

CITY OF SIGOURNEY, IOWA
MINUTES OF REGULAR COUNCIL MEETING OF
WEDNESDAY, APRIL 15, 1998

The Sigourney City Council met in regular session in the City Council Chambers of the Memorial Hall on Wednesday, April 15, 1998, at 7:00 o'clock P.M., with Mayor Blake Gosnell presiding and the following Councilmembers answering roll call: Douglas L. Glandon, Bob L. Mendenhall, Ed Conrad, Rich Wilkening, and Lyle G. Van Fleet. Councilmember Jeffrey A. Winn arrived shortly after roll call and the first motion. Others present, in addition to the City Clerk, were Kenneth D. Bucklin, P.E., Ron Doubek, Doris Waechter, Galen Bower, Bud Seip, Walter Waechter, Leo Yaeger, Bernadine Seip, Bernadine Gordon, Leland Heisdorfer, Larry G. Smith, Duane Atwood, and Jerry Wohler and Alana Lemons both arrived later.

Councilmember Van Fleet moved, seconded by Councilmember Conrad, that the agenda be approved as posted. Upon the roll being called, the following voted: Ayes: Glandon, Mendenhall, Conrad, Wilkening, and Van Fleet. Nays: None. The motion was approved. (Councilmember Winn had not yet arrived.)

Councilmember Van Fleet moved, seconded by Councilmember Conrad, that the minutes of the regular Council meeting of April 1, 1998 be approved as submitted. Upon the roll being called, the following voted: Ayes: Glandon, Mendenhall, Winn, Conrad, Wilkening, and Van Fleet. Nays: None. The motion was approved.

Councilmember Conrad moved, seconded by Councilmember Van Fleet, that the minutes of the regular Council meeting of April 3, 1998 be approved as submitted. Upon the roll being called, the following voted: Ayes: Glandon, Mendenhall, Winn, Conrad, Wilkening, and Van Fleet. Nays: None. The motion was approved.

Duane Atwood, Atwood Electric, Inc., appeared before the Mayor and Council with a proposal for work to be performed at both sets of Traffic Signal Controls on the Square, as follows:

We hereby propose to furnish all electrical devices and perform all the labor necessary to install such electrical devices as per the drawings and specifications for installing a new PLC controller, relays and controls for two sets of traffic lights. Controller will have provisions for time of day sequence changing and up to ten different sequences. Relays are solid state with no mechanical contacts. Surge suppression will be installed ahead of the controller.

Pricing for materials, labor and programming is nineteen hundred and eighty six dollars (\$1986.00).

Councilmember Van Fleet moved, seconded by Councilmember Glandon, that the Proposal of Atwood Electric, Inc. for the installation of a new PLC controller, relays and controls for two sets of traffic lights, be accepted. Upon the roll being called, the following voted: Ayes: Glandon, Mendenhall, Winn, Conrad, Wilkening, and Van Fleet. Nays: None. The motion was approved.

Mr. Atwood further stated that in regard to the letter of the City Clerk asking that the meter for the Lewis Memorial Fountain and the Traffic Lights be separated, that it would be a waste of his time and money to do so, and that it would also be a waste of money to have separate meters on the wells at the water field. He did say the new street lights will be on separate meters. Mr. Atwood also stated that it is time for a new City Clerk: that her letter was inappropriate and apparently her second letter, in an attempt to apologize, he found even more unacceptable, and he would have fired any of his staff who wrote such a letter.

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Galen Bower appeared before the Mayor and Council in regard to the Easement he had given the City to fix the Storm Sewer line east of Spring Street. At that time the fence was taken out and they left concrete on the property. He doesn't care if they use old wire, since the fence wasn't much of a fence to begin with, but it did help keep people out and he would like it replaced. Mayor Gosnell asked Councilmember Conrad, as Chairperson of the Sewer Committee, to take care of the problem. Councilmember Glandon said he has investigated the site and we need to get it done without waiting for Paduke to do the work.

Councilmember Van Fleet introduced the Resolution, and moved its adoption, to approve the Application of Phyllis Morrison for Tax Exemption on vinyl siding and repaving drive, patio, and sidewalk. The second was by Councilmember Winn. Upon the roll being called, the following voted: Ayes: Glandon, Mendenhall, Winn, Conrad, Wilkening, and Van Fleet. Nays: None. The motion was approved.

