

## STATEMENT OF COUNCIL PROCEEDINGS

September 21, 2020 6:00 p.m.

The City Council of Boone, Iowa, met in regular session in the City Hall Council Chambers on September 21, 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; Stines seconded to approve the agenda as presented. Ayes: McGinn, Stines, Moorman, Piklapp, Stecker, Ray, and Byrd. Nays: none.

Mayor Slight advised that the Council has had time to review the information provided by the homeowners for the tax abatement appeals and asked the Silberhorns and Bravards if they had anything they would like to add. Bravard summarized the information that he had previously presented. Mayor Slight asked if they had been advised that City money was not available for these lots. Bravard stated that neither the Developer nor the Real Estate Agent notified him that they were not eligible for the tax abatement. Silberhorn stated that precedent has already been set with their neighbors receiving tax abatements. Piklapp addressed the homeowners with information regarding the previously approved tax abatements.

Piklapp moved; Byrd seconded to deny the tax abatement appeal for the Brevard's' property. Ayes: Stines, Moorman, Piklapp, Stecker, Ray, and Byrd. Nays: none. Abstain: McGinn.

Piklapp moved; Byrd seconded to deny the tax abatement appeal for the Silberhorn's property. Ayes: Moorman, Piklapp, Stecker, Ray, Byrd, Stines. Nays: none. Abstain: McGinn.

Maggie Burger, of Speer Financial, presented the annual Tax Increment Financing (TIF) Report. Burger reported that the City's valuation increased by 8% in Fiscal Year 2021 with an increase of 12.5% growth in the Southeast Urban Renewal Area and 78% growth in the West Central Urban Renewal Area.

Skare stated that he received a call from Terry Goodman, President of PDM Distribution Services, regarding a spill. Staff and Council were greatly appreciative for the call. Scott advised that 1700 gallons of canola oil went into the sanitary sewer, which is hard to process and caused staff to work overtime due to the timing of the event. Scott informed the Council that the City Code does authorize the City to charge \$1.43 per pound of oil for processing plus overtime. Ray stated that the Utility Committee recommended not to charge PDM a fine and to charge them for the processing and the cost of overtime for staff. Goodman addressed the Council that this does not reflect on their twenty-one (21) years of service and agreed to pay the invoice, if approved. Ray moved; Moorman seconded to approve the invoice to PDM Distribution Services in the amount of \$19,642.08. Ayes: Piklapp, Stecker, Ray, Byrd, McGinn, Stines, and Moorman. Nays: none.

Scott presented two (2) different options for a new UV channel for the Wastewater Plant UV Disinfection Project; both options are within the budget. Scott recommended option one (1), UV System North, as this option allows for the plant to stay in operations. Scott also announced that the City was awarded a \$600,000.00 Community Development Block Grant (CDBG), to help pay for this project. Ray moved; McGinn seconded to approve option one (1) for the new UV Channel for the Wastewater Plant UV Disinfection Project. Ayes: Stecker, Ray, Byrd, McGinn, Stines, Moorman, and Piklapp. Nays: none.

Skare stated that Mayor Slight requested an audit on the Boone County Historical Society (BCHS) two (2) years ago and that staff recently received an invoice for \$20,000.00, reduced from \$33,000.00, for that audit. Mayor Slight commented that the previous

auditor never mentioned a cost. Piklapp requested that no Hotel/Motel funds be allocated to the BCHS for Fiscal Year 2022 to help offset the expense. Moorman moved; Stecker seconded to approve paying the invoice in the amount of \$20,000.00 for the BCHS audit and sending a letter to BCHS informing them that they will not be eligible for Hotel/Motel funds in Fiscal Year 2022. Ayes: Ray, Byrd, McGinn, Stines, Moorman, Piklapp, and Stecker. Nays: none.

Piklapp stated that the Economic Development Manager position has been posted and applications are due by September 30, 2020.

Higgins presented a request to vacate Outlot S, Golf Estates Subdivision, from Zach and Lisa Weisbrod. Weisbrod stated that without access to the area it makes it difficult to build a house. Higgins advised that the Planning and Zoning Commission's concern is not knowing what future Councils would want to do with the area and recommended denying the request. Stecker moved to approve the request to vacate Outlot S; no second, the motion died. Higgins confirmed that the Golf Course would have rights to half of the Outlot, a letter has been sent to them, and they have not replied. Ray moved; Moorman seconded to deny Weisbrod's request to vacate Outlot S, Golf Estates Division. Ayes: Byrd, McGinn, Stines, Moorman, Piklapp, and Ray. Nays: Stecker.

