

CITY OF SIGOURNEY, IOWA  
MINUTES OF REGULAR COUNCIL MEETING OF  
WEDNESDAY, AUGUST 19, 1998

The Sigourney City Council met in regular session in the City Council Chambers of the Memorial Hall on Wednesday, August 19, 1998, at 7:00 o'clock P.M., with Mayor Blake Gosnell presiding, and the following Councilmembers answering roll call: Jeffrey A. Winn, Ed Conrad, Rich Wilkening, Lyle G. Van Fleet, Douglas L. Glandon, and Bob L. Mendenhall. Others present, in addition to the City Clerk, were Ed Moreland (with Eddy-Walker Equipment Co.), Gini Garrett, trudy Welter, Al Gralapp, Pat Albert, Don Northup, Frank Jacobs, Alana Lemons, Charlene Bos, and Kenneth D. Bucklin, Jill Moore, Brent Jennings, and Candy Jennings all arrived later.

The Mayor suggested moving the street sweeper under item 16 on the agenda to be after item 3, and to drop for tonight items 9, 12, and 18. Councilmember Glandon moved, seconded by Councilmember Van Fleet, that the agenda be approved as posted, after certain rearranging and deletions. Upon the roll being called, the following voted: Ayes: Winn, Conrad, Wilkening, Van Fleet, Glandon, and Mendenhall. Nays: None. The motion was approved.

Councilmember Van Fleet moved, seconded by Councilmember Conrad, that the minutes of the regular Council meeting of August 5, 1998 be approved as submitted. Upon the roll being called, the following voted: Ayes: Winn, Conrad, Van Fleet, Glandon, and Mendenhall. Nays: None. Abstained: Wilkening. The motion was approved.

Mayor Gosnell asked Pat Albert to review the purpose of her appearance before the Council. She said she has a water problem at her rental house at 513 E. South Street which drains from the alley, and she would like to do something with the wall there; that Mayor Gosnell at the last meeting had indicated he wanted to look at the problem and wanted all the Councilmembers to also inspect the same. The Mayor said the City is not closing alleys because of right-of-ways and utilities. Mrs. Albert said those utilities come in from the South. The wall is on the east side of the north-south alley, and she hasn't yet talked with Hanky Vittetoe about sloping the alley, a part of which alley Hanky uses for a garden. Councilmember Van Fleet moved, seconded by Councilmember Glandon, that Pat Albert be given permission to take out the retaining wall at her rental property at 513 E. South and slope the alley for better drainage. Upon the roll being called, the following voted: Ayes: Winn, Conrad, Wilkening, Van Fleet, Glandon, and Mendenhall. Nays: None. The motion was approved.

Ed Moreland, Sales Representative for Eddy-Walker Equipment Co., appeared before the Mayor and Council with a proposal on a used 1991 Elgin Pelican Premier sweeper, a diesel with hydrostatic transmission and steering, powered by a John Deere diesel engine, and air conditioning; that this has been completely sandblasted and painted white and everything checked out in working condition; that they don't sell anything "as is" until it has been thoroughly checked out and is in good condition. He proposed a lease-purchase on this sweeper, with a \$4000.00 down payment and for two annual payments (first payment due one year after delivery) \$17,849.71, and three annual payments (again with first payment due one year after delivery) \$12,242.94. He was asked the outright cash purchase price, with trade-in. He said that would be \$36,352.00, with a trade-in on the present sweeper of \$2,750.00, and that they would probably only use that for parts. Mr. Moreland said they could have the sweeper here between 11:00 and 12:00 on Friday if they would like to inspect the same. The present sweeper (a 1977 bought in 1992) is down because the shear pins keep going out, and at first glance it would take at

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least \$2500.00 in repairs. Councilmember Glandon moved, seconded by Councilmember Van Fleet, that the City administration present Friday to inspect the proposed sweeper, be given the authority to purchase the same by lease-purchase, if appropriate. upon the roll being called, the following voted: Ayes: Winn, Conrad, Wilkening, Van Fleet, Glandon, and Mendenhall. Nays: None. The motion was approved.