Councilmember Glandon reported the City Square Project got started and that there was a meeting with Main Street re changing the lights, which was approved by the Historical Consultant for Certified Local Government Historic Preservation. A drawing of the proposed lamp poles was passed around. Engineer Bucklin explained that these have removable banner arms, outlets on the poles, and flag brackets on the street side, and that the banner arm could be taken down when banners are not to be used. Councilmember Van Fleet moved, seconded by Councilmember Glandon, that the light poles be ordered as described with banner arms, outlets on the poles, and flag brackets on the street side. Upon the roll being called, the following voted: Ayes: Glandon, Mendenhall, Winn, Conrad, Wilkening, and Van Fleet. Nays: None. The motion was approved.

Councilmember Glandon brought up the matter of the concrete planters, which the Chamber didn't know they could be picked up and moved. Gini Garrett, with the Chamber of Commerce, said there had been discussion about smaller planters or trash cans. Councilmember Glandon will have more discussions with the Chamber in regard to what will replace the present trees and containers. Engineer Bucklin stated the planters, or whatever, would be the last thing placed in the project, so a decision doesn't have to be made immediately.

Also discussed was the matter of the water service at the Fire Station. They originally planned a normal service line, but it is a 4" large service line to the Fire Station and is in the north drive of the Fire Station, so will require additional boring under the highway, or else go 1000' around the Fire Station. Councilmember Glandon moved, seconded by Councilmember Van Fleet, for the Engineer to bring a Change Order to bore the water line at the Fire Station. Upon the roll being called, the following voted: Ayes: Glandon, Mendenhall, Winn, Conrad, Wilkening, and Van Fleet. Nays: None. The motion was approved.

Engineer Bucklin said the Contractor's Superintendent would like to have every utility marked with paint: Water, Sewer, and Storm Sewer. Ron Doubek said he can locate the Water and Sewer, but doesn't always know where the storm sewers are located. They had nicked it before they dug yesterday, when it was in the way of the boring pit. He further said he needs to discuss with the Water and Sewer Council Committees the City responsibility when the City can locate our lines, but the service lines belong to private property owners.

Relating to the Zoning Ordinance, Councilmember Glandon stated he would recommend that the fees be implemented January 1, 1999. Mayor Gosnell said we may have to get someone from out of town to do the inspections for set backs, building inspections, etc. to verify compliance and double check after construction is completed. Councilmember Glandon said if the Ordinance passes then we should set up an implementation date to give time to find someone to do the required inspections. Duane Atwood said that inspectors travel two or three counties. Mayor Gosnell also said that the County Sanitarian is shared. Councilmember Van Fleet asked when they are making the decision as to what the zoning will be. Mayor Gosnell said there are folks vehemently against having West Jackson Street zoned commercially, and there are other folks vehemently for zoning it commercially, so he said it is up to the City Council; the bottom line is one particular lot on West Jackson Street as to residential or commercial. Councilmember Glandon said his opinion is that the Planning & Zoning Ordinance should give continuity with the growth of the town, and that the appeal process is broad so that a lot of questions can be answered before final approval of any contemplated construction; and that the Planning & Zoning Commission put a lot of time and thought into this Ordinance toward the planning of future growth. Councilmember Van Fleet said if someone offered an enormous amount of money for the property in question, it would be gone. He moved that the Zoning Ordinance be adopted with the lot in question being zoned commercially, as proposed. There was no second. Bernadine Seip and Bernadine Gordon both spoke in opposition to the commercial zoning of the lot in question, and there was more discussion about the petition circulated by the opposition implying that a hog truck wash would be constructed there. Mayor Gosnell said we need to put to rest this issue and he understands everyone is tired of dragging it out, so it will be voted upon at the next meeting.

Councilmember Van Fleet reported that the Certified Local Government Historic Preservation Commission, and others interested in the renovation of the Memorial Hall, will host a soup/salad luncheon on Monday, April 27th, as a benefit for the 75th anniversary of the Memorial Hall. He also said they would like to spend approximately \$1500 to clean up the south wall of the dining room and the south wall of the ladies' rest room. They may have to find someone to do work on the rest room wall. Also, they need a different refrigerator, and there may be donations made for appliances. Councilmember Conrad moved, seconded by Councilmember Winn, that approximately \$1500 may be spent in the immediate future to repair two specific walls in the Memorial Hall, or other minor improvements. Upon the roll being called, the following voted: Ayes: Glandon, Mendenhall, Winn, Conrad, Wilkening and Van Fleet. Nays: None. The motion was approved.

