

CITY OF SIGOURNEY, IOWA
MINUTES OF REGULAR CITY COUNCIL MEETING OF
WEDNESDAY, DECEMBER 1, 2021

The Sigourney City Council met in regular session in the Council Chambers at City Hall on Wednesday, December 1, 2021, with Mayor Glandon presiding and the following Council members answering roll call: Morlan, Schröder, Bender, Conrad, McLaughlin, and Schultz. Others present were: Gary Iosbaker; Stephani Atwood; Doug Bender; Don Northup, Director of Public Works I; Richard Fortney, Patrol Officer; and Angie Alderson, City Clerk.

The meeting was called to order at 6:00 p.m. Council member McLaughlin moved, seconded by Council member Morlan, to approve the tentative agenda. Upon the roll being called, the following voted Ayes: Morlan, Schröder, Bender, Conrad, McLaughlin, and Schultz. Nays: None. Motion approved.

Mayor Glandon administered the Oath of Office to two of the incoming Council members, Gary Iosbaker and Stephani Atwood.

Council member Conrad moved, seconded by Council member McLaughlin, to approve the following items on the Consent Agenda: minutes of November 17, 2021; Council accounts payable claims in the amount of \$36,017.53; Library accounts payable claims in the amount of \$4,962.62; Community Betterment Request(s); credit card report; and the time and place for the December 15, 2021, regular Council meeting will be at 6:00 p.m. at City Hall. Upon the roll being called, the following voted Ayes: Morlan, Schröder, Bender, Conrad, McLaughlin, and Schultz. Nays: None. Motion approved.

Council member Conrad moved, seconded by Council member McLaughlin, to approve the remaining item on the Consent Agenda: Resignation from Jimmy Morlan for Council member At Large Position. Upon the roll being called, the following voted Ayes: Schröder, Bender, Conrad, McLaughlin, and Schultz. Nays: None. Abstain: Morlan. Motion approved.

Additional City Business: Council member Morlan moved, seconded by Council member Bender, to approve the display ad for intent to fill vacancy by appointment. Upon the roll being called, the following voted Ayes: Morlan, Schröder, Bender, Conrad, McLaughlin, and Schultz. Nays: None. Motion approved.

City Clerk Alderson reviewed the Christmas Committee's request to hold a vendor fair at City Hall on December 11th. The Committee is also requesting for the silent auction of Christmas trees to be in City Hall. The trees would come to City Hall to be viewed and would be removed before the next Council meeting. Council member Conrad moved, seconded by Council member McLaughlin, to approve Resolution No. 2021-12-01 for temporary closing of downtown streets during the Annual Christmas Festival activities. Upon the roll being called, the following voted Ayes: Morlan, Schröder, Bender, Conrad, McLaughlin, and Schultz. Nays: None. Motion approved.

Mayor Glandon explained the Change Order #1A – Sigourney Facades Phase 1. This is a reduction in the bid price of \$214,793.00. There was a reduction as the 101 West Marion Street project was removed and the costs involved reduced the original price of the bid. This is now value engineering. Council member Conrad moved, seconded by Council member Morlan, to approve Change Order 1A for Sigourney Facades Phase 1. Upon the roll being called, the following voted Ayes: Morlan, Schröder, Bender, Conrad, McLaughlin, and Schultz. Nays: None. Motion approved.

Mayor Glandon explained Change Order #1 – Sigourney Facades Phase 1 for 101 East Marion Street. The contract price does not change as there are contingencies built into each of the facades. This is a \$700.00 additional charge as the contractors ran into rotted wood when they took the soffit off. Council member Conrad moved, seconded by Council member McLaughlin, to approve Change Order #1 for Sigourney Facades Phase 1 for 101 East Marion Street. Upon the roll being called, the following voted Ayes: Morlan, Schröder, Bender, Conrad, McLaughlin, and Schultz. Nays: None. Motion approved.

Mayor Glandon reviewed the Application and Certificate for Payment No. 1 to R.G. Construction for the Sigourney CDBG Façade Improvement Phase 1 Project. Council member McLaughlin moved, seconded by

Council member Conrad, to approve the Application and Certificate for Payment No. 1 to R.G. Construction for the Sigourney CDBG Façade Improvements Phase 1 Project. Upon the roll being called, the following voted Ayes: Morlan, Schröder, Bender, Conrad, McLaughlin, and Schultz. Nays: None. Motion approved.

Council member Conrad asked if there had been changes made since the first reading and if anyone had made any comments. City Clerk Alderson responded no. Council member Conrad moved, seconded by Council member McLaughlin, to approve the second reading of Ordinance 2-1-5 Wards-Precincts. Upon the roll being called, the following voted Ayes: Morlan, Schröder, Bender, Conrad, McLaughlin, and Schultz. Nays: None. Motion approved.

