

CITY OF SIGOURNEY, IOWA
MINUTES OF REGULAR CITY COUNCIL MEETING OF
WEDNESDAY, NOVEMBER 17, 2021

The Sigourney City Council met in regular session in the Council Chambers at City Hall on Wednesday, November 17, 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; Brent Gilliland, Director of Public Works II; 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.

Council member Morlan moved, seconded by Council member Bender, to approve the following items on the Consent Agenda including an additional \$200.00 Community Betterment Request: minutes of November 3, 2021; Council accounts payable claims in the amount of \$63,159.46; liquor license application for Cobb Oil Co., Inc. (DBA: Sigourney BP) at 805 East Jackson Street for Class C Beer Permit, Class B Native Wine Permit and Sunday Service; liquor license application for Goldman Enterprises, LLC (DBA: Copper Lantern) at 101 North Jefferson Street for Class C Liquor License including Outdoor Service and Sunday Service; newly elected officials to attend the Municipal Leadership Academy Parts 1, 2 and 3 at a total cost of \$1,100.00; Community Betterment Request(s); credit card report; and the time and place for the December 1, 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.

Public Hearing: Mayor Glandon stated it was the time and place for the public hearing regarding a proposal to change the current election precinct boundaries and wards as a result of the 2020 census and adopt by ordinance the proposed precinct boundaries/wards. Council member Morlan moved, seconded by Council member Conrad, to open the public hearing for the proposed precinct / ward boundaries. Upon the roll being called, the following voted Ayes: Morlan, Schröder, Bender, Conrad, McLaughlin, and Schultz. Nays: None. Motion approved and the public hearing was opened at 6:02 p.m.

Mayor Glandon stated copies of the maps and ordinances were available if anyone would like one. The public hearing information was published in the November 10th Sigourney News Review. City Clerk Alderson stated she had not received any comments.

Mayor Glandon asked for any comments and receiving none asked for a motion to close the public hearing.

Council member Bender moved, seconded by Council member Schröder, to close the public hearing for the proposed precinct / ward boundaries. Upon the roll being called, the following voted Ayes: Morlan, Schröder, Bender, Conrad, McLaughlin, and Schultz. Nays: None. Motion approved and the public hearing was closed at 6:03 p.m.

Council member Morlan moved, seconded by Council member Conrad to approve the first reading of Ordinance 2-1-5 Wards. Upon the roll being called, the following voted Ayes: Morlan, Schröder, Bender, Conrad, McLaughlin, and Schultz. Nays: None. Motion approved.

Additional City Business: Mayor Glandon reviewed the Structural Engineering Report for 121 East Marion Street. One of the statements is the basement walls should be stabilized by a structural concrete wall being poured up against both of them. The report has recommendations.

Mayor Glandon stated he had received a proposal from Jim Tometich for the 121 East Marion Street property. Mayor Glandon asked if the removal of the debris needed to be engineered and there are two things he is concerned about. One being how the removal of the back wall is handled and at the front wall finishing up taking everything loose from that. This would need to go out for bids. The other part was a proposal to design the structural part which would be putting reinforced concrete walls against the basement walls on the adjoining buildings and a truss floor system spanning crossways of the building which is approximately twenty-one feet and sheeted 2 x 6 wall with plywood sheeting for stabilization. The second-floor trusses, 2

x 6 wall with plywood sheeting with tapered trusses for the roof system and a new roof. This would also be an engineered item. The proposal totaled roughly \$20,000.00. Mayor Glandon explained that if the city did not build back, we would end up putting a structural foundation up to grade and then 2 x 6 walls up to the top of the parapet and steel put on it and then tied back into the parapet flashing. There are concerns on the front wall standing alone and the contractor would need to be dictated to as to how they should remove everything that is attached to it. Rod Curtis, Curtis Architecture, thought the wall was in good shape and worth salvaging. It is going to cost either way. If the City does not replace it, we would still have to re-enforce the walls and fill in. Mayor Glandon explained the city would still have to put the protective walls up on the two adjoining buildings because those are classified as interior brick not exterior brick. Those costs could be applied toward build back. All the demolition and removal are the same. Mayor Glandon stated that he had received two quotes at not quite \$60,000.00 and the other one was around \$70,000.00 to \$75,000.00. Council member Conrad reiterated that no matter how the city finishes, once we get it removed, the city has to finish it. Mayor Glandon stated that he went with the structural engineer and there appeared to be some water seepage into Barn Wired in the basement. On the other building it was very hard to tell where it was coming from. Council member Conrad asked if there would be guidelines to follow for the cleanup and Mayor Glandon stated that yes it would be specified. Council Schröder moved, seconded by Council member Conrad, to proceed with signing a contract with Tometich Structural Engineering to draw up specifications and proceed. Upon the roll being called, the following voted Ayes: Morlan, Schröder, Bender, Conrad, McLaughlin, and Schultz. Nays: None. Motion approved.

