, 2020

Mayor Folkerts called the September 14, 2020 Council meeting to order at 7:02pm. The meeting was open to the public and held electronically through Zoom. Roll Call: Present; Bustad, Patel, Kirts, Gough, Absent; Stone

2) Patel motion to approve the agenda, 2nd Gough, MCU.

3) Kirts motion to open the Public Hearing on Proposed Designation of the Keystone Urban Renewal Area, 2nd Gough, MCU.

4) Bustad motion to approve the Council minutes from Sept 14, 2020 as written, 2nd Kirts, MCU.

6) Library; Griffith said the library will be celebrating their 75th Anniversary next year and was wondering if anyone has pictures of the library when it was above the fire house or pictures of Mrs. C.M. Peters, who was the first Librarian. Water Dept; Kirts and the Water Research Committee will be having a meeting on Wed. the 14th with Iowa American Water. Patel; will follow up on a lawn care bill received after sodding some property that was filled in with dirt.

7) Mayor Reports; The consolidation with Granger Police Dept is on hold. Granger has voted on a revised agreement. That agreement will be brought to the Council in Nov or Dec. Granger Public Works has lost an employee. The Mayor offered any help from the Woodward Public Works if they need it. ICAP, insurance provider, has a policy which includes debris cleanup. Will continue working with ICAP before pursuing FEMA. October 26th will be a special session.

8) Patel motion to discuss Halloween, 2nd Gough. Trick-or-Treat will be October 31, 2020 from 5 to 7pm. The decision is up to everyone on whether they want to participate or not. Please wear a mask if you choose to hand out candy.

9) Kirts motion to discuss Resolution 2020-23 Street Finance Report, 2nd Patel. Kirts confirmed the meaning of this report being an annual report turned in to help determine the road use tax we receive from the State. Kirts motion to approve Resolution 2020-23 Street Finance Report, 2nd Gough; Roll Call Ayes: Patel, Kirts, Gough, Bustad.

10) Kirts motion to discuss Resolution 2020-24 Resolution Requesting Reimbursement from the Iowa COVID-19 Government Relief Fund; within the City of Woodward, Dallas County, Iowa, 2nd Gough, MCU. Kirts confirming that a dollar amount isn't needed in the resolution. Kirts motion to approve Resolution 2020-24 Resolution Requesting Reimbursement from the Iowa COVID-19 Government Relief Fund; within the City of Woodward, Dallas County, Iowa, 2nd Gough. Roll Call Ayes: Kirts, Gough, Bustad, Patel.

11) Patel motions to close the Public Hearing on Proposed Designation of the Keystone Urban Renewal Area, 2nd Bustad at 7:12 pm. Roll Call Ayes: Gough, Bustad, Patel, Kirts.

12) Kirts motion to discuss Resolution 2020-26 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 and Project for the Keystone Urban Renewal Area, 2nd Gough, MCU. Kirts confirming the legal fees/admin fees referenced on page 3 of the New Urban Renewal Plan won't exceed \$15,000. Kirts also inquired about the LMI set-aside referenced on page 4. Patel expressed the same questions as Kirts. Mayor Folkerts confirmed the LMI had not been included in the original Development Agreement. Bustad motion to approve Resolution 2020-26 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 and Project for the Keystone Urban Renewal Area, 2nd Gough. Roll Call Ayes: Gough, Bustad, Patel, Kirts.

13) Kirts motion to discuss Ordinance 20-408 Providing for the Division of Taxes Levied on Taxable Property in the Keystone Urban Renewal Area Pursuant to Section 403.19 of the Code of Iowa, 2nd Patel, MCU. Gough motioned to approve the first reading of Ordinance 20-408 for the Division of

Taxes Levied on Taxable Property in the Keystone Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa, 2nd Kirts. Roll Call Ayes: Bustad, Patel, Kirts, Gough.

