

STATEMENT OF COUNCIL PROCEEDINGS

June 6, 2022 6:00 p.m.

The City Council of Boone, Iowa, met in regular session in the City Hall Council Chambers on June 6, 2022, at 6:00 p.m. with Mayor Slight presiding. The meeting was also available via Zoom. The following Council Members were present: Byrd, McGinn, Stines, Moorman, Hilpipre, Williamson, and Ray. Absent: none.

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

Garrett Piklapp, President of Fareway Stores, Inc., presented to the Mayor and the City of Boone a check in the amount of \$100,000.00 as a contribution to the Highway 17 Overpass.

Rob Denson, President of Des Moines Area Community College (DMACC), presented an overview of how DMACC is growing and what DMACC can offer their students.

Skare presented a proposal for a community wellness center, highlighting why it is important for the health of our citizens and for the growth of our community as well as our Downtown area in conjunction with Main Street Iowa. Skare provided possible funding options to achieve the goal of a community wellness center.

Brenda Dryer, Ames Economic Development Commission (EDC) Senior Vice President, addressed the Council and reminded them that the Council requested Ames EDC to put together a plan for funding a community wellness center, shortly after the vote failed. Dryer believes this fundraising plan is achievable. Chad Houston addressed the Council in regards to the fundraising for the community wellness center, stating that he is willing to put together a group to start the fundraising processes. Mayor Slight felt that the reason that the vote failed was due to the Franchise Fees and emphasized this will not be part of the funding plan going forward.

Stines moved to take the bond to the vote of the people in November 2022, seconded by no one. Motion failed.

McGinn moved; Ray seconded to approve Resolution 3018 fixing a date for a meeting on the proposition of the issuance not to exceed \$10,000,000.00 General Obligation Local Option Sales Tax Bonds. Ayes: Moorman, Hilpipre, Williamson, Ray, Byrd, McGinn. Nays: Stines.

Mayor Slight announced that this is the time and place for a public hearing concerning the rezoning request from the Reserves at Hawkeye, 1700 Block Hawkeye Drive, from C-1, Special Commercial District to C-2, Limited Commercial District, Boone, Iowa. Mayor Slight asked if there were any written comments; Mayor Slight presented a petition with thirty (30) signatures from neighboring property owners (three (3) being within two-hundred (200) feet of the property location). The petition is against the proposed apartment complex on South Linn Street, due to the concerns of increased traffic and safety of the residents. Robbins stated that there are twelve (12) properties within two-hundred (200) feet, and since 20% signed the petition then it will take super majority to pass the rezoning request.

Bret Johnson, Managing Partner at Overland Property Group, presented who they are and shared pictures of similar projects that they have completed. Johnson stated that there was no C-2 Zoning within the City that met their criteria and no R-3. Johnson stated that they are willing to install sidewalks along their property at their cost. The results of the traffic study was presented by Overland Property Group's Engineer with the conclusion that the apartment complex would only affect the area by fourteen (14) vehicles per day, and the traffic issues that are of concern are the same concerns that exist today without the apartments.

John Courter, son of Sally Courter, the landowner for the proposed apartment complex, addressed the Council on behalf of the Courter Family. Courter stated, they have actively marketed this property for commercial development for the past two and a half years; and they believe that Boone needs both commercial and residential development. Courter stated that they had some criteria in selling the land for residential development; and believes that the Overland Property Group meets their standards. The Courter Family requested Council to look at the recommendations from Planning and Zoning that approved the zoning request six (6) to one (1) and respectfully asked the Council to approve this request. Higgins advised the Council that Planning and Zoning did have concerns about the traffic in the area and at that time the developers withdrew their application and did a traffic study. Higgins advised that the original request was to rezone the property to R-3.

Moorman voiced his concerns about the safety on South Linn and Hawkeye Drive, and asked the Council if they are willing to force the landowners to install sidewalks if they approve the rezoning to C-2.

McGinn, spoke on behalf of his ward, whom filled the petition against the development advising that we have had two fatalities the area.