Higgins presented a request to vacate an alleyway between 915 and 917 West 10<sup>th</sup> Street, Boone, Iowa from Sue Swartz and William Ward. Higgins advised that the Planning and Zoning Commission recommended denying the request based on opposition from an adjoining property owner. Ray moved; McGinn seconded to deny the request to vacate the alleyway between 915 and 917 West 10<sup>th</sup> Street, Boone, Iowa. Ayes: McGinn, Stines, Piklapp, Stecker, Ray, and Byrd. Nays: Moorman.

Higgins presented a request for an application refund of \$400.00 from Sue Swartz since the alleyway vacation request was denied by the Planning and Zoning Commission. Ray moved; Piklapp seconded to approve refunding Sue Swartz \$400.00 for her application fee. Ayes: Stines, Moorman, Piklapp, Stecker, Ray, Byrd, and McGinn. Nays: none.

Higgins presented a request from Verlin Potts to rezone the property at 1804 West Mamie Eisenhower Avenue, Boone, Iowa from R-2, one and two family residential district, to A-1, agricultural district, in order to keep his horses on the property. Higgins advised that the Planning and Zoning Commission approved the request. Piklapp moved; Ray seconded to approve Verlin Potts' request to rezone 1804 West Mamie Eisenhower to A-1. Ayes: Moorman, Piklapp, Stecker, Ray, Byrd, McGinn, and Stines. Nays: none.

Higgins presented a request from Cyclone Car Credit to rezone 316 Harrison Street, Boone, Iowa from R-3, multi-family residential district, to C-2, limited commercial district, with the intention of using the property as part of their business. Higgins advised that the Planning and Zoning Commission approved the request. Piklapp moved; Ray seconded to approve Cyclone Car Credit's request to rezone 316 Harrison Street, Boone, Iowa from R-3, multi-family residential district, to C-2, limited commercial district. Ayes: Piklapp, Stecker, Ray, Byrd, McGinn, Stines, and Moorman. Nays: none.

Higgins presented a site plan to construct a 53' x 67' steel pole building at 313 Harrison Street, Boone, Iowa from Emily Graeve. The building would be for personal use and will meet all setbacks and have a 30% brick facing. Higgins advised that the Planning and Zoning Commission approved the request. Stines moved; Stecker seconded to approve the site plan at 313 Harrison Street for a pole building. Ayes: Stecker, Ray, Byrd, McGinn, Stines, Moorman, and Piklapp. Nays: none.

Rouse updated the Council that the storm cleanup is complete and the state contractor is about two (2) weeks out to come in and grind the debris. Rouse advised that approximately one hundred sixty (160) trees need to come down.

Scott presented to the Council a Iowa Department Natural Resources Grant Application for the UV Disinfection System Project. Piklapp moved; Byrd seconded to approve submitting the application for grant funds. Ayes: Ray, Byrd, McGinn, Stines, Moorman, Piklapp, and Stecker. Nays: none.

Chief Adams stated the Fire Department canceled their open house and is going to try to do a virtual training.

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

Stines moved; Moorman seconded to approve the following items on the Consent Agenda: 1) Minutes of previous meetings. 2) Bills payable. 3) Alcohol License renewal for Casey's General Store. 4) Alcohol License renewal for Hy-Vee. 5) Amended Resolution 2794 authorizing the annexation of property at 127 West 16<sup>th</sup> Street, Boone, Iowa. 6) Resolution 2806 approving the Fiscal Year 2020 Annual Street Finance Report. 7) Resolution 2807 approving salary, benefits, and employment agreement with Lesli Vote, Utility Billing Supervisor, at \$21.63 per hour effective September 21, 2020. Ayes: Byrd, McGinn, Stines, Moorman, Pklapp, Stecker, and Ray. Nays: none.

