

PROCEEDINGS OF LOWDEN CITY COUNCIL – REGULAR MEETING
MONDAY, NOVEMBER 3, 2014 5:30 PM CITY HALL

The regular meeting of the Lowden City Council was called to order by Mayor Barry Hoffmeier.

Pledge of Allegiance was recited.

Council members present on roll call: McCreight, Dean Hamdorf, Josh Hamdorf. Absent: Conrad, Helmold.

Visitors: Lori Boedeker, Mark Schneider, Kirk Steinke, Steve Noack, Theresa Pribble, Jonathan Mouw, Pat Kroemer, Abigail Kraemer.

M/S McCreight, Josh Hamdorf to amend the agenda to add: Resolutions to approve the housing rehabilitation and wastewater plant project applications for CDBG funding. Ayes: All.

M/S Dean Hamdorf, McCreight to approve the consent agenda. Ayes: All.

M/S McCreight, Dean Hamdorf to close the meeting and open the Public Hearing on the housing rehabilitation application for Community Development Block Grant funds through the IA Economic Development Authority. Ayes: All.

Mark Schneider, ECIA, told the council the City can apply for \$245,000 in CDBG funding to rehabilitate six homes in the amount of \$24,999 each. The local match is \$6000 to be used for rehabilitation work. All households served will be of low-to-moderate income, therefore 100% of the CDBG funds will benefit LMI persons. All work will be done within the city limits of Lowden with no work to be done in the 100-year floodplain. The application will be submitted to meet the December 5, 2014 deadline. By design, there will be no permanent displacement of households. However, temporary relocation assistance will be provided to households in which lead-based paint work is identified. If displacement is necessary, the City will comply fully with the Uniform Relocation Act and Section 104(d). The CDBG funding awards will be announced in April 2015.

M/S Josh Hamdorf, McCreight to close the Public Hearing and open the meeting. Ayes: All.

M/S Dean Hamdorf, McCreight to adopt Resolution #14-13 approving the application for the CDBG housing grant through IA Economic Development Authority, the City pledging \$6000 as local effort toward the activity and authorizing the Mayor to sign the application. Ayes: All.

M/S McCreight, Dean Hamdorf to close the meeting and open the Public Hearing on the proposed application for a Community Development Block Grant to the IA Economic Development Authority for upgrading the City's wastewater system. Ayes: All.

Mark Schneider, ECIA, explained the wastewater plant improvements will be in the amount of \$367,000 including construction, engineering, and administrative fees. The City would pledge a local effort to the project in the amount of \$67,000. The total amount of CDBG funds requested will be \$300,000. 57.57% of the funds will benefit low-to-moderate income persons residing in the City of Lowden. By design, no displacement will occur. If displacement is necessary, the City will comply fully with the Uniform Relocation Act and Section 104(d). The application will be submitted to IEDA no later than Nov. 17, 2014.

M/S Josh Hamdorf, McCreight to close the Public Hearing and open the meeting. Ayes: All.

M/S Dean Hamdorf, Josh Hamdorf to adopt Resolution #14-14 approving the proposed CDBG application for wastewater plant improvements, with a local pledge of \$67,000 and authorize the Mayor to sign the application. Ayes: All.

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Steve Noack, MMS Consultants, asked for council approval on the final acceptance of payment of the retainages for the three McKinley Avenue contractors. Noack said the whole project came in under bid by approximately \$2900.

M/S McCreight, Dean Hamdorf to approve release of the retainages after 30 calendar days for the three contractors used on the McKinley Avenue project: JJJ Enterprises-\$4794.02, Top Grade Excavating-\$4013.69, and Determann Asphalt-\$14052.25. Ayes: All.

Theresa Pribble, renter of the house at 104 Main St., was present to ask for an adjustment on her high water bill. She said her bill is usually in the \$70-\$80 range and the October bill with late fees was \$195.34. Kirk Steinke did a profile on the usage at that residence and he suspects there was a toilet leaking. Theresa said the owner of the house, Rose Boedeker, had bought new parts for the toilet but they have not yet been installed.

M/S Dean Hamdorf, McCreight to adjust Theresa Pribble's water bill to what her average bill would be, using a three month time frame to establish the average monthly usage, with a one time only forgiveness of the water bill. Ayes: McCreight, Dean Hamdorf. Nays: Josh Hamdorf. Motion passed.

Council discussed charging a fee for being on the delinquent water bill list. Kirk explained that sometimes the list for water turn offs has been compiled by the city clerk and given to the maintenance men for water shut off. Then when they are ready to turn off the water at the curb, the resident may come out the door and hand a check to the maintenance men. Council agreed that even if the water doesn't actually get turned off, a \$25.00 fee will be charged for being on the delinquent list. The current ordinance also states, if water is turned off for non-payment, a \$25.00 reconnection fee is assessed during working hours or \$50.00 for reconnection during off-hours. A new ordinance will be prepared whereby \$25.00 will be charged if a resident is listed on the delinquent shutoff list. The first reading of the ordinance will be at the December 1 city council meeting.

M/S McCreight, Josh Hamdorf to approve the Urban Renewal Report for FY14 pending clarification of figures with the IA Dept. of Management. Ayes: All.

Kirk got another quote from Spahn & Rose for new doors at the water treatment plant. He said heavy duty doors could cost in the range of \$1200.

M/S Dean Hamdorf, Josh Hamdorf to accept Jason Conrad's October 3, 2014, quote for two steel doors for the water plant, \$960.00, installed. Ayes: All.

Rex McCreight reported on the need for a transfer switch for the new pump at the wastewater plant. The electrical service should be upgraded to 200 AMPS. He said the estimated cost could be \$1200.200 and any licensed electrician could do the installation.

M/S McCreight, Dean Hamdorf to purchase a transfer electrical switch for the new pump at the wastewater plant upgrading to 200 AMPS. Ayes: All.

M/S McCreight, Josh Hamdorf to accept the only bid received for snow removal from JJJ Enterprises - \$120/hr. backhoe/endloader, \$70/hr. first dumptruck, \$65/hr. second dumptruck. Ayes: All.

Abigail Kraemer and Jonanthan Mouw, Lowden residents and engineers, introduced themselves and offered assistance with wastewater plant issues, if needed.

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Lori Boedeker was present to tell the council she regained possession of property at 608 Hall Avenue in July, 2014. Bills of \$300 for mowing the property by the City and \$315 for a new curb stop were added to the property taxes as liens in October 2014. The bills accrued before she took possession in July 2014. She did not think it was her responsibility to pay them. After discussion, Council said they would put the item on the December meeting agenda.

M/S McCreight, Josh Hamdorf to approve the liquor license for Schneid's, pending their filing of dram shop liability insurance. Ayes: All.

Council told Kirk to get prices for new tires for the big dump truck since they are showing wear.

Kirk said the maintenance men will take off the Friday after Thanksgiving instead of Veteran's Day.

Kirk said Lowden can hire the City of Mechanicsville to use their street sweeper in Lowden to sweep and pick up excess gravel on designated streets. They charge \$125/hr. and with travel time and the street sweeping time it may cost the town in the range of \$800. Council said to go ahead with the work.

Mayor reported the City will file an extension with FEMA to complete the work on 5th St. Place.

M/S McCreight, Dean Hamdorf to adjourn at 7:15 p.m. Ayes: All.

Next regular meeting is December 1, 2014, 5:30 p.m.

Barry Hoffmeier, Mayor

Peggy Kedley, City Clerk