

STATEMENT OF COUNCIL PROCEEDINGS

July 20, 2020 6:00 p.m.

The City Council of Boone, Iowa, met in regular session in the City Hall Council Chambers on July 20, 2020, at 6:00 p.m. with Mayor Slight presiding. Due to the COVID-19 pandemic, the City took precautionary steps and provided instructions to a Zoom conference call/webinar for those that wanted to participate or listen to the meeting. The following Council Members were present: Byrd, McGinn, Stines, Moorman, Piklapp, Stecker, and Ray. Absent: none.

Piklapp moved; Byrd seconded to approve the agenda as presented. Ayes: McGinn, Stines, Moorman, Piklapp, Stecker, Ray, and Byrd. Nays: none.

Mayor Slight announced that this is the time and place for a public hearing for the consideration of the sale of 1517 6th Street, Boone, Iowa. Mayor Slight asked if there were any written comments; no written comments were presented. Mayor Slight asked if there were any public comments; no comments were made. Whereupon, the Mayor declared the hearing closed.

Piklapp moved; McGinn seconded to approve the release of Fiscal Year 2021 Hotel/Motel Grant Funds to the Boone County Historical Society as previously allocated. Ayes: Stines, Moorman, Piklapp, Stecker, Ray, Byrd, and McGinn. Nays: none.

Ray moved; Byrd seconded to approve the new Social Media Policy as presented. Ayes: Moorman, Piklapp, Stecker, Ray, Byrd, McGinn, and Stines. Nays: none.

Piklapp advised that the City received appeals from Jerry and Linda Bravard and George and Virginia Silberhorn for the denial of tax abatement (Jumpstart Boone Program), both homes are within the Tri-West Development. Skare summarized that the denial was based off the Tri-West Agreement Section 6.9 No Abatement; in addition, it is on the City website pertaining to the Jumpstart Boone Program, that the project cannot be located in an area that is already receiving either direct or indirect benefit from a Tax Increment Financing program. Robbins was in agreement, that the Developer did not comply with Section 6.9 of the Tri-West Agreement. Bravard presented a letter from Ed Higgins dated December 5, 2018 stating that the lots in Golf Estates qualified for the tax abatements. Skare responded that Higgins sent a letter in December 2019 correcting his previously issued letter; however, both Homeowners stated that they did not receive this letter. Bob Flynn, Realtor for Tri-West, stated that the Purchase Agreement is clear that the incentives that the Seller was providing was because the lots were not eligible for any further incentives. Ray requested that the City mediate a conversation with both the Homeowners and the Developer. Bravard stated that the Developer provided a \$5,000.00 discount, and he was under the understanding that the discount was to get the lots sold and to be more competitive with the other lots the bank was selling. Bravard confirmed that he purchased the lot for \$34,900.00 and not the \$39,900.00 that the Assessor's website shows. The Council agreed that this item will be taken back to the Economic Development Committee for discussion.

Kris Blocker, Manager of Member Services at Boone County Chamber of Commerce, stated that she has been working with the City and Bill Gebhart to produce several commercials to promote the City of Boone. Blocker presented a schedule of when the promotional videos will appear on KCCI and ME TV; in addition a commercial will be on the City Website, Facebook, and Instagram. Blocker stated that Iowa Tourism launched a campaign to bring visitors to the State of Iowa. Funds have been allocated to the campaign in order to get the City's and the Boone Convention & Visitors Bureau Websites on their list.

Higgins presented the site plan from PA-Partnership, LLC and COMO Properties, LLC for an Edward Jones Investments facility at 1207 S. Marshall Street, Boone, Iowa; and recommended approval. Ray moved; McGinn seconded to approve the site plan as presented from PA-Partnership, LLC and COMO Properties, LLC. Ayes: Piklapp, Stecker, Ray, Byrd, McGinn, Stines, and Moorman. Nays: none.

Higgins presented a site plan from BRAKT, Inc. for a car wash at 1300 S. Marshall Street, Boone, Iowa. Plans include the demolition of the existing building and building a slightly larger car wash; staff recommended approval. McGinn moved; Pikelapp seconded to approve the site plan as presented from BRAKT, Inc. Ayes: Stecker, Ray, Byrd, McGinn, Stines, Moorman, and Pikelapp. Nays: none.

Higgins presented a site plan from MAKA Boone, LLC, at 1502 S. Story Street, Boone, Iowa for a combination carry-out and drive-through Domino's Pizza; and recommended approval. Moorman moved; Byrd seconded to approve the site plan as presented by MAKA Boone, LLC. Ayes: Ray, Byrd, McGinn, Stines, Moorman, Pikelapp, and Stecker. Nays: none.