Ray moved; McGinn seconded to deny the rezoning request for Overland Property Group. Ayes: Hilpipre, Ray, Byrd, McGinn, Moorman. Nays: Williamson, Stines

Stines presented the Human Service Grant appropriations as recommended by the Human Service Committee. Stines noted the increase of projected revenues over the years and stated that the applications have remained steady allowing the Committee to recommend more in funding than the applicants requested with the stipulation they must use the funds for the same purpose as the application stated. Ray moved; Stines seconded to award the Human Service Grant appropriations as presented. Ayes: Williamson, Ray, Byrd, McGinn, Stines, Moorman, Hilpipre. Nays: none.

Kris Blocker, Executive Director of Boone County Convention and Visitors Bureau, announced that Rail Explorers is a great new attraction that will be offered here in Boone and is not available anywhere else in the Midwest. Blocker stated that there has been some concerns with the "Nights on the Green" events and after meeting with Chief Adams and Chief Wiebold last week those concerns will all be addressed by moving some of the barricades.

Ray moved; Stines seconded to approve Resolution 3012 authorizing Alliant Energy Inc. to remove a thirty (30) foot steel pole and 108W LED Street Light on the NE Corner of West 3rd Street and State Street. Ayes: Ray, Byrd, McGinn, Stines, Moorman, Hilpipre, Williamson. Nays: none.

Williamson moved; Byrd seconded to approve Resolution 3013 authorizing Alliant Energy, Inc. to install a new forty-five (45) foot LED Street Light on an existing dedicated wood pole located at the driveway entrance at 1318 198th Road (city owned property). Ayes: Byrd, McGinn, Stines, Moorman, Hilpipre, Williamson, Ray. Nays: none.

Higgins presented Council with a request from Boone Scenic Valley Railroad for a temporary rock and gravel parking lot at the corner of Division and 10th Street for Rail Explorers. Skare stated that Staff does not have any concerns due to it being temporary. There were no concerns presented by Council.

Elmquist stated that the current Deputy City Clerk has resigned from the position and her last day will be Friday, June 10th, the previous Deputy Clerk works for the school so has the summer off and is willing to come back temporarily. Elmquist advised Council that a resolution is in the Consent Agenda to fill the position with a temporary employee to allow adequate time to fill the position with a permanent employee.

Andrews stated that the dump truck that was ordered two (2) years ago has been delivered to Fort Dodge for final touches and it should be delivered to Boone within the next two (2) to three (3) months. Andrews noted that City Wide Cleanup is underway and despite the rainy weather they have been out picking up. Andrews advised that mosquito spraying will be starting Thursday pending weather conditions.

Chief Adams presented the bids for the Fire Station Bay Addition noting that all three (3) bids came in over budget and recommended rejecting all bids. Moorman moved; Hilpipre seconded to reject all bids for the Fire Station Bay Addition. Ayes: McGinn, Stines, Moorman, Hilpipre, Williamson, Ray, Byrd. Nays: none.

Chief Adams reminded Council that this is the last week for the extended Open Burning with the last day being June 12th.

Skare presented a Quit Claim Deed for the house located at 1728 13th Street that has been identified as a demo and noted the owners would like to deed the property to the City. Skare stated that the property is a good opportunity for fire training and a good lot for future development. Ray moved; Williamson seconded to accept the Quit Claim Deed for 1728 13th Street, Boone, Iowa. Ayes: Stines, Moorman, Hilpipre, Williamson, Ray, Byrd, McGinn. Nays: none.

Mayor Slight asked if there are any questions or items to be removed from the Consent Agenda. Hilpipre requested that D4, Resolution 3015 in Support of the Lesbian, Gay, Bisexual,

Transgender, and Queer (LGBTQ) Community, be removed from the Consent Agenda and discussed separately.