John F. McKinney, Jr., Bonding Attorney, and Timothy Oswald, Piper Jaffray, to explain shortage of pre-levy taxation for fiscal year 1998-99, item 4 on the agenda, did not appear.

Trudy Welter appeared before the Mayor and Council to explain a Historic Site Preservation Grant which may be applied for to make improvements to the Memorial Hall; the application is due September 14th, grants are to be awarded December 1, 1998, and the work must be completed by June 30, 2001. There is a total of \$1,400,000 available, and the minimum grant will be \$40,000 and the maximum \$200,000. It is a dollar for dollar cash match, and although we now have only \$36,700 between the Hall Restoration Fund and the P.I.P. Fund, she anticipates tax levy receipts for the three years 98-99, 99-00, 00-01 to total approximately \$75,113 (by increasing the levy to .81/1000 voted rather than the present .60/1000.) The Historic Preservation Commission has preliminarily estimated the following projects:

Accessibility.....	\$ 185,000
Electrical.....	80,000
Rehab Restrooms.....	70,000
Replaster Auditorium.....	<u>40,000</u>
	\$ 375,000

She would be back the first Council meeting in September with her detailed budget, and she would hope the Council would agree to increase the tax levy next fiscal year to the full amount of .81 per \$1000. The overall feeling is that there won't be this much money again for this type of grant, and that no County may get more than 25% (so larger cities can't get it all). Trudy further explained that it is a unique grant representing Life in Iowa and some communities will get the award, so, hopefully, one could be Sigourney. She recognizes that at this point it looks like we will be short of the matching \$200,000 maximum, but she feels with concentrated fund raisers, and even with pledges (although the Mayor had previously told her he was not in favor of pledges) she feels the money would be available. Councilmember Mendenhall asked if we would be about \$75,000 short? Mrs. Welter further stated this is a reimbursement grant, meaning that we pay for the work and then get reimbursed, which could be a multi-plan project. Mayor Gosnell asked if there is any reason we shouldn't tell Trudy to go for the full \$200,000? Councilmember Mendenhall said he doesn't have a problem with the .81/\$1000. Mrs. Welter passed around drawings by the architect of proposed possible appearances to the Memorial Hall building. In that she and her husband had offered to donate to the Library Board the lot south of this building, which was declined, the architect also showed what an addition to this building on that lot might look like, for an expanded community center. Councilmember Conrad moved, seconded by Councilmember Winn, that Trudy Welter, Chairperson of the Historic Preservation Commission, be authorized to submit an application for the \$200,000 Historic Site Preservation Grant for use in the renovation of the Memorial Hall. Upon the roll being called, the following voted: Ayes: Winn, Conrad, Wilkening, Van Fleet, Glandon, and Mendenhall. Nays: None. The motion was approved.

Al Galapp, representing the Sigourney Public Library Board of Trustees, appeared before the Mayor and Council to say that they

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have an option to purchase the old Fire Station on West Marion Street and they would like to have the City's permission to purchase the same from their Library Building Fund monies; that the owners thereof sustained storm damage to the building roof and have it tarped, but do not plan to put any money into the building and are willing to sell it as it stands for \$25,000, although they will not give possession until spring. His second request was that they would like permission to advertise that if some contributor donates one-third of the cost of the new Library building that the Library will be named for that person. Mayor Gosnell said he thinks that is premature and he wants to think about that. He did say that they have already checked with Trudy Welter and the old Fire Station will not be in the Historic District since the house formerly across the street has been demolished. Councilmember Mendenhall moved, seconded by Councilmember Conrad, that the Library Board of Trustees be authorized to buy the old Fire Station on West Marion Street. Upon the roll being called, the following voted: Ayes: Winn, Conrad, Wilkening, Van Fleet, Glandon, and Mendenhall. Nays: None. Mr. Galapp again said he wants the sales pitch to name the Library after anyone donating one-third of the cost thereof. Mayor Gosnell said they will need to discuss that further. Councilmember Van Fleet said the City Council has not been shown that they have a need and what they want to put up. Al Galapp replied that he has a book showing all of the statistics of the required space for our population, etc.