Higgins presented a request to vacate a portion of the public right-of-way between 1514 Union Street and 1521 Garst Avenue, Boone, Iowa from Bruce Warrick and Greg and Nicole Gustafson. Higgins advised that staff recommends the alleyway be split evenly between the two (2) properties; the City shall maintain all public utility easements. Ray moved; Byrd seconded to approve the request to vacate a portion of the public right-of-way between 1514 Union Street and 1521 Garst Avenue, Boone, Iowa. Ayes: Byrd, McGinn, Stines, Moorman, Pikelapp, Stecker, and Ray. Nays: none.

Higgins presented a proposal that would require crematoriums to apply for a Special Use Permit and asked for approval of the application process. Stines moved; Ray seconded to approve an application process for a Crematorium Special Use Permit. Ayes: McGinn, Stines, Moorman, Pikelapp, Stecker, Ray, and Byrd. Nays: none.

Scott presented Change Order Number One (1) for the Water Plant Lime Residual Removal Project in the amount of \$46,155.21, payable to Wisecup Trucking, LLC for an additional two (2) months of work on the project. Ray moved; Moorman seconded to approve Change Order Number One (1) for the Water Plant Lime Residual Removal Project in the amount of \$46,155.21 to Wisecup Trucking, LLC. Ayes: Stines, Moorman, Pikelapp, Stecker, Ray, Byrd, and McGinn. Nays: none.

Scott presented Change Order Number One (1) for the 11th Street Paving Project in the amount of \$10,541.70 payable to Manatts, Inc. for additional sidewalks behind the alley approaches. Pikelapp moved; McGinn seconded to approve Change Order Number One (1) for the 11th Street Paving Project in the amount of \$10,541.70. Ayes: Moorman, Pikelapp, Stecker, Ray, Byrd, McGinn, and Stines. Nays: none.

Chief Adams reported that the Fire Department is waiting on some equipment before putting the new fire truck into service.

Skare updated the Council on several Fiscal Year 2020 goals: re-establishing a School Resource Officer, downtown revitalization, marketing campaign, and demolition completions. Skare also reminded the Council of the Fiscal Year 2021 goals: to continue demolitions and nuisance abatement of blighted properties, mill and overlay planning of the downtown area, storm water rate comparison, a stable Ambulance Contract, continuing sanitary sewer maintenance, and the hiring of a City Economic Development position.

Skare stated that Jason McGinnis, at InfoBunker, logged into one of our Zoom Meetings and made some recommendations in regards to our internet; and those upgrades have been completed. Skare advised that the security is the same no matter what level of plan you have. Stines and Stecker both stated that they would like to continue to do the Zoom Meetings. The Council discussed equipment options, quality, and whether they want to continue doing the Zoom Meetings. Pikelapp stated that he was okay to continue with Zoom Meetings during COVID-19, but would like to hold off on any equipment purchases.

Skare updated the Council that the Rotary plans to move the passenger car and tender on Wednesday, July 22 and the steam engine on Thursday, July 23, 2020. The Public Works Department will assist in the move of the train.

Skare stated that City Hall lost air-conditioning on the main floor and staff is waiting on a part. Skare explained that there have been issues with the air-conditioning on the second floor of City Hall which he thinks is fixed, however, that could be an additional expense for both repairs that were not budget for.

Mayor Slight asked if there were any questions or items to be removed from the Consent Agenda; no requests were made.

Ray moved; Stines seconded to approve the following items on the Consent Agenda: 1) Minutes of previous meetings. 2) Bills payable. 3) Alcohol License renewal for Railhouse. 4) Resolution 2796 approving and authorizing an amendment to the Loan and Disbursement Agreement with the Iowa Finance Authority and authorizing for the reissuance of the Water Revenue Capital Loan Notes, Series 2010. 5) Resolution 2797 amending water rates for Xenia Rural Water Association. 6) Resolution 2798 authorizing the sale of real estate and issuance of a Quit Claim Deed, 1517 6th Street, Boone, Iowa to Heart of Iowa Habitat for Humanity. Ayes: Piklapp, Stecker, Ray, Byrd, McGinn, Stines, and Moorman. Nays: none.

