

STATEMENT OF COUNCIL PROCEEDINGS

December 7, 2020 6:00 p.m.

The City Council of Boone, Iowa, met in regular session in the City Hall Council Chambers on December 7, 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; Moorman seconded to approve the agenda as presented. Ayes: McGinn, Stines, Moorman, Piklapp, Stecker, Ray, and Byrd. Nays: none.

Williams presented the Fiscal Year 2020 Annual Library Report. The report showed data prior to COVID-19 and after. The data showed a decrease to the in-person services and an increase in online resources. Williams stated there was an increase in grant funding and advised that the virtual programming not only impacted our local community but outside of our community.

Piklapp moved; Byrd seconded to set a public hearing for December 21, 2020 at 6:00 p.m. to consider the sale of public right-of-way, Outlot S, Golf Estates Subdivision, Boone, Iowa. Ayes: Stines, Moorman, Piklapp, Stecker, Ray, Byrd, and McGinn. Nays: none.

Piklapp advised that the Economic Development Committee recommends moving forward with a contract with the Ames Economic Development Commission (AEDC). Skare summarized the processes that they went through to fill the Economic Development Manager Position and how they came to recommending the AEDC. Dan Culhane, President and CEO of AEDC, addressed the Council to introduce himself and his team and the services they provide. Skare stated that Fareway is going to contribute \$10,000.00 for Fiscal Year 2022 and Fiscal Year 2023 towards the contract. Stines moved; Moorman seconded to direct staff to work with AEDC to finalize a contract and bring it back to the December 21, 2020 Council meeting. Ayes: Moorman, Piklapp, Stecker, Ray, Byrd, McGinn, and Stines. Nays: none.

Higgins presented the appraisal of Outlot S, Golf Estates Subdivision, in the amount of \$15,000.00 for 1.38 acres of land. Higgins stated that the Appraiser had problems finding comparable properties. Weisbrod addressed the Council and provided copies of the property and surrounding properties from Beacon showing other properties assessed values being between \$1,900.00 and \$8,359.00. Weisbrod proposed paying \$2,400.00 for the lot including the reimbursement for the appraisal. Higgins advised that the City is asking for an easement off of Crestwood Drive, of approximately 60 feet for a possible future road or right-of-way and the Weisbrod's have agreed. Higgins added that the area is about full in regards to residential lots. Ray voiced his concern regarding the appraisal vs. Weisbrod's offer. Robbins advised that the City must sell the property at fair market value and we cannot use assessed values to determine the fair market value. Robbins suggested that the Weisbrod's could put an offer in writing, but it is hard to say that the property is worth \$2,000.00 when the professional appraisal is saying it is worth \$15,000.00. The Council requested that Weisbrod submit his proposal and work with staff to come up with a value that would be acceptable to Council.

Rouse updated the Council that the debris clean up on 22nd Street is finished and the new people lights, for the downtown have been delivered, to replace those damaged in the derecho.

Stecker moved; Piklapp seconded to approve Resolution 2828 approving the execution of Professional Service Contracts with Central Home Solutions, LLC and D&J's Complete Tree Service for storm damaged tree removal. Ayes: Piklapp, Stecker, Ray, Byrd, McGinn, Stines, and Moorman. Nays: none.

Scott introduced Clay Cornelis as the new hire at the Water Plant.

Wiebold advised that Shop with a Cop is Thursday, December 10, 2020. The program received record donations providing for one-hundred-six (106) kids.

Skare proposed having Hotel/Motel budget discussion on the January 12, 2021 Budget Workshop Meeting and cancelling the January 5th meeting. Council had no objections.

Mayor Slight asked if there were any questions or items to be removed from the Consent Agenda. Annie Walhert-Cook voiced her concerns regarding Stines being reappointed to the Human Service Committee. It was explained to Ms. Walhert-Cook that a soup kitchen would not need to be approved by the Human Service Committee and that it would be something that needs to come to the full Council; however, a Human Service Grant to fund the kitchen would go to the Human Service Committee. Ms. Walhert-Cook voiced no further concerns.

