

PROCEEDINGS OF LOWDEN CITY COUNCIL –REGULAR & PUBLIC HEARING MEETING

MONDAY, AUGUST 1, 2016 5:30PM CITY HALL MEETING ROOM

The regular and public hearing meeting of the Lowden City Council was called to order by Mayor Ashley Hansen.

Pledge of Allegiance was recited.

Council members present on roll call: Conrad, Jones, Stewart, Hamdorf. Absent: Dewell

Visitors: John & Barb Muhs, Dale Axline, Bob & Chris Kroemer, Sue Hall, Austin Lange

M/S, Conrad, Hamdorf to approve Consent agenda including minutes, bills and financial reports
Ayes: All.

Mayor Hansen announced that the regular council meeting would close and that the public hearing would now open for **Resolution #16-03 Budget Amendment**. M/S, Hamdorf, Jones to close regular meeting and open public hearing. Ayes: All. Mayor Hansen read out loud the changes requested to the city budget, which she said would be a \$2000.00 increase to cover nuisance work and permission for the City Clerk to pay the GO Bonds in FY17. Mayor Hansen asked for public comments/concerns. None were noted. M/S, Stewart, Jones to approve Resolution # 16-03 – Budget Amendment and close the public hearing and reopen the regular council meeting. Ayes: All.

Mayor Hansen briefly discussed the sale and conveyance of 503 Hall Avenue. The bid was opened in front of all present. Only 1 bid had been received in the amount of \$9001 from John & Barbara Muhs. Councilman Hamdorf read out the bid details to all present and Mayor Hansen asked visitors and council if they had any questions. Austin Lange asked why the city was making money on this property. City Clerk Carlson informed Austin Lange that the city incurred fees to take over this property but the starting bid was left at \$4,500, which did not cover all additional costs such as the abstract, advertising, legal notices or closing of the property. Councilman Conrad said – it a sealed bid, how would we know what someone has bid until the bid was opened and that it was up to the Individual to decide how much they wanted to bid. John Muhs asked council if they would consider a cost share on curb and gutter at this property and Barbara Muhs said it was their business on what they offered or are willing to spend to obtain this property. Councilman Conrad said 50% has been the normal in the past as a cost share for curb and gutter. Council then discussed the request for curb and gutter and thought it acceptable to share the costs of this when the time came. Mayor Hansen said we need to set a public hearing date for comments/concerns about the sale and conveyance of the 503 Hall Avenue property and that September 5th, which would normally be the next council meeting date, would fall on labor day and City Hall would be closed. A brief discussion occurred on which date to move the next council meeting to and also to set the public hearing date. M/S

Hamdorf, Jones to move the next council meeting to Tuesday, September 6th and to set the public hearing date to Tuesday, September 6th @ 5:30pm for the sale and conveyance of 503 Hall Avenue. Ayes: All.

Mayor Hansen shared the Outstanding Obligation Report with council and visitors. The City Clerk had prepared the required State report. GO Bond 2012 - \$405,000 and GO Bond 2014 - \$275,000 were the outstanding obligations on these loans. No comments were noted.

Mayor Hansen introduced **Resolution 16-04 – Street Financial Report** and discussed with council and visitors what this report was about. City Clerk Carlson reported the starting balance and closing balances of funds received for streets/roads. M/S Jones, Hamdorf to adopt Resolution 16-04 – Street Financial Report. The City Clerk will report to the IDOT and a copy of this document is available at City Hall for inspection and will be available in due course on the IDOT website.

Mayor Hansen reported that the City Clerk had received notification regarding the flashing highway lights at the intersection on Highway 30. A project will occur in 2018 to install solar lighting and replace the current lights at this section. The city will not incur any costs to change over to solar power in this section unless the existing poles/clips are broken but will be required to maintain them once they are installed. Councilman Conrad said we currently maintain this area now. Council briefly discussed. M/S Stewart, Jones for Clerk to approve the installation of solar lights at the Highway 30 intersection. Ayes: All.