Councilmember Van Fleet moved, seconded by Councilmember Glandon, that the request of Allen Wagler for permission to close Stuart St. between Elm and Walnut Streets on Saturday, October 10, from 8:00 A.M. to 6:00 P.M. during an auction sale, be approved. Upon the roll being called, the following voted: Ayes: Winn, Conrad, Wilkening, Van Fleet, Glandon, and Mendenhall. Nays: None. The motion was approved.

Brent Jennings appeared before the Mayor and Council to bring to their awareness the public nuisance in his front yard; that he was mowing and a rat came out of one of the dumped cars, and he has killed three rats in the last month. He has used rat poison but now there is a problem with the odor of dead rats. The Mayor asked him whose property he is talking about. Brent said it is the John Wilkening residence, and he would like to have some sort of an answer about what they can do about this problem. Mayor Gosnell replied that he is sure John doesn't have the money to clean it up; if we evacuate him because of the rats we would become liable to find him some place to live. Brent said it could be cleaned up for the price of the metal junk on hand; that John is a great neighbor and he has told Brent he is going to get rid of the junk but just moves it around. Brent further said other neighbors are in support of having it cleaned up, and he feels that rat nests inside vehicles present a health hazard at this point. Councilmember Mendenhall asked about sending Mr. Wilkening a letter to come talk with us about cleaning it up. Mayor Gosnell asked Councilmember Wilkening's opinion and he felt that would work. Mayor Gosnell said he will do that and ask John to come to the September 2nd meeting, and ask the neighbors not to attend that meeting so we won't have any hard feelings. He also told Brent that if he would get live traps from All American Termite the rats would die from the heat of the metal traps, instead of poisoning them. Again, Mayor Gosnell discussed the possibility of rats under the house and suggested we might have to find them a place to live; he said we could apply the cost of cleanup to taxes, and it would be a big undertaking. Brent Jennings again said he could move the metal for the sale price of it, and asked if John won't cooperate, would they declare it a nuisance? Without voting action, he was encouraged that they would.

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Councilmember Van Fleet moved, seconded by Councilmember Winn, that the request of Ray Snakenberg for permission to saw the curb at the Franklin (Buck) Beall residence, for a 4" drainage pipe on the east side of the house, be approved. Upon the roll being called, the following voted: Ayes: Winn, Conrad, Wilkening, Van Fleet, Glandon, and Mendenhall. Nays: None. The motion was approved.

Councilmember Van Fleet introduced the Resolution, and moved for its adoption, to approve the Application of Hal and Vicki Fritchman for Tax Abatement on construction of a new home. Upon the roll being called, the following voted: Ayes: Winn, Conrad, Wilkening, Van Fleet, Glandon, and Mendenhall. Nays: None. The Resolution was adopted.

Engineer Bucklin reported on the Square Project that they are pouring the concrete and the project is going well: they learned a lot on the South side of the square and are applying it on the East side. French Reneker's employee made an error, which they will pay for: the bases for the lights were laid out one-half foot too low, but by splicing, they were able to correct the error. They have experienced water in some basements. The contractor has informed his insurance company and they are to meet with those people: he doesn't know if there will be a settlement; the contractor carries liability for all operations. The big question on the water is how much would be there if it wasn't for the project? Councilmember Glandon said he liked the curb work and the broom pattern on the sidewalk. Engineer Bucklin said that Daley's are good concrete people. At the Coast-to-Coast they set their form 6" from the building to control the elevation and then filled that area in last.

Councilmember Van Fleet reported on the Memorial Hall that a project that should have been done and needs to be done before late fall is applying insulation to the attic area, at about \$3500.00. He said there is a new type of insulation, a wrapped fiberglass, instead of blown insulation. The Mayor asked him to get some firm figures. He mentioned one other thing that really needs work is the basement dining room wall(s); that maybe Keith Erwin could handle that with textured compound. He will talk with Keith.