McGinn moved; Stecker seconded to approve the following items on the Consent Agenda: 1) Minutes of previous meetings. 2) Bills payable. 3) Resolution 2827 to approve hiring Clay Cornelis as a Water Plant Operator with a salary of \$3,039.40 per month effective December 14, 2020. 4) Reappointment of Daniel Scott to CIRTPA Technical Committee (Primary) for a one (1) year term expiring December 31, 2021. 5) Reappointment of John Rouse to CIRTPA Technical Committee (Alternate) for a one (1) year term expiring December 31, 2021. 6) Reappointment of John Rouse to CIRTPA Policy Committee (Primary) for a one (1) year term expiring December 31, 2021. 7) Reappointment of Daniel Scott to CIRTPA Policy Committee (Alternate) for a one (1) year term expiring December 31, 2021. 8) Reappointment of Daniel Scott to HIRTA Transportation Advisory Group (TAG) (Primary) for a one (1) year term expiring December 31, 2021. 9) Reappointment of John Rouse to HIRTA Transportation Advisory Group (TAG) (Alternate) for a one (1) year term expiring December 31, 2021. 10) Reappointment of Elijah Stines to the Human Service Committee for a three (3) year term expiring on December 31, 2023. 11) Reappointment of Chris Moffitt to the Human Service Committee for a three (3) year term expiring on December 31, 2023. 12) Reappointment of Emily Graeve to the Zoning Board of Adjustment for a five (5) year term expiring on December 31, 2025. 13) Reappointment of Lance Kooiker to Emergency Management Director for a one (1) year term expiring December 31, 2021. 14) Reappointment of William Skare to Landfill Advisory for a one (1) year term expiring December 31, 2021. Ayes: Stecker, Ray, Byrd, McGinn, Stines, Moorman, and Piklapp. Nays: none.

3E Electrical Engineering	Supplies	245.71
A & E Millwright & Repair	Repair	700.00
A & M Laundry	Supplies	85.53
Access Systems Leasing	Copier Contract	162.37
Access Systems Leasing	Copier Contract	176.52
Aflac	Payroll	66.19
Alliant Energy	Utilities	3,207.34
Alliant Energy	Utilities	6,185.37
Allstate Benefit Group	Payroll	293.73
Amazon Capital Services	Supplies	960.32
Amazon	Library Materials	467.12
August Enterprises	Inspection	2,900.00
Bernie Lowe & Associates	411 Medical Claims	184.98
Bomgaars	Parts	306.44
Boone Ace Hardware	Supplies	425.83
Boone Area Humane Society	Contract Services	6,606.88
Boone Bank & Trust	Payroll	3,083.52
Boone Community Theater	Purchase Agreement	10,000.00
Boone County Auditor	Dispatch Services-2nd Quarter	61,461.23
Boone County Landfill	FY 2021 Assessment/Fees	5,312.48
Gatehouse Media Iowa	Publications	1,112.06
Border States Industries	Parts	43.80
Brown Supply	Supplies	2,536.40