14) Kirts motioned to discuss Resolution 2020-27 Resolution setting the date for a public hearing on proposal to enter into a General Obligation Corporate Purpose and Refunding Loan Agreement and to borrow money thereunder, 2nd Gough, MCU. The original lift station number of \$485,000 is now \$686,960 because of interest, acquisition fees and legal fees. TIF dollars will not be able to cover all of the new number. Mayor Folkerts and Councilman Gough met with JD Albright of Keystone Development to discuss options in covering the extra cost. There are three options for the City to chose from. Option one is to hold steady with our number and not be willing to give a little. Option two is to scale back on the lift station and make it smaller and not hook into the existing sewer line to lower the cost. Option three is to look at the extra \$125,000 as an improvement for the City to hook into the new sewer lift station at the time of building. Keystone Development is willing to pay \$25,000 annually towards the debt service. Keystone Development in turn, asks the City to pay any amount above the \$25,000 finance payment. The City would like to add the verbiage in the new Development Agreement to agree to these terms not to exceed an investment of \$225,000. Kirts said with a \$15,000 a year payment towards said lift station that is an investment the City can't afford to make. Gough reiterated the same message. The lift station will be added for the development regardless of whether it hooks into the existing line or not. To save the City time and money down the road to connect the new system into the existing system at the time of building. Patel asked if this would help with continued growth on the west side. Mayor Folkerts explained the location of the lift station doesn't allow for any more growth in that area but helps alleviate some problems we currently have. To be able to continue growth on that side of town would've required a lift station in a different area and the current property owners didn't want the lift station built on their property. Dave Luke spoke regarding this new development. I've sat in a council chair in the past and know that we need people in this community to keep it alive. We've been fighting water problems for years, if we can't get new homes in this community to help with the cost of the improvements, we're not going to make it as a community. Bustad commented about the price going up on everything if we don't hook on to the existing system now. Mayor Folkerts agreed that if we were to hold off on this, we won't have a Developer trying to help with the cost and it could be a \$500,000 cost to the City. Kirts motioned to approve Resolution 2020-27 Resolution to Fix a Date of Meeting at which it is Proposed to Approve a Development Agreement with Keystone Equity Group, L.L.C., including Annual Appropriation Tax Increment Payments along with approval to proceed with the modifications of the Development Agreement that include the debt servicing of the lift station that will not exceed \$225,000 as part of that Development Agreement, 2nd Bustad. Roll Call Ayes: Gough, Bustad, Patel, Kirts.

15) Patel motion to discuss Resolution 2020-28 Resolution setting the date for a public hearing on proposal to enter into a General Obligation Corporate Purpose and Refunding Loan Agreement and to borrow money thereunder, 2nd Kirts, MCU. This is setting the date for the meeting agreeing to the loans or Bonds for the lift station. Mayor Folkerts spoke with the Head of the Department of USDA and there will be loans or grant money that can be applied for. More research will be done to find other avenues to help pay for the lift station. This meeting will set up the GO Bonding for the lift station until we can find other grants or USDA loan options. Bustad motioned to approve Resolution 2020-28 Resolution setting the date for a public hearing on proposal to enter into a General Obligation Corporate Purpose and Refunding Loan Agreement and to borrow money thereunder, 2nd Gough. Roll Call Ayes: Patel, Kirts, Gough, Bustad.

16) Gough motion to discuss nuisance lawns and abatements, 2nd Patel, MCU. COVID-19 has caused problems with issuing tickets and going to court. An option being discussed is an abatement process. The resident is given a letter and they have 10 days to request a hearing in writing. That hearing goes in front of the Council or Council Member Gough's Compliance Committee, that process

will be determined. Look at and possibly update the resolution stating the costs for equipment and labor. Gough wants to know what the procedure will be to ensure residents understand it's what's fair to everyone. Gough makes a motion for the City to set up an abatement process to deal with nuisance lawns and properties in the City which continue to represent a health and safety issue to the community, 2nd Patel. Roll Call Ayes: Bustad, Patel, Kirts, Gough.