Moorman moved; Byrd seconded to approve the following items on the Consent Agenda: 1) Minutes of previous meetings. 2) Bills Payable. 3) New Alcohol License for MJS Venue, 1805 Mamie Eisenhower. 4) Alcohol License Renewal for Wal-Mart, 1515 SE Marshall Street. 5) Alcohol License Renewal for Wilson's Tap & Rec, 1008 Story Street. 6) Alcohol License Renewal for Hy-Vee Inc., 1111 8th Street. 7) Alcohol License Renewal for Walgreens, 310 Story Street. 8) Alcohol License Renewal for Yoke's Railhouse, 709 Keeler Street. 9) Cigarette/Tobacco Permit Renewals for: Casey's General Store #24, Casey's General Store #2, Fareway, Hy-Vee, L & M, Shortstop, Walgreens, Dollar General, Casey's General Store #3251, World Liquor/Tobacco, Wal-Mart, Wilson's Tap, Circle K #22654122, and Circle K #22654123. 10) Resolution 3010 certifying the final plat for Villas at Fox Pointe Plat 1. 11) Resolution 3011 authorizing the payment for \$117,318.00 payable to Majors Concrete for the work completed on the Union and South Linn Street PCC Patching Project. 12) Resolution 3014 authorizing the payment for \$148,399.50 payable to King Construction for the work completed on the Wastewater Disinfection System improvements at the Water Pollution Control Facility. 13) Resolution 3016 approving filling the Deputy City Clerk position with a temporary employee and setting the wage at \$20.00 per hour. 14) Resolution 3017 authorizing the payment for \$116,403.78 payable to Keller Excavating for work completed on the South Main Street Water Main Replacement Project. Ayes: Moorman, Hilpipre, Williamson, Ray, Byrd, McGinn, Stines. Nays: none.

Consolidated Electrical Distribution	Lights/Ballasts	625.16
A & M Laundry	Supplies	57.02
Access Systems Leasing	Printing Contract	165.31
Aflac	Payroll	15.75
Ahlers & Cooney	Legal Services	98.00
Alliant Energy	Utilities	3,370.37
Alliant Energy	Utilities	9,264.55
Allstate Benefit Group	Payroll	269.20
Amazon Capital Services	Miscellaneous Supplies	439.33
Syncb/Amazon	Library Materials/Supplies	1,454.01
Ames Lock & Security	Keys/Door Locks	14.00
Andy Daigle	Summer Library Program	325.00
Automatic Systems	Troubleshoot Alarm Dialer	355.25
Axon Enterprise	Taser Cartridges/Batteries	1,949.40
Blank Park Zoo	Library Program	280.32
Blank Park Zoo	Membership Pass-Library	250.00
Bomgaars	Parts/Supplies	164.09
Doreen Cronin	Library Program	500.00
Boone Ace Hardware	Parts/Supplies	374.72
Boone Area Humane Society	Contract Services	6,739.01
Boone Bank & Trust Payroll	Payroll	300.00
Boone County Auditor	Dispatch Services	61,215.69
Boone County Clerk/Court	Payroll	50.00
Boone County Hospital	Testing	204.66
Boone County Landfill	FY 2022 Assessment	5,275.38
Boone Hardware	Parts/Supplies	156.44
Boone Hardware	Tool/Supplies	24.97
Gatehouse DB-IA Holdings	Publications	559.86
Gatehouse DB-IA Holdings	Publications	374.29
Brown Supply	Parts	1,895.00
C.J. Cooper & Associates	Test	35.00
Casey Peterson	Reimbursement	24.81
Gale/Cengage Learning	Library Materials	60.78
Central IA Ready Mix	Materials	5,841.50
CenturyLink	Line Charges	63.46
Chase	Credit Card Payment	199.99
Christopher Truckenmiller	Band Services	400.00
City Of Boone	Utilities	379.37