3e Electrical Engineering	Electrical Supplies	278.33
A & M Laundry	Supplies	57.02
Aflac	Payroll	66.19
Ahlers & Cooney PC	Bonding Fees	1,916.00
Alliant Energy	Utilities	1,972.47
Alliant Energy	Utilities	1,104.63
Alliant Energy	Utilities	18,093.53
Allstate Benefit Group	Payroll	357.21
Amazon Capital Services	Supplies	560.78
Amazon Capital Services	Supplies	62.94
Amazon Capital Services	Supplies	107.26
Boone Fitness	Payroll	70.60
Arnold Motor Supply	Parts	50.68
Bauer Built	Tires	2,675.92
Bomgaars	Supplies	268.18
Boone Ace Hardware	Supplies	101.48
Boone Bank & Trust Payroll	Payroll	608.52
Boone County Recorder	Recording Fees	51.00
Boone County Treasurer	Drainage Distribution 137 Repairs	65,287.92
Boone Hardware	Supplies	6.98
Boone Hardware	Supplies	319.53
Gatehouse Media Iowa	Publication	1,840.75
Boone Rehabilitation Services	FY 2020 Wellness Program	12,000.00
Bradley Rholl	Reimbursement	19.00
CCD Yard Services	Lawn Care	100.00
CDS Global	Utility Billing Outsourcing	1,738.37
CDS Global	Postage	1,902.70
Centurylink	Phone Lines	591.78
City Of Boone	Utilities	28.10
City Of Boone	Utilities	329.61
Collection Services Center	Payroll	563.68
Core & Main LP	Water Meters	3,025.30
Culligan Of Boone	Water-Lab Testing	58.10
D & J Complete Tree Service	Tree Removal	3,600.00
Diamond Vogel Paints	Paint	2,618.10
Ecolab Institutional	Pest Control	99.06
Hunter Lane	411 Prescriptions	2,927.50
Two Rivers Insurance	Health Insurance	118,512.20
Farnham Aviation Services	FBO Contract/Reimbursements	4,417.70
Graymont Western Lime	Chemicals	4,176.15
Hach Company	Chemicals	893.48
TC2	Tires	213.00

Huber Technology	Supplies	759.56
Hy-Vee Food Store	Supplies	110.27
Iowa Association Of Water Agency	Annual Dues	863.06
IA Law Enforcement Academy	Training	1,618.50
Iowa League Of Cities	FY 2021 Dues	5,187.00
ICMA Retirement Trust 457	Payroll	1,580.55
Independent Salt Company	Ice Control Salt	42,586.04
Infomax Office Systems	City Hall Printing Contract	655.83
Intensitee	Flags	77.24
MJ Breen	Batteries	571.90
IPERS	IPERS	0.13
IPERS	IPERS	15,751.04
Jetco	Repairs	522.25
Kendall Hilsabeck	Reimbursement	19.00
Key Cooperative	Propane	256.05
Keystone Laboratories	Lab Tests	431.00
KRC Enterprises	Repairs	965.00
Kruck Plumbing & Heating	Repairs	144.69
Riverfront Broadcasting Of IA	Advertisement	366.18
John Logue	Storm Cleanup	6,107.50
Lucas Monson	Reimbursement	159.77
Roger & Jane Martin	Fuel	10,990.08
Martins Flag Company	Flags	230.58
Mary Huey	Refund	20.00
Members 1st Credit Union	Payroll	150.00
Midwest Alarm Services	Repair	171.06
Lucas Weigel	Cleanup	300.00
Municipal Fire & Police Retirement	Payroll	26,246.32
Mutual Of Omaha	Payroll	442.83
Nikkel & Associates	Repair	579.38
Nikkel & Associates	Repair	18,876.42
O'Halloran International	Parts	145.44
Office Of Auditor Of State	Historical Society Audit	20,000.00
Optum-UHC Flex	Payroll	52.50
Outdoor Envisions	Mulch	230.40
Portable Pro	Portable Services	350.00
Pritchard Bros Plumbing	Repair	1,651.20
Qualification Targets	Supplies	484.56
R & W Power	Supplies	10.69
R & W Power	Chainsaw/Supplies	907.96
R.O.W Industries	Storm Cleanup	10,000.00
Reese Electric	Repair	452.00
Reliant Fire Apparatus	Supplies	98.18
Richard O Grove	Medical	14.98
Seth Janssen	Reimbursement	19.00
Kenli Lawn Care	Lawn Care	416.15
State Of Iowa	Payroll	8,179.00
GL Dodge City	Repair	716.05
Valerie Koeppen	Custodial Services	800.00
Sunstrom Miller Press	Printing	370.90
Susie McBirnie	Refund	80.00
The Northway Corporation	Well #25 Rehabilitation	21,971.25
Tom Walters Company	Waste Removal	96.00
Tom Walters Company	Waste Removal	20.00
Total Choice Shipping	Postage	44.94
Traffic & Transportation Product	Repair	8,300.00
Van-Wall Equipment	Parts	1,162.67