Capital Communications	Supplies	326.74
CDS Global	Monthly Processing	3,339.84
CDS Global	Postage	3,828.88
Central IA Distributing	Supplies	346.30
Centurylink	Line Fees	111.99
Change	Postage	87.14
Chase	Library Supplies	53.23
Christopher Truckenmiller	Band Services	400.00
City Of Boone	Utilities	301.32
Boulders Inn Boone	Tax Rebate	21,530.20
Collection Services Center	Payroll	563.68
Cutting Edge	Service Award	150.00
Daniel Scott	Car Allowance	250.00
Delta Dental Of IA	Payroll	503.38
Digital Ally	Police Equipment	2,000.00
Des Moines Area College	EMT/Paramedic Courses	6,330.00
Ecolab Institutional	Pest Control	99.06
Edward Higgins	Car Allowance	250.00
Erin Wisecup	Utility Billing Refund	161.22
Cox Tires	Repair	50.00
Three Star Investment	Tobacco Refund	18.75
Three Star Investments	Tobacco Refund	18.75
Fox Engineering	Engineering	10,500.00
Galls Parent Holding	Clothing Allowances/Armor Vests	3,313.32
GCMOA	Annual Dues	40.00
Gert Kuil	Utility Billing Refund	32.95
Graymont Western Lime	Chemicals	8,556.90
Grimes Asphalt & Paving	Cold Mix Asphalt	1,102.30
Hach Company	Chemicals	2,113.66
Hawkins Water Treatment Group	Chemicals	4,930.25
Hy-Vee Food Store	Supplies	24.51
IA Association of Building Officials	Memberships	105.00
IA Finance Authority	Bond Payment	630.00
IA Finance Authority	Bond Payment	43.75
IA One Call	Locates	205.50
IA Rural Water Association	2021 Membership Dues	375.00
ICMA Retirement Trust 457	Payroll	1,581.55
Infobunker	Internet Service	146.00
Infomax Office Systems	Copier Contract	719.95
Ingram Book Company	Library Materials	2,006.57
International Code Council	Annual Dues	145.00
IPERS	Payroll	15,974.05
Itsavvy	Battery Backup	70.00
Itsavvy	Computer Equipment	2,515.00
Jim Robbins	Legal Services	6,450.48
John Rouse	Car Allowance	250.00
John Slight	Car Allowance	150.00
Keystone Laboratories	Lab Testing	535.90
Kimball Midwest	Supplies	53.61
KJ Property Rentals	LMI Incentive	5,000.00
Kruck Plumbing & Heating	Repairs	3,188.00
Lookout Books	Library Materials	108.75
Martin Marietta Materials	Material	611.44
Andrew Lynn McGill	Contract Services/Reimbursement	1,650.00
Melissa Warg	PPP Reimbursement	250.00
Members 1st Credit Union	Payroll	140.00
Menards	Materials	1,462.20

Mettler-Toledo	Equipment	5,649.60
Mid-America Publishing & Printing	Subscription	40.00
Midland Power Cooperative	Utilities	33.88
Midwest Quality Wholesale	Supplies	205.56
Midwest Quality Wholesale	Supplies	73.50
Municipal Emergency Services	Equipment	249.40
Municipal Fire/Police Retirement	Payroll	28,764.58
Municipal Pipe Services	Repairs	9,000.00
Mutual Of Omaha	Insurance Premium	275.27
Mutual Of Omaha	Payroll	454.07
O'Reilly Automotive Stores	Parts	84.76
OCLC Online Computer Library	Subscription	685.30
Ondrea Elmquist	Car Allowance	250.00
Opencom	Internet Service	222.85
Optum-UHC Flex	Payroll	332.51
Optum-UHC Flex	Payroll	128.00
Rollins	Pest Control	79.11
The Penworthy Company	Library Materials	192.82
Preferred Pest Management	Pest Control	62.00
Productivity Plus	Equipment/Parts	144.75
Quality One	Monthly Custodial	1,825.00
Staples	Supplies	796.91
R & W Power	Repairs	28.50
Rally Appraisal	Appraisal	500.00
Richard O Grove	Medical Reimbursement	20.98
Rose Construction	Sludge Bunker Cleaning-Project	22,920.00
Short Elliott Hendrickson	Flow Meter Replacement	7,210.00
Staples	Supplies	116.07
State Hygienic Laboratory	Lab Testing	859.00
State Of Iowa	Payroll	9,935.00
Stecker Concrete	Concrete Replacement	24,500.00
Trusted Media Brands	Annual Subscription	35.98
UMB Bank	Bond Payment	5,084.00
UMB Bank	Bond Payment	2,231.25
UMB Bank	Bond Payment	22,267.50
UMB Bank	Bond Payment	74,643.75
UMB Bank	Bond Payment	29,634.45
UMB Bank	Bond Payment	500.00
Van Meter & Associates	Subscription	165.00
Van-Wall Equipment	Parts	41.88
Cellco Partnership	Wireless Services	1,127.71
Vessco	Repairs	190.00
Vision Bank	Payroll	51,074.48
Visionbank Of Iowa	Miscellaneous	1,116.25
Wal Mart	Supplies	67.92
Walters Sanitary Service	Waste Removal	59.61
Walters Sanitary Service	Waste Removal	266.62
WHKS	Sewer I/I Inspections	56,225.00
William Skare	Car Allowance	300.00
Windstream	Phone Services	2,468.54
Xerox Corporation	Copier Contract	58.14
Jolynn K Abbey	Utility Billing Refund	78.43
Paul C Babberl	Utility Billing Refund	125.00
Jason Crimmins	Utility Billing Refund	125.00
Jorae Dalton	Utility Billing Refund	75.00
Dollar Tree	Utility Billing Refund	125.00
Jesse J Gideon	Utility Billing Refund	40.44