Boulders Inn Boone	Tax Rebate	49,672.41
Collection Services Center	Payroll	537.69
David A Heiken	Tiller	2,950.00
Delta Dental Of IA	Payroll	549.52
Des Moines Register	Subscription	861.62
Dreamscape Homebuilders	Housing Incentive	6,097.50
Droneosphere	Batteries/Guard	457.95
Des Moines Children's Museum	Adventure Pass-Library	125.00
Lerner Publishing Group	Library Materials	204.90
Edward Higgins	Car Allowance	250.00
Hunter Lane	411 Medical	637.26
Emily Marie Mallory	Library Supplies	5.00
Fareway Stores	Supplies	65.94
Strand Associates	Engineering	12,934.75
Friends Of The Grimes Public Library	Software Subscription	225.00
Galls Parent Holding	Clothing Allowance	531.91
WW Grainger	Faucets	420.76
Graymont Western Lime	Chemicals	6,545.66
Greater Des Moines Botanical	Adventure Pass-Library	150.00
Grout Museum District	Library Program	341.00
Hach Company	Chemicals	642.05
Hawkins Water Treatment Group	Chemicals	9,590.40
IA Finance Authority	Bond Payment	6,742.50
IA One Call	Locates	248.10
Ingram Book Company	Library Materials	1,496.95
IPERS	Payroll	12,631.66
Itsavvy	Deep Freeze Software/Computers	5,697.00
Jim Robbins	Legal Services/Reimbursement	6,700.00
Jim Robbins	Reimbursement	707.51
JNB Senior 1 LP	Tax Rebate	6,573.98
Jodi Tymeson	Housing Incentive	5,000.00
John Rouse	Car Allowance	250.00
John Slight	Car Allowance	150.00
Kirk W. Nessel	Nuisance Mowing	880.00
Keller Excavating	South Main Water Main Project	116,403.78
King Contracting	Wastewater Disinfection Project	148,399.50
Bradley J Kleinwolterink	Sidewalk Repair	3,200.00
Kruck Plumbing & Heating	Testing/Repairs	2,490.30
Kruck Plumbing & Heating	Troubleshoot Pneumatic Dampener	150.00
Lakeview Books	Library Materials	156.93
Hillbilly Auto	Tires	922.36
Library Ideas	Library Materials	1,139.45
Lowe's Home Center	Railing Materials	189.02
Majors Construction	Street Patching	117,318.00
Andrew Lynn McGill	Computer Service Contracts	1,350.00
Members 1st Credit Union	Payroll	204.00
Menards-Ames	Parts/Supplies	928.12
MercyOne Occupational Health	Physical	2,222.00
Midland Power Cooperative	Utilities	35.72
Jeremy M Boekelman	Carnival Inflatables-Library	1,150.00
Mission Square Retirement	Payroll	1,932.11
Municipal Fire & Police Retirement	Payroll	29,059.97
Mutual Of Omaha	Insurance Premiums	251.93
Mutual Of Omaha	Payroll	326.65
Nikkel & Associates	Repairs	2,737.31
Nelson Electric	Permit Refund	25.00

Ondrea Elmquist	Car Allowance	250.00
Opencom	Internet Service	136.90
Optum-UHC Flex	Payroll	455.61
Optum-UHC Flex	Payroll	953.33
Optum-UHC Flex	Payroll	162.84
The Penworthy Company	Library Materials	291.31
Preferred Pest Management	Pest Control	68.00
Pritchard Bros Plumbing	Air Conditioning Freon Check	136.50
Psychology Associates	Training	770.00
Quality One	Custodial Services/Carpet Cleaning	6,152.00
Staples	Library Supplies	184.97
R & W Power	Chains/Bristles	137.83
Randolph Behle Sr	Utility Billing Refund	2,336.89
Reiman Gardens	Adventure Pass-Library	300.00
Reliant Gases	Chemicals	1,618.95
Richard O Grove	Reimbursement	20.98
Salama Greenhouse	Hanging Baskets/Flowers	4,488.75
Salvation Army	Human Service Grant	8,048.93
Sara Dykman	Library Program	75.00
Science Center Of IA	Library Program	450.00
Short Elliott Hendrickson	Engineering	19,689.35
Kenli Lawn Care	Lawn Care	198.55
Staples	Office Supplies	155.53
Star Equipment	Saw Blade	92.00
State Of IA	Payroll	7,689.00
Storey Kenworthy	Office Supplies	180.63
Story County Treasurer	Drug Task Force	1,793.50
Terri Carpenter	Utility Billing Refund	79.22
The Dealt Hand	Library Program	220.00
Traffic & Transportation Products	Parts/Programming Traffic Signals	4,735.00
Treasurer/State Of IA	Water Excise Tax	9067.35
Treasurer/State Of IA	Sales Tax	2593.74
Turtle Dance Music	Summer Library Program	300.00
UMB Bank	Bond Payment	302,100.00
UMB Bank	Bond Payment	358,498.75
UMB Bank	Bond Payment	106,575.00
UMB Bank	Bond Payment	210,132.00
UMB Bank	Bond Payment	733,400.00
UMB Bank	Bond Payment	600.00
Trinity Regional Medical Center	CPR Cards/Renewal Class	124.00
Van-Wall Equipment	Parts	158.56
Cellco Partnership	Wireless Service	1,206.71
Vision Bank	Payroll	35,025.17
Capital One	Miscellaneous Parts/Supplies	127.46
Walters Sanitary Service	Waste Removal	61.61
Walters Sanitary Service	Waste Removal	351.62
William Skare	Car Allowance	300.00
Windstream	Phone Service	1,919.71
Xerox Corporation	Copier Agreement	54.49
Michael E Ballard	Utility Deposit Refund	125.00
Tacie E Blunk	Utility Deposit Refund	125.00
Kimberly K Bratcher	Utility Deposit Refund	125.00
Deseree Donnell	Utility Deposit Refund	22.06
Danny R Ellis	Utility Deposit Refund	125.00
Christina Y Grajales	Utility Deposit Refund	125.00
Logan M Halsrud	Utility Deposit Refund	83.03
Tracy L Harms	Utility Deposit Refund	60.53