A & E Millwright & Repair	VLR Repairs	32,814.17
A & M Laundry Inc	Supplies	57.02
Access Systems Leasing	Copier Agreement	398.09
Aflac	Payroll	66.19
Ahlers & Cooney Pc	Legal Fees	122.00
Alliant Energy	Utilities	553.65
Alliant Energy	Utilities	51,692.83
Allstate Benefit Group	Payroll	357.21
Amazon Capital Services Inc	Supplies	100.00
Amber Rush	Shelter Rental Refund	150.00
Amsoil Inc	Oil	246.90
Boone Fitness LLC	Payroll	70.60
Arnold Motor Supply	Supplies	152.38
Arnold Motor Supply	Supplies/Parts	1,405.09
Barco Municipal Products	Safety Signs	519.92
Bernie Lowe & Associates Inc	Medical	168.33
Boehm Insurance Agency Inc	Fire Truck Insurance	809.00
Bomgaars	Supplies	543.91
Boone Ace Hardware	Parts	347.28
Boone Bank & Trust	Payroll	608.52
Boone Chamber Of Commerce	Hotel/Motel Disbursement	15,000.00
Boone Chamber Of Commerce	Business Grant Fund	25,000.00
Boone County Landfill	FY21 Assessment	5,275.42
Boone County Landfill	City Wide Clean Up	3,806.40
Boone County Recorder	Recording Fees	75.00
Boone Hardware	Supplies	82.41
Boone Hardware	Supplies	311.52
Gatehouse Media Iowa	Publications	225.65
Bradley Rholl	Reimbursement	19.00
Brown Electric	Lift Station Repairs	108.95
Brown Supply Co	Manhole Lid	579.00
Builders First Source	Parts	80.06
Builders First Source	Parts	205.60
Boone Rental/Capital City	Tool Rental	75.00
CCD Yard Services	Lawn Services	200.00
CDS Global	Monthly Processing	2,081.81
CDS Global	Postage	1,916.87
Scott D Smith	Mowing Services	440.00
Central Iowa Ready Mix	Materials	2,457.00
CenturyLink	Phone Line	644.79

Cintas Corporation	Supplies	212.71
Collection Services Center	Payroll	563.68
Core & Main LP	Parts	23.09
Culligan Of Boone	Lab Testing	58.10
John Deere Financial	Equipment	31,581.38
Dick's Fire Extinguisher Services	Annual Maintenance	157.50
Ecolab Inc	Pest Control	99.06
Electronic Engineering	Battery	135.00
EMC Insurance Company	Insurance Deductible	250.00
Two Rivers Insurance Company Inc	Insurance Premium	114,574.65
Cox Tires Inc	Part	20.00
Cox Tires Inc	Tires	1,014.00
FMC Masonry	Masonry Work	2,240.00
Galls Parent Holding LLC	Vest	569.99
Grimes Asphalt & Paving Corp	Materials	876.00
Hach Company	Chemicals	1,458.43
Hawkins Water Treatment Group	Chemicals	4,469.03
Hokel Machine Supply	Part	296.51
Hull Plumbing And Heating	Parts	37.01
Iowa Association Of Water Agencies	Services	450.00
Iowa Department of Transportation	Shop Supplies	135.95
Iowa Department of Transportation	Shop Supplies	502.45
Iowa Department Of Natural Resources	Annual Water Supply Fee	1,477.12
Iowa Home Builders	Housing Incentive	6,192.38
Iowa Plains Signing, Inc	Street Paint	34,031.22
Iowa Rural Water Association	Training	160.00
ICMA Retirement Trust 457	Payroll	1,741.95
Infobunker LLC	Internet Service	141.00
Infomax Office Systems Inc	Printing Contract	673.15
Intensitee Inc	Greenspace Flags	198.18
IPERS	Payroll	15,409.31
John Murphy	Refund	50.00
Jonathan & Danielle	Housing Incentive	5,000.00
Kari Frost	Reimbursement	1.64
Kendall Hilsabeck	Reimbursement	19.00
Keystone Laboratories Inc	Lab Testing	221.60
Kim Meimann	Mowing Services	310.00
Kimball Midwest	Shop Supplies	963.45
Riverfront Broadcasting Of Iowa	Broadcasting	366.18
Laurie Runyan Kathman	Shelter Rental Refund	100.00
Trans Iowa Equipment	Street Sweeper Parts	4,217.34
Martin Marietta Materials	Storm Tile Rock	1,651.14
Roger & Jane Martin	Fuel	8,888.37
Mary Howe	Shelter Rental Refund	150.00
Andrew Lynn McGill	Computer Services	350.00
Medtrak Services	411 Prescriptions	71.39
Members 1st Community Credit Union	Payroll	160.00
Menards	Tools	140.80
Midwest Alarm Services	Annual Inspection	463.56
Midwest Radar & Equipment	Radar Calibration	440.00
Moffitt's Inc	Repairs	89.26
Municipal Emergency Services	Parts	289.44
Municipal Fire & Police Retirement	Payroll	27,306.89
Mutual Of Omaha	Insurance Premium	450.33
Nikkel & Associates Inc	Repairs	2,546.15
Optum	Payroll	368.59
Rollins Inc	Pest Control	79.11