Councilmember Van Fleet stated that under tennis court, he didn't have a copy of the specs he had sent out, but got a copy from M. Seeley, and he has not yet taken them to the clerk's office to be sent out; that he believes there should be 6"-8" of gravel underneath, and he is also working on the possibility of grant money. Mayor Gosnell asked if realistically we could get this tennis court done this year. Councilmember Van Fleet replied he didn't think so, although he hadn't asked anyone he sent specs to if they would be able to quote the work for this fall, and now he would rather say to plan on doing it in the spring.

Councilmember Van Fleet further reported that the swimming pool will close at 4:00 P.M. Sunday, August 23rd, for the season, and will be ready for winterizing. He further said that some things haven't been done yet, that may come under FEMA.

Engineer Bucklin said he has been back in contact with G&R Miller Construction on the Jackson-Laffer Streets Project and they had given them a punch list in July. They haven't been back to finish up - the excuse being the storm in Washington - the seeding dates are now started, and they still have cleanup to be done. Mr. Bucklin submitted the following Change Order, No. 3, in their behalf:

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- 3-1 Revise the size of "Hydra-Stop" valve installation on Main Street near Washington Street (Item 2-1) from 8" to 6" at the agreed upon price of \$333.60.
- 3-2 Add adjustment sections to hydrants along Jackson Street (Hwy 92); 3 each at \$306.25 each = \$ 918.75.
- 3-3 Add granular backfill under pavement at "Hydra-Stop" installation locations; 101.68 ton at \$13.00 per ton = \$ 1,321.84.
- 3-4 Add the cost of supplying and installing 1" service sets; 2 at \$231.00 each - \$462.00
- 3-5 Add the cost of supplying and installing 1" copper service line; 148 L.F. at \$8.22 per L.F. = \$1,216.56.

## Justification:

- 3-1 Information on size of existing main was incorrect.
- 3-2 Adjustment sections were installed on hydrants to be able to better fit the proposed Hwy 92 improvements.
- 3-3 Granular backfill was added to reduce pavement
- 3-4 and 3-5 1" services were added to correspond to existing services

He said the hydrant extensions can be removed and used elsewhere when we do Highway 92. The total Change Order was \$4,251.75 and none of these items cost the contractor any additional time, and no extension had been given him. Councilmember Glandon moved, seconded by Councilmember Van Fleet, that Change Order No. 3 in favor of G&R Miller Construction, in the total amount of \$4,252.75, be approved. Upon the roll being called, the following voted: Ayes: Winn, Conrad, Wilkening, Van Fleet, Glandon, and Mendenhall. Nays: None. The motion was approved.

The proposed Ordinance Amendment to increase the charge for turning on water after shut off for nonpayment was read by Councilmember Conrad. Councilmember Wilkening moved, seconded by Councilmember Glandon, that the reading of the amended Ordinance to increase the charge for turning on water after shut off for nonpayment be considered the second reading thereof toward adoption. Upon the roll being called, the following voted: Ayes: Winn, Conrad, Wilkening, Van Fleet, Glandon, and Mendenhall. Nays: None. The motion was approved.

Councilmember Winn moved, seconded by Councilmember Van Fleet, that the third reading of the proposed Ordinance Amendment to increase the charge for turning on water after shut off for nonpayment be waived and the same adopted. Upon the roll being called, the following voted: Ayes: Winn, Conrad, Wilkening, Van Fleet, Glandon, and Mendenhall. Nays: None. The motion was approved.

Engineer Bucklin had with him the Pre-Application for the next CDBG Grant for a Sewer project, which RC&D Pathfinders had prepared. Mayor Gosnell said that if the amount was \$552,000 that we would have to come up with one-third of it, or \$184,000, and he thinks it would be wise and prudent to hold back this year and not apply, and he feels we should just sit on it this year. Realistically, he said he didn't know how we could do anything more: we have done a lot in the last four years and perhaps we should pull in the reins a little and then start again later.