Councilmember Van Fleet reported there have been inquiries as to what was decided about the tennis courts, and there have been conversations about backing off to one court without the capacity to flood. He personally feels we need double courts and we need to come up with the money somehow. He feels it would be a mistake to drop the plans as originally estimated because of being \$6000 short for a second slab and other equipment. He further said an old chain link could be used, but he would like new poles. Councilmember Conrad stated he had been contacted by Jody Miller after the last meeting and the tennis court material costs between \$3,000-\$4,000 and would last 5-10 years, depending on underlay.

Councilmember Van Fleet also stated he has a price for dirt removal at the west end of the Park, but doesn't have it with him. The Pool vacuum will take about three weeks to receive. Council-

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member Glandon moved, seconded by Councilmember Winn, that Councilmember Van Fleet be given authority to purchase a Pool vacuum, for the approximate cost of \$1000.00. Upon the roll being called, the following voted: Ayes: Glandon, Mendenhall, Winn, Conrad, Wilkening, and Van Fleet. Nays: None. The motion was approved.

Engineer Bucklin reported that G&R Miller Co. is moving along with Jackson-Laffer Streets Project and is about to finish the watermain, so can do the storm sewer; the water Hydra-valves for the square project are to be done April 27th. Nick Hammes will meet with every business on the square that uses water so that an emergency plan may be established in case the water has to be shut off any time from now until the completion of the project. There are so many unknowns they need to work to minimize emergencies. Leland Heisdorffer spoke up and said he cannot be without water on the Jackson-Laffer Streets Project and he has so told Rick Miller, so he can shut his machines off.

Councilmember Rich Wilkening, Chairperson of the Water Committee, reported that the residue in the piping from one well in the well field has been removed and that the pumpage per minute has increased to 104 gallons per minute from 56 gpm. He said Ron would like to do the other three wells. Councilmember Van Fleet moved, seconded by Councilmember Wilkening, that the piping problem from the final three wells also be corrected, at the approximate cost of \$536.00 per well, plus labor and backhoe. Upon the roll being called, the following voted: Ayes: Glandon, Mendenhall, Winn, Conrad, Wilkening and Van Fleet. Nays: None. The motion was approved.

Councilmember Bob Mendenhall, Chairperson of the Finance Committee, stated that the Finance Committee will meet at 4:30 P.M. Thursday, April 23rd, to work on the current Budget Amendment, and the Clerk was asked to arrange to have Tim Oswald, financial advisor with Piper Jaffray, in attendance. Councilmember Mendenhall moved, seconded by Councilmember Conrad, that the public hearing on the Budget Amendment be set for 7:00 P.M. on Wednesday, May 20, 1998. Upon the roll being called, the following voted: Ayes: Glandon, Mendenhall, Winn, Conrad, Wilkening, and Van Fleet. Nays: None. The motion was approved.

Kenneth D. Bucklin, P.E. reported he has agreed with Main Street to have a weekly get together on Tuesdays, 7:00 A.M. for updates on the Square project, to answer any questions. He will also try to have the contractor or Nick Hammes in attendance. Main Street is trying very hard to put a positive slant on this project.

Leland Heisdorffer appeared before the Mayor and Council to say that the driveway at his trailer court is on the south and he would like to have another drive on the north to make it a circle drive. He was asked if he had checked with the Keokuk County Engineer and he said he was told there is a 28E Agreement. The Mayor told him that is for maintenance only. That led to discussion of garbage pickup in his trailer court. Councilmember Glandon reminded him that the last time he was here he had said they could get in and out safely and that he was going to talk with the tenants about their parking, and that there is no way to make a turnaround with the cars parked there, so they continue to pick up the garbage on the highway right-of-way. Mr. Heisdorffer expressed his opinion that is a mess along the road and a hazard for the people on the road. Mayor Gosnell re-emphasized that it is a problem for our Sanitation crew to pick up their garbage with cars parked on the right-of-way. There were some tempers displayed and Mr. Heisdorffer left the meeting.

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Councilmember Wilkening moved for adjournment at 8:25 P.M. The second was by Councilmember Winn.

Joe Hill

MAYOR

ATTEST

Debra A. ...
CITY CLERK