Kristi A Grimes	Utility Billing Refund	125.00
Homebuyers	Utility Billing Refund	95.85
Robert P Lynch	Utility Billing Refund	125.00
Aaron M Odekirk	Utility Billing Refund	125.00
Gayle R Olson	Utility Billing Refund	125.00
Overton Paul	Utility Billing Refund	125.00
Mark T Simpson	Utility Billing Refund	92.23
Hollie A Turner	Utility Billing Refund	98.51
West Incorporated	Utility Billing Refund	97.79
Amber N Woods	Utility Billing Refund	125.00
Report Total		587,126.69

FUND	DISBURSEMENTS
General	150,517.50
Special	35,000.61
Hotel/Motel	10,000.00
Road Use Tax	17,391.18
Debt Service	54,633.20
Water Utility	59,747.59
Sewer Utility	194,775.68
Family Resource Center	26,827.15
Capital Project	13,810.00
Storm Water Utility	2,040.97
Expendable Trust	417.62
Agency Account	21,965.19

Moorman moved; Stecker seconded to approve the third reading of Ordinance 2265 rezoning property located at 316 Harrison Street, Boone, Iowa from R-3, Multi-Family Residential District to C-2, Limited Commercial District; and 1804 West Mamie Eisenhower Avenue, Boone, Iowa from R-2, One and Two Family Residential to A-1, Agricultural District. Ayes: Ray, Byrd, McGinn, Stines, Moorman, Piklapp, and Stecker. Nays: none.

Ray moved; Stecker seconded to adopt Ordinance 2265 rezoning property located at 316 Harrison Street, Boone, Iowa from R-3, Multi-Family Residential District to C-2, Limited Commercial District; and 1804 West Mamie Eisenhower Avenue, Boone, Iowa from R-2, One and Two Family Residential to A-1, Agricultural District. Ayes: Byrd, McGinn, Stines, Moorman, Piklapp, Stecker, and Ray. Nays: none.

Byrd stated that the group that does the Story Street luminaries on Christmas Eve is requesting to do it again. The Council had no issues.

Ray voiced his concerns on the notice from Mediacom regarding rate increases.

Kurt Turner, of 315 Monona Street, commented on Ordinance 2265 and requested that the property at 316 Harrison Street be fenced off, and deny alley access to commercial traffic or improve the alleyway to allow for commercial traffic. The Council directed staff to look into the alley and fix any current issues with the alley.

Ray moved; Piklapp seconded to go into closed session at 6:52 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 City Employees Bargaining Organization (CEBO). Ayes: McGinn, Stines, Moorman, Piklapp, Stecker, Ray, and Byrd. Nays: none.

Ray moved; McGinn seconded to come out of closed session at 6:58 p.m. Ayes: Stines, Moorman, Piklapp, Stecker, Ray, Byrd, and McGinn. Nays: none.

There being no further business to come before the Council the meeting was adjourned at 6:58 p.m.

ATTEST:

Ondrea Elmquist Clerk/Finance Officer

John Slight, Mayor