17) Kirts motion to discuss a name for the new development, 2nd Gough, MCU. Mayor Folkerts would like to recommend a name for the new development of Siglin Estates. The Siglin family has worked hard to make this development happen and they donated part of that property years ago and it only fitting that we remember them this way. Kirts motion to formerly adopt the title of Siglin Estates for the new development here in Woodward, 2nd Bustad. MCU

18) Bustad motion to discuss the American Legion water service, 2nd Patel. Bustad said we can't shut the water off because AA has meetings out there a couple of times a week. Bustad motions to table the discussion until a later time, 2nd Gough, MCU.

19) Kirts motions to discuss selling the Ford F250, 2nd Bustad, MCU. The new public works truck will be delivered soon. After speaking to Attorney Dalen the best way to handle selling the truck is by sealed bid. Kirts made a motion to sell the Ford F250 by sealed bid, with a minimum bid of \$1500 for the truck and the blade, 2nd Gough. Roll Call Ayes: Kirts, Gough, Bustad, Patel.

20) Kirts motioned to discuss properties on Main Street, 2nd Gough, MCU. 205 and 207 S Main St are currently owned by Griffon Point Holding, LLC, which is the step-son of previous owner Joe Karge. An opportunity has come up that these two buildings be donated to the City and sold to an investment company or person who is willing to fix them and make them a store front on the bottom floor and apartments upstairs. Before doing anything, the City will request the abstracts be brought up-to-date and Attorney Dalen will do a title search to see what's out there against the property before agreeing to anything. There would be a lot of stipulations to the prospective buyer. Council is willing to entertain further discussions regarding these properties.

21) Kirts motioned to discuss residents on South Cherry Ave, by the development, and vacating the alleys behind them, 2nd Gough. The residents would be able to vacate up to 16 feet behind their house with the expense of document preparation and filing to the home owner.

22) Kirts motioned to discuss lease options on a new police vehicle, 2nd Gough, MCU. The idea is to get the vehicles on a lease rotation like the Public Works dept. Bustad motioned to lease a 2021 Chevrolet Tahoe with 5-year lease at 4.507% with an annual payment of \$10,677.86 coming out of the LOST (local option sales tax), 2nd Kirts. Roll Call Ayes: Kirts, Gough, Bustad, Patel.

23) Kirts motioned to discuss a new radar for the police dept., 2nd Bustad. MCU. Radar unit in the Impala doesn't work very well. A refurbished unit was able to be purchased for \$150.

24) Bustad motioned to discuss the building on the old Siglin fields, 2nd Patel, MCU. Everything has been moved off that property except the storage shed. The options are to try and sell it and have it moved or destroy it. Attorney Dalen confirmed it has to be advertised to the public to sell. Sealed bids will be accepted for the storage shed with a date for removal or the developer will tear it down and remove it.

25) Bustad motioned to pay the bills, 2nd Kirts. Roll Call Ayes: Bustad, Patel, Kirts; Abstain: Gough.

ACCESS SYSTEMS	MAINT	265.1
ACCO	SUPL	394.9
ACCU JET SEWER & DRAIN	MAINT	600.24
AFLAC	AFLAC	558.54
AGRI DRAIN CORPORATION	SUPL	129.64
AGSOURCE LABORATORIES	TEST	363.25