Mayor Glandon stated that Teresa Young has approached the City and would like to sign the deed over to the City on the property located at 309 West Elm Street. The total in taxes are approximately \$5,200.00 which will pay the taxes through March 2022. The majority of that amount will come back to City due to special assessments. Mayor Glandon stated that we can offer this property out through the bid process, but if no one comes forward to purchase this the City will be responsible to tear it down. City Clerk Alderson stated that there will be one more year of minimal taxes to pay. Mayor Glandon stated that he had a quote of \$12,000.00 to clean this property up, but the City will have to have asbestos and lead paint testing done. Council member Conrad moved, seconded by Council member Schultz, to approve Resolution 2021-11-04 to accept property located at 309 West Elm Street. Upon the roll being called, the following voted Ayes: Morlan, Schröder, Bender, Conrad, McLaughlin, and Schultz. Nays: None. Motion approved.

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

Park and Recreation: Council member McLaughlin stated the Park and Recreation Committee met and historically Alan Sellers has been the Flag Football and Soccer Director. He is not wanting to continue with the soccer director position and the Committee thought due to the use of equipment and maintaining the insurance that this would be a good time to make this a seasonal position and making that person an employee. The Park and Recreation Committee would like to recommend breaking both positions starting with the soccer director position as a seasonal position and an employee. Council member Morlan moved, seconded by Council member McLaughlin, to create a seasonal position for soccer director and they would be responsible for mowing the fields. Upon the roll being called, the following voted Ayes: Morlan, Schröder, Bender, Conrad, McLaughlin, and Schultz. Nays: None. Motion approved.

Council members discussed the possible salary for the soccer director position and adding this to the display ad. Council member Morlan moved, seconded by Council member Conrad, to approve the display ad for the soccer director position including the salary of \$2,500.00 per year. Upon the roll being called, the following voted Ayes: Morlan, Schröder, Bender, Conrad, McLaughlin, and Schultz. Nays: None. Motion approved.

Water and Wastewater: Mayor Glandon stated the water main project, and the final pay estimate were discussed at the last Council meeting. This was originally a \$900,000.00 and some project which ended up being an \$850,000.00 plus project. This is due to there being more quantities listed than were actually installed. The retainage is something like \$26,000.00. Mayor Glandon reviewed the information from the last Council meeting. Council member Schröder moved, seconded by Council member McLaughlin, to approve Pay Estimate No. 11 – Final Quantities and Retainage from KLC Construction LLC for Proposed Water Main Improvements – CDBG #19-WS-016 – Sigourney, IA – (Project #18-113/20-057). Upon the roll

being called, the following voted Ayes: Morlan, Schröder, Conrad and McLaughlin. Nays: Bender. Abstain: Schultz. Motion approved.

Council member McLaughlin moved, seconded by Council Conrad, to approve Resolution No. 2021-11-01 re: Authorizing Final Acceptance for Water Main Project with a revision of a two-year time limit. Upon the roll being called, the following voted Ayes: Morlan, Schröder, Bender, Conrad, and McLaughlin. Nays: None. Abstain: Schultz. Motion approved.

Mayor Glandon explained the change order for the wastewater project. When the grading was being done on the south bank, there is almost 400 feet of watermain that is not deep enough, and this change order would allow this to be lowered down. Council member McLaughlin moved, seconded by Council member Conrad, to approve Change Order No. 1 for the Proposed Wastewater Treatment Plant Improvements – CDBG #19-WS-009 – Sigourney, IA – SRF #CS192087001. Upon the roll being called, the following voted Ayes: Morlan, Schröder, Bender, Conrad, McLaughlin, and Schultz. Nays: None. Motion approved.

Brent Gilliland, Director of Public Works II, explained one of the lawn mowers is about to be out of warranty. It costs about \$6,800.00 to replace a motor, so they like to keep mowers with warranty. Council member McLaughlin moved, seconded by Council member Bender, to approve the purchase of a lawn mower with trade-in. Upon the roll being called, the following voted Ayes: Morlan, Schröder, Bender, Conrad, McLaughlin, and Schultz. Nays: None. Motion approved.

Finance: Council member Conrad stated the Finance Committee has been discussing the budget.

Public Input: There was no public input.

The meeting was adjourned by acclamation at 6:34 p.m.

Douglas L. Glandon, Mayor

ATTEST: _____
Angela K. Alderson, City Clerk