Mayor Glandon reviewed the CDBG (Community Development Block Grant) Contract through IEDA (Iowa Economic Development Authority). This is an Upper Story grant for the property located at 103 South Jefferson Street. This grant is for \$225,000.00. Council member Conrad moved, seconded by Council member McLaughlin, to approve the Iowa Economic Development Authority (IEDA) Community Development Block Grant (CDBG) Program Contract (Number: 20-CVN-009) in the amount of \$225,000.00 for a COVID19 (CDBG-CV) at 103 South Jefferson Street and authorize the Mayor to sign said documents. Upon the roll being called, the following voted Ayes: Morlan, Schröder, Bender, Conrad, McLaughlin, and Schultz. Nays: None. Motion approved.

Mayor Glandon reviewed the Contract for CDBG (Community Development Block Grant) Administration Services with Area 15 Regional Planning Commission for the 103 South Jefferson Street property. One of the first things that needs to be done is the building has to be tested for asbestos and radon gas. This will need to be discussed as to who is going to pay for these tests. Mayor Glandon stated it was suggested to him that we bid for all the properties we are pursuing grants for even though they have not all been approved yet. But this does have to be done before anything else can be done. Council member Conrad asked if this could be part of City's contribution. Council member Conrad moved, seconded by Council member Bender, to approve the Contract for the CDBG Administration Services with Area 15 Regional Planning Commission for the Iowa Economic Development Authority (IEDA) Community Development Block Grant (CDBG) for Upper-Story Housing Improvements at 103 South Jefferson Street. Upon the roll being called, the following voted Ayes: Morlan, Schröder, Bender, Conrad, McLaughlin, and Schultz. Nays: None. Motion approved.

Mayor Glandon updated the City Council on the 121 East Marion Street property. This building is collapsed in. Mayor Glandon stated he was considering doing this project in phases, but after talking with the auditor(s) for the City they would prefer this to be done under one main contract. The quote from structural engineer was to spec the removal of the collapsed structure, removal of the back wall, and stabilization of the front wall. Once the debris is out, the design of the re-enforced concrete walls that need to be put against the adjoining buildings basement, then the structural design of putting the first floor back in, the second floor and the roof so this would be an enclosed structure. Up to this date, he has received some rough numbers and he is expecting this to be a \$300,000.00 project including the engineer and possible building back. This does not include the bonding due to the size of the job. There is nothing calculated in for overhead and profit or any contingencies. This could very well be a \$350,000.00 plus project. After talking with Debbie Durham earlier in the summer, she talked about a possible emergency catalyst grant that could be available to help get started. We are working on proposing an application to send in.

Mayor Glandon updated the City Council on the 309 West Elm Street property. Mayor Glandon met with the City's Attorney, John Wehr, and Teresa Young (*owner of 309 West Elm Street property*). Ms. Young signed the property over to the City. There is someone living on the property and the Sheriff's Office served the conviction papers yesterday on the occupant. He has thirty days to get out and at that point the City can proceed to clean up the property. A few years ago, the Mayor had a quote of \$10,000.00 to \$12,000.00 to tear the house down, but this did not include asbestos testing and possibly lead paint testing. Mayor Glandon is estimating \$50,000.00 to \$75,000.00 if the City has to clean up the property.

Mayor Glandon updated the City Council on the 308 South East Street property. Mayor Glandon stated that he had received a letter from the Clerk of Court that there will be a phone conference on December 15th to set a trial date. This is part of the process. If the owners do not show up, then the Court should rule in favor

of the City by default. Once the City owns the property, we can proceed with clean up. The Mayor has a quote from an asbestos contractor. This contractor wants \$35,000.00 just to take the house down and put it in the dumpsters. This does not include any hauling fees or land fill fees. Land fill fees are one and a half times regular fees. The foundation will still need to be removed and other shrubs as well bringing in dirt. This could end up costing the City several hundred thousand dollars.

There was no report for Sigourney Area Development Corporation (SADC).

Council member McLaughlin reminded the Park and Recreation Committee members there is a meeting scheduled for 4:00 p.m. on Thursday, December 9th.

Public Safety: A Public Safety Committee meeting was set for Wednesday, December 8th at 7:30 a.m.

Finance: A Finance Committee meeting was set for Thursday, December 9th at 7:30 a.m.

City Clerk: City Clerk Alderson reviewed the Annual Financial Report with the Council.

Public Input: There was no public input.

The meeting was adjourned by acclamation at 6:31 p.m.

Douglas L. Glandon, Mayor

ATTEST: _____
Angela K. Alderson, City Clerk