ALLIANT ENERGY	UTIL	5,196.47
AMAZON	SUPL	349.07
BAKER & TAYLOR	BOOKS	187.67
BLACK HILLS ENERGY		192.25
BLUE FLAME FUELS	FUEL	709.15
BOMGAARS	EQUIP	504.13
CENGAGE LEARNING INC/GALE	BOOKS	25.34
CARDMEMBER SERVICE	SUPL	183.96
CRAIG DEHOET	CLEANUP	198
CUMMINS SALES AND SERVICE	MAINT	1,116.50
DALLAS COUNTY NEWS	PUBLISHING	46
DEAN MEIER	CLEANUP	1,053.00
DES MOINES STEEL CO	MAINT	34.2
DIAM PEST CONTROL	MAINT	115
MAGAZINE RENEWAL CENTER	SUBSC	8
EFTPS	FED/FICA TAX	7,435.23
FINNESETH DALEN & POWELL	LEGALS	1,288.00
GALLS	CLOTHING	18.96
GEORGE PUBLIC LIBRARY	BOOK	10
GUTHRIE CO REC	UTIL	29.62
HARLAND ACE HARDWARE	SUPL	183.6
HARRIS LAND AND LIVESTOCK	TREE TRIM	75
IOWA ASSN MUNICIPAL UTILITIES	DUES	468.35
IOWA CONTRACT SERVICES	CLEANUP	16,050.00
IOWA ONE CALL	MAINT	29.3
IPERS	IPERS	5,191.60
ITRON	MAINT	953.97
J&D COMPUTERS	MAINT	219.95
JETCO	UPGRADE	13,807.00
KNOW BUDDY RESOURCES	BOOKS	139.08
LIBERTY NATIONAL	LIBERTY	43.92
LOGAN CONTRACTORS	EQUIP	3,121.40
MAFCO BUILDERS	CLEANUP	5,800.00
MENARDS ANKENY	SUPL	661.43
MENARDS CLIVE	CLOTHING	39.99
MENARDS GRIMES	SUPL	54.9
MICHAEL DANTI	CLEANUP	720
MICROMARKETING	AUDIO	248.51
MINBURN TELECOMM	PHONE	669.24
MOMAR	SUPL	3,451.61
MUNICIPAL SUPPLY	SUPL	139
NICHOLS EQUIPMENT	RENTAL	11,240.42

NO LAWN LEFT BEHIND	SUPL	2,000.00
BLUE TARP CREDIT SERVICES	SUPL	167.94
O'REILLY AUTO PARTS	MAINT	144.69
CARD SERVICES	SUPL	69.46
OVERHEAD DOOR	MAINT	1,264.22
PENWORTHY COMPANY	BOOKS	147.24
PERRY PUBLIC LIBRARY	TRAINING	25
RADAR ROAD TEC	MAINT	98
SCHWINGER LAWN SERVICE	CLEANUP	25,500.00
STANARD & ASSOCIATES	TESTS	137.52
STATE LIBRARY OF IOWA	SUBSCR	112.96
TERRY LUKE	CLEANUP	1,053.00
THE LIBRARY STORE	SUPL	103.8
TITAN MACHINERY	RENTAL	4,157.30
TONY BRYAN	REFUND	50
TREASURER EXCISE TAX	EXCISE TAX	845
TREASURER, STATE OF IOWA	STATE TAXES	1,494.00
TREASURER STATE OF IOWA	SALES TAX	970
VAN WALL EQUIPMENT	PARTS	31.28
VEENSTRA & KIMM	ENGINEERING	1,670.38
VERIZON	PHONE	86.46
WALTERS SANITARY	GARBAGE	9,034.53
WELLMARK BLUE CROSS	INSURANCE	4,100.83
WINDFALL	BOOKS	70.3
WOODWARD POST OFFICE	POSTAGE	252.5
WOODWARD RESOURCE CENTER	WATER	1,533.24
Accounts Payable Total		139,440.14
Total Payroll Paid		23,368.55
GENERAL		34,162.02
ROAD USE TAX		6,623.71
EMPLOYEE BENEFITS		3,156.26
FEMA DERECHO CLEANUP		73,226.13
WATER		25,720.36
SEWER		15,865.99
STORM SEWER		4,054.22
TOTAL FUNDS		162,808.69
GENERAL		1,111.42
WATER		3,654.14
SEWER		5,294.38
STORM SEWER		600.94
TOTAL REVENUE		10,660.88

26) Mayor/Council Comments: Patel shows concern about an email that was sent to the Council Members regarding the police consolidation and how that email was interpreted. Patel wants to be able to listen to the public and hear their concerns and opinions. Bustad told residents about the Dallas County produce bringing boxes of dairy and produce on Thur. Oct 15th. Mayor Folkerts thanks the Council for their continued support with the new development.

27) Bustad motions to adjourn at 8:45pm, 2nd Kirts, MCU.

Angie Hoyt, City Clerk

Attest: Todd Folkerts, Mayor