Mayor Hansen discussed the issue with regards to the Library roof. A letter had been received from Jan Olsen, Library Board member regarding water damage from the roof within the ceiling area of the library. Kirk Steinke, Public Works estimated that the library roof was about 25 years old and that nail heads had been sealed in the past but with all the strong winds and rain he had noticed some bad seals. He said the leak was approximately 6 foot inside the door area. He said he had requested a bid to recap and foam the area especially near the peak where the leak is thought to be coming from, but had not received it yet. M/S Stewart, Hamdorf to table the discussion until next meeting so they can review bids.

Mayor Hansen continued the discussion from previous meetings regarding a need for the Fire Station and City Hall to have a generator. Kirk Steinke, Public Works informed council that a barely used diesel generator (3 phase) on a trailer was coming up for bid from the City of Wyoming, it has less than 90 hours on it. Councilman Hamdorf said he preferred natural gas. Councilman Hamdorf asked if it will operate the sirens, fire station and city hall, which it would. Councilman Stewart and Conrad said diesel can gel up in winter and Councilman Conrad asked how much a new generator would normally cost. Councilman Hamdorf said he estimated \$25,000 and said Clarence has a natural gas one. Kirk Steinke, Public Works said if a tornado came through Lowden and if it was a natural gas generator, it would have to be turned off with a switch in case of possible leaks. He also asked if 1-2 members of council would come to look at the generator that the City of Wyoming was selling, no response was given. Steinke added

that bids would need to be placed by August 8th. Mayor Hansen said she will ask Tim Mallot, EMA about the Fire Station grant program as this might qualify the city to obtain a generator as well. Discussion tabled.

The discussion continued on the request by the Lutheran Church from the previous month for repairs to the road/paving area where caskets are normally taken in to the church. Councilman Dewell and Conrad were tasked to look at this area and to provide an update on recommendations. Councilman Dewell was absent from the meeting but had provided his recommendations to Public Works. His recommendation would be a one-time fix and that the church would share that cost. The estimated cost to feather out this area and use cold patch was \$500-\$700. Councilman Hamdorf asked if it was better to strip this area (6ft section) and redo it as it would probably last longer but would be 4-5 times the cost. After a discussion between council, Councilman Conrad said the first choice would work with a 50% cost share and it would only occur 1 time, the city would not repair this area a second time.

Mayor Hansen said a request from the American Legion to transfer a 1 day beer permit for Park Day on August 28th had been received. M/S Hamdorf, Stewart to approve the transfer of the American Legions alcohol permit for use at the park day event. Ayes: All.

Nuisance – 705 Jefferson Ave – Council discussed the deadline for this property to be cleaned up which was July 30th. Councilman Stewart said Sloan has cleaned up about 75% of the property and it was looking good. A lengthy discussion occurred on this property and Councilman Hamdorf said we need to keep moving forward with a complete cleanup. Councilman Conrad asked if he had moved the camper, Mayor Hansen said he had moved it to 904 Hall Avenue along with multiple items. Councilman Stewart asked are we going to keep bullying him. Mayor Hansen said a municipal infraction would be the way to go. Councilman Conrad said we need to keep going and not slow down. Councilman Stewart asked the other members of council what the biggest concern was. Multiple issues were addressed, car in front yard, weeds, etc., and also he has been to this point of clean-up in the past but then goes straight back to his old ways once the nuisance abatement is dropped. Councilman Conrad said 75% complete is not good enough at this point, if we do the municipal infraction, the city can come on his property to clean up and will not allow for picking and choosing of items to keep. Everything will go. Council instructed the City Clerk to move forward on the municipal infraction but asked if she would consult with the city attorney regarding what happens if he gets cleaned up before the court case. City Clerk Carlson, said she would instruct the attorney to continue to municipal infraction and that she had a conversation with the attorney prior to the council meeting. The attorney said that a court date might be a couple of months out and that we can stop proceedings if he is at a level of compliance that meets approval. M/S Conrad, Hamdorf to continue to municipal infraction and have the attorney send out the municipal infraction documentation with an option to drop the case if the property is totally cleaned up before the court date. Ayes: All.