Pat Clemons Chevrolet	Repairs	1,157.09
Penny Vossler	Services	100.00
Pomp's Tire Service Inc	Tires	801.00
Portable Pro	Portable Services	390.00
Positive Concepts Inc Co	Thermal Paper	157.04
Quick Oil Co	Propane	2,260.28
R & W Power	Supplies	668.30
R & W Power	Supplies	28.14
Reese Electric	Parts	462.00
Richard O Grove	Reimbursement	18.98
Seth Janssen	Reimbursement	19.00
Simmering Cory Inc	Grant Writing Services	1,000.00
Staples Inc	Office Supplies	111.48
Staples Inc	Office Supplies	225.68
State Hygienic Laboratory	Lab Testing	2,415.00
State Of Iowa	Payroll	8,105.00
Stew Johnson	Shelter Rental Refund	90.00
Storey Kenworthy	Office/Cleaning Supplies	476.17
Story County Treasurer	Drug Task Force	745.71
Valerie Koeppen	Custodial Services	800.00
Teresa Wilkinson	Shelter Rental Refund	100.00
Tom Walters Company	Waste Removal	96.00
Total Choice Shipping	Postage	43.51
Trinity Regional Medical Center	Instructor Fee Renewal	80.00
Van-Wall Equipment Inc	Parts	464.02
Cellco Partnership	Wireless Services	592.04
Vessco Inc	Parts	1,422.48
Vision Bank	Payroll	38,332.89
Visionbank Of Iowa	Credit Card Charges	528.73
Walters Sanitary Service Inc	Waste Removal	247.12
Walters Sanitary Service Inc	Waste Removal	328.42
Tyler Wisecup	Lime Disposal	46,155.21
Xerox Corporation	Printing Services	58.14
Mindy Baker	Utility Deposit Refund	125.00
Michael Bennett	Utility Deposit Refund	112.67
Dennis R Benton	Utility Deposit Refund	89.07
Robert A Bruno	Utility Deposit Refund	106.65
Ann M Crutchfield	Utility Deposit Refund	125.00
Karri D Folks	Utility Deposit Refund	125.00
AnnMarie Heard	Utility Deposit Refund	125.00
Shannon R Hoover	Utility Deposit Refund	86.86
Randy T Lockeby	Utility Deposit Refund	125.00
Bradley J Meyer	Utility Deposit Refund	91.61
Tyler J Mortvedt	Utility Deposit Refund	125.00
Spencer J Ouverson	Utility Deposit Refund	81.78
Alyssa K Parker	Utility Deposit Refund	90.28
Nicholas J Shimanek	Utility Deposit Refund	125.00
Denny Stoneburner	Utility Deposit Refund	21.43
Elizabeth M Van Dyke	Utility Deposit Refund	125.00
Tanner H Wilson	Utility Deposit Refund	81.78
Paid Total		534,452.22

FUND	RECEIPTS	DISBURSEMENTS
General	300,442.92	108,192.81
Special	3,796,386.81	41,256.79
Hotel/Motel	0.00	15,000.00
Road Use Tax	75,772.79	76,706.34

Debt Service	0.00	0.00
Water Utility	245,110.46	61,522.12
Sewer Utility	627,706.86	65,376.44
Family Resource Center	16,759.67	890.67
Capital Project	1,998,865.36	56,213.21
Storm Water Utility	43,415.75	4,630.76
Expendable Trust	4,339.00	2,064.66
Agency Account	243,102.93	102,598.42

Ray moved; Piklapp seconded to approve the third reading of Ordinance 2260 to modify the nuisance prohibitions to allow for the keeping and harboring of bees in the City of Boone; Code Section 55.18(6) and 175.29. Ayes: Stecker, Ray, Byrd, McGinn, Stines, Moorman, and Piklapp. Nays: none.

Ray moved; Byrd seconded to adopt Ordinance 2260 to modify the nuisance prohibitions to allow for the keeping and harboring of bees in the City of Boone; Code Section 55.18(6) and 175.29. Ayes: Ray, Byrd, McGinn, Stines, Moorman, Piklapp, and Stecker. Nays: none.

Mayor Slight stated that he had heard that there was some issues with the flags at the greenspace and asked if anyone wanted to comment. Moorman informed the Council that there was an issue with the initial Fire and Police flags due to the temporary flags that they had put up since the correct flags had been delayed; at this time the correct flags are up.

Stines informed the Council that the City has been nominated for the Voice of the People Award by POLCO. Mallas asked if the award is a non-partisan award; Byrd researched the Award and stated that it does appear to be partisan. Mayor Slight asked Stines to go ahead and fill out the questionnaire and then forward it on to staff for review.

Stines also advised that the Human Service Committee will be bringing forward a couple changes: to remove term limits and setting up an appeal process for applications.

Higgins stated that the Ogden Telephone Company will be starting up again in September installing fiber optic.

Ray asked for an update on the former KFC Building. Higgins stated that the owner is now going to completely tear the building down and they have a contractor lined up to start either this week or next.

There being no further business to come before the Council the meeting was adjourned at 7:16 p.m.

ATTEST:

Ondrea Elmquist Clerk/Finance Officer

John Slight, Mayor