

CALMAR CITY COUNCIL
November 6, 2013

Council members Sabelka, Kleve, Zweibahmer and Mayor Meyer met at 6:15 along with Chelsea Welsh from Upper Explorerland to review and rate submitted proposals for the water & sewer project. Proposals were requested from five firms and proposals were submitted by Fehr Graham Engineering and Erdman Engineering.

Prior to the meeting George Tekippe from Fehr Graham Engineering mentioned the NICC Lift Station project and the benefits of a permanent easement versus land transfer for the lift station property. He felt and council agreed that the easement would be sufficient.

The regular meeting of the Calmar City Council was called to order by Mayor Meyer at 7:00 P.M. on Wednesday, November 6, 2013 at the Calmar Fire Station. The meeting was opened with the Pledge of Allegiance. Members present were: Kleve, Sabelka, Zweibahmer and Huinker. Phillips was absent.

After discussion, a motion was made by Zweibahmer, seconded by Kleve to approve the consent agenda (Agenda, Minutes of the October 7, 2013 meeting, clerk/treasurer reports and claims for October 2013). Aye: Kleve, Huinker, Zweibahmer and Sabelka. Motion carried.

Claims October 2013

Vendor		Amount	IRS	tax	
			Ia Dept. Revenue	tax on water and pool adm	4943.85
Alliant	electricity	8071.54	Iowa League	budget workshop Waverly	4079.00
Annie Rude	reimb ILA conference	466.97	Iowa One Call	fees	35.00
Aramark	uniform	149.80	Iowa Pump Works	lift station maintenance	33.80
Barnes & Noble	books	22.40	Ipers	retirement	1200.00
Black Hills	gas	292.83	Jared Wessler	refund overpaid final bill	3097.94
Bodensteiner Impl	mower blades (3)	56.40	John Deere Financ	maint supplies	30.81
Bushman Custom F	hauling	950.00	Keystone Labs	testing	146.04
Calmar Courier	publishing	131.72	Kwik Star	fuel police	354.70
Calmar Motors	oil changes	150.48	Linda Crossland	reimb ILA, town hall & clock	1031.10
Center Pt. Lg. Pnt	large print books	53.88	Malcolm	garbage	461.09
Centurylink	phone	376.29	Marv Smith Elec	compressor sewer plant, etc	6196.79
City Laundry	towels	48.97	Matt Bullerman	meal Manchester	1140.37
Croell	elm drain, water break	750.00	McDonald Sply	pvc	5.35
Data Technologies	fall user meeting	95.00	Micromarketing	books	29.46
Dave Huinker	computer service-update	450.00	Midwest Geograp	manhole diagram	68.78
Decorah Electric	program wastewater	1065.00	Municipal Pipe &	cleaning sewer, drains	1645.00
Delta Dental	insurance	148.00	Municipal Supply	parts	4499.12
Drilling All Season	parts and repairs	437.16	Natare	pool liner deposit	172.60
Economy Ag	hydraulic hose	34.48	NE Iowa Tree Serv	trees & other misc	16790.66
Farmers Union	fuel police	498.37	Our Iowa	subscription