Nuisance – 807 McKinley Avenue – Mayor Hansen said multiple letters had been sent to this resident with regards to Canadian thistle removal and an unlicensed vehicle. After multiple extensions by the city, the property is still not cleaned up. Chris and Bob Kroemer spoke about this issue with council and asked what can be done. The homeowner has been verbally combative with public works and with his neighbor so the City Clerk will discuss options with the attorney. The City Clerk will be issuing a 7 day removal notice and will work with the attorney to abate the nuisance at the homeowner's expense.

Dog Complaint – Mayor Hansen said she had received more calls regarding dogs continually barking on Washington Avenue. Kirk Steinke said bark collars work well and Councilman Stewart will visit with the homeowner to talk with him about this issue and make the recommendation.

Visitor Comments: Mayor Hansen asked if any visitors had questions or comments. Barb Muhs said she thought the City Attorney should have laid out the steps in advance for the property sale of 503 Hall Avenue. Councilman Conrad said that everyone was told it was not going to be a fast process. Councilman Hamdorf said, this process happened much quicker than we were originally informed and can sometimes take a year or more and the correct process has to be followed. Barb said she appreciated all that the council and clerk had done but had hoped for an earlier closing of the property as John is a farmer and needs to harvest around October. If closing is not anticipated until October, this may cause issues for them. Councilman Conrad said it has been a learning experience for the city but we have to follow the laws for the property sale. John Muhs asked council if can take the brush down to the burn pile when they begin clean up. Councilman Hamdorf said this would be fine.

Permits – A building permit had been received for the 2nd phase of storage buildings on 87 1st from Jason Conrad. This units would be larger than the 1st phase. Council reviewed the plans. M/S Hamdorf, Stewart to approve the storage units. Ayes: All. A sidewalk permit was also received from Mike Blake, the work had already been completed for 808 Washington Avenue. Council reviewed. M/S Hamdorf, Stewart to approve the sidewalk permit. Ayes: All.

Maintenance report – Kirk Steinke, Public Works reported that a damaged/diseased tree that now has carpenter ants and numerous branches that have broken off or died needs attention at 507 Hall Avenue. This tree is on the city sidewalk. After a discussion on the location of the tree and who was responsible the council instructed Kirk to contact Turkle Tree Services to have the tree removed. Councilman Conrad said we should not have trees on the sidewalks. The City will pay for this tree removal and if Turkle is not available, Steinke will get bids from other companies. Steinke also reported that the water tower cleaning had been delayed from a prior notification but that the water tower would now be cleaned on August 4th and to expect low pressure and some discoloration. Steinke also reported a sink hole had opened up at 8th Street Park. He said public works have filled it in and fixed it, but it will require blacktop. Steinke also asked council to clarify who is responsible for mowing at 505 Jefferson Avenue. He thought the area near the road is the homeowner's responsibility but that a discussion had been ongoing

about this area for some time with no resolution. Council discussed briefly and said this area would be the homeowner's responsibility. Councilman Conrad said the resident can mow it or the city will do it and charge for it. Steinke said the 1 ton dump truck needs some welding done to it. He can take care of this but would need to take the truck to his home where his equipment is. Council said okay to this request. He also said the leaf vacuum suction hose/safety switch is duct taped together as it had broken. The repair would cost approximately \$122.00. Councilman Hamdorf instructed Steinke to order the part.

Mayor Hansen said she had sent a time sheet to public works that she wanted filled out to learn about their duties on a daily basis. One had completed and the other had not. Councilman Hamdorf reminded public works that no overtime other than water checks should be completed during the summer. He said if city employees had additional hours worked during the week they should leave early during another day within that pay period. Councilman Conrad added that they should complete the time sheet for a month or two only, so that the Mayor can see what occurs in the daily work week. Steinke asked if he should record all the calls he receives after working hours and council said yes.

City Clerk Carlson informed council that Peggy Kedley will come in for training on Wednesday, August 3rd for a couple of hours training in utility billing. She will be covering some hours during the regular clerk's absence in mid/late August.

M/S Stewart, Jones, to adjourn meeting at 6:50pm. Ayes: All.

Next regular and public hearing meeting will be Tuesday, September 6th, 2016 at 5:30pm at City Hall.

Mayor _____

Sarah Carlson, City Clerk

Ashley Hansen,