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He said he is also worried about Trudy's request and the Library. Engineer Bucklin said we are looking at after July 1, 1999 before we would need money; this work is for under Highway 92 and will have to be done before the Highway 92 reconstruction. Councilmember Mendenhall said we need to think about decreasing the tax askings and use reserves. The Mayor said he would call Kelly in The Pathfinders office and explain it to her.

The July financial reports of the City Clerk and City Treasurer were before the Mayor and Council and filed. The Clerk explained this is the first monthly financial documents from the Summit program and that she is aware that the revenues and appropriations are not in the format they are used to reading, although all of the data is shown, but she doesn't like them either and will work further on the phone with Data Technologies. She also stated she has a lot of other printouts of financial documents that she invited anyone who might be interested to examine the same.

Under public input Councilmember Conrad said he had talked with Eugene Strohman about water on the north end of Main Street where Clark Street empties water to the east, on the east side of the road; somehow there if no curb and no ditch and he wants the City to dig a ditch to deal with the water there. It was the consensus of opinion, without action, that Mr. Strohman could dig a ditch on his property, but not on City property. Kenneth Bucklin added there is a water main just behind the curb. Mayor Gosnell stated that Bill Rasplicka in the past has also asked him about his water drainage problem in that area.

Mayor Gosnell said the good news is that FEMA will pay roughly \$72,000 for damages here, which includes overtime and equipment, but there are still about 50 trees to take down and 162 hangers that need to come down; they will pay for replacement of the Park Shelter, will pay for the roof on Sigourney Ball's restroom, and doors at the Pool. FEMA will pay 75%, the State 10%, and 15% by the City, which may be offset by volunteer labor. On the rest of the trees and hangers, he said he will talk with Paduke and Applegat both to negotiate terms: that records thereon must be very detailed and exact billings. The initial bill was submitted last Thursday, and they usually pay within two weeks. The stumps will not be taken out, nor will sidewalks be covered. Engineer Bucklin brought up the matter of the tree on the east side of Laffer Street that was bored under, and which tree toppled in the storm - that the watermain is almost exposed, and the City should dig down and look at its condition. The Mayor said we can present new evidence to FEMA but we will still have to come up with the 15% City share. The Mayor added that the FEMA people were very good to work with and they suggested looking at the Ball Park rest room. Councilmember Wilkening asked if FEMA will cover the Needham building. Mayor Gosnell said he is waiting for a legal opinion from our attorney as to our status.

Councilmember Van Fleet moved for adjournment at 8:55 P.M. The second was by Councilmember Winn.

  
MAYOR

ATTEST:   
CITY CLERK



JULY, 1998

REVENUES AND EXPENDITURES

RECEIPTS:

GENERAL.....	\$ 27,251.68
MEMORIAL HALL REST...	150.59
HOUSING PROJECT.....	578.66
LIBRARY.....	303.24
LIBRARY BLDG. FUND...	1,069.05
ROAD USE.....	13,139.94
DEBT SERVICE.....	683.22
WATER UTILITY.....	7,427.71
WATER OP & MTN.....	14,637.70
WATER SINKING.....	7,136.70
WATER IMPROV/REPLACE.	4,000.00
SEWER UTILITY.....	3,902.51
SEWER OP/MAINT.....	4,704.15
SEWER SINKING.....	2,098.63
SEWER IMPROV/REPL....	833.34
SEWER PROJECT.....	924.34
P.I.P. FUND.....	270.00
LEWIS MEMORIAL FTN...	145.16
WA CUSTOMER DEP.....	796.12
POLE BUILDING.....	205.40
TOTAL.....	\$ <u>90,258.14</u>

EXPENDITURES:

GENERAL.....	\$ 96,576.32
LIBRARY.....	3,875.16
ROAD USE.....	6,291.72
WATER OP/MTN.....	14,637.70
WATER PROJECT.....	23,281.74
SEWER OP/MTN.....	4,704.15
LEWIS MEM. FTN.....	62.63
WATER CUSTOMER DEP....	165.17
TOTAL DISBURSEMENTS..	\$ <u>149,594.59</u>