Greg J Hilsabeck	Utility Deposit Refund	104.88
Harold L Johns	Utility Deposit Refund	125.00
David D Kauzlarich	Utility Deposit Refund	125.00
Joseph L Kemp	Utility Deposit Refund	53.62
Kyle A McLaughlin	Utility Deposit Refund	125.00
Seth A Richards	Utility Deposit Refund	125.00
Joshua Rockwell	Utility Deposit Refund	125.00
Jake T Smith	Utility Deposit Refund	91.08
Brandon Staebler	Utility Deposit Refund	70.38
Hope J Stevens	Utility Deposit Refund	125.00
Paige M Thomsen	Utility Deposit Refund	125.00
Paid Report Total		2,501,691.18

Fund	Disbursements
General	155,889.61
Special	69,707.20
Hotel/Motel	0.00
Road Use Tax	31,565.23
Debt Service	767,773.75
Water Utility	51,881.18
Sewer Utility	966,781.50
Family Resource Center	3,352.50
Capital Project	420,059.77
Storm Water Utility	3,383.88
Expendable Trust	6,318.64
Agency Account	24,977.92

Hilpipre thanked Councilman Stines for proposing the Resolution 3015 in Support of the Lesbian, Gay, Bisexual, Transgender, and Queer (LGBTQ) Community. Hilpipre stated that on behalf of himself and others of the LGBTQ Community in Boone this Resolution singles out the LGBTQ Community even more than normal. Hilpipre recommended to Council that if a resolution would be approved it should state that every person in Boone has equal rights and opportunity not just the LGBTQ Community. Ray moved; Williamson seconded to deny Resolution 3015 in Support of the Lesbian, Gay, Bisexual, Transgender, and Queer (LGBTQ) Community. Ayes: Hilpipre, Williamson, Ray, Byrd, McGinn, Stines, Moorman. Nays: none.

Stines moved; Moorman seconded to approve the second reading of Ordinance 2278 to amend Chapter 92, Section 92.13 to further clarify the intended purpose of the Leak Protection Program, by providing guidance to the term “Negligence”; adding terms for claims above \$1,500.00, and terms for usage by prior owner. Ayes: Williamson, Ray, Byrd, McGinn, Stines, Moorman, Hilpipre. Nays: none.

Hilpipre moved; Byrd seconded to approve the first reading of Ordinance 2279 to allow the City of Boone to change the parking regulations on First Street from Boone Street to Greene Street. Ayes: Ray, Byrd, McGinn, Stines, Moorman, Hilpipre, Williamson. Nays: none.

Mayor Slight announced that the June 20th and July 4th City Council Meetings will be moved to Tuesday, June 21st and Tuesday, July 5th.

McGinn thanked everyone involved in putting on the “Nights on the Green” events. Ray noted how great it is to see so many families participating. Stines stated he has received several comments from constituents with how great the events are.

Stines moved; Moorman seconded to go into closed session at 8:30 p.m. pursuant to Iowa Code Section §21.5(b) to discuss strategy with Counsel where litigation is imminent, where its disclosure would be likely to prejudice or disadvantage the position of the City of Boone in that litigation (Drainage District #137). Ayes: Byrd, McGinn, Stines, Moorman, Hilpipre, Williamson, Ray. Nays: none.

Ray moved; McGinn seconded to come out of closed session at 8:43 p.m. Ayes: McGinn, Stines, Moorman, Hilpipre, Williamson, Ray, Byrd. Nays: none.

There being no further business to come before the Council the meeting was adjourned at 8:43 p.m.

ATTEST:

Ondrea Elmquist Clerk/Finance Officer

John Slight, Mayor