Cellco Partnership	Wireless Services	762.38
Vision Bank	Payroll	38,606.31
Visionbank Of Iowa	Miscellaneous	1,102.83
VWR International	Parts	203.08
Walters Sanitary Service	Waste Removal	197.12
Walters Sanitary Service	Waste Removal	353.50
William Peruti	Claim	250.00
Youngren Excavating	Storm Cleanup	2,580.00
Ziegler	Repair	962.18
Animal Welfare Services	Utility Billing Refund	125.00
Medea K Csoba Dehass	Utility Billing Refund	125.00
Kelby R Johnson	Utility Billing Refund	93.28
Spencer S Kane	Utility Billing Refund	125.00
Joel E Kern	Utility Billing Refund	125.00
Dena Kirkman	Utility Billing Refund	47.67
Zachary Mortenson	Utility Billing Refund	75.00
Michael C Norton	Utility Billing Refund	94.61
Darin Roberts	Utility Billing Refund	75.00
Angela D Russell	Utility Billing Refund	125.00
Olivia J Smith	Utility Billing Refund	65.15
Hope J Stevens	Utility Billing Refund	97.25
Noel C Stroner	Utility Billing Refund	58.99
Taylor A Thornburg	Utility Billing Refund	125.00
Joan Williams	Utility Billing Refund	4.36
Nawal L Younis	Utility Billing Refund	90.98
Report Total		513,454.54

FUND	RECEIPTS	DISBURSEMENTS
General	50,539.82	106,260.58
Special	127,631.32	22,786.50
Hotel/Motel	15,451.17	0.00
Road Use Tax	133,973.70	66,354.19
Debt Service	1,374.53	0.00
Water Utility	233,299.91	79,948.81
Sewer Utility	253,608.17	39,629.01
Family Resource Center	7,016.67	1,032.91
Capital Project	34,737.10	8,714.98
Storm Water Utility	14,676.36	67,102.83
Expendable Trust	8,411.00	404.85
Agency Account	26,459.94	121,219.88

Moorman moved; McGinn seconded to approve the third reading of Ordinance 2262 to allow the City of Boone to adjust the Water Drainage Utility Rate from \$1.95 to \$3.00; Chapter 100.05(7). Ayes: McGinn, Stines, Moorman, Piklapp, Stecker, Ray, and Byrd. Nays: none.

Ray moved; Byrd seconded to adopt Ordinance 2262 to allow the City of Boone to adjust the Water Drainage Utility Rate from \$1.95 to \$3.00; Chapter 100.05(7). Ayes: McGinn, Stines, Moorman, Piklapp, Stecker, Ray, and Byrd. Nays: none.

Stines moved; McGinn seconded to approve the third reading of Ordinance 2263 to allow the City of Boone to establish additional parking regulations and stop sign locations; Code Section §69.08 and §65.02. Ayes: Stines, Moorman, Piklapp, Stecker, Ray, Byrd, and McGinn. Nays: none.

Ray moved; McGinn seconded to adopt Ordinance 2263 to allow the City of Boone to establish additional parking regulations and stop sign locations; Code Section §69.08 and §65.02 Ayes: Moorman, Piklapp, Stecker, Ray, Byrd, McGinn, and Stines. Nays: none.

Mayor Slight thanked the Iowa Army National Guard for the Boone send-off ceremony held September 13, 2020.

Fred Greiner thanked the Council and the Park Foundation for the donations and stated that the Freedom Rock landscape is complete.

McGinn moved; Byrd seconded to go into closed session at 7:13 p.m. as authorized by Chapter 20 (Section §20.17(3) as amended) of the Code of Iowa for the Boone City Council to discuss strategy as to collective bargaining with the Fire and City Employee Bargaining (CEBO) Unions. Ayes: Stecker, Ray, Byrd, McGinn, Stines, Moorman, and Piklapp. Nays: none.

Stines moved; Moorman seconded to come out of closed session at 7:52 p.m. Ayes: Ray, Byrd, McGinn, Stines, Moorman, Piklapp, and Stecker. Nays: none.

There being no further business to come before the Council the meeting was adjourned at 7:52 p.m.

ATTEST:

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Ondrea Elmquist Clerk/Finance Officer

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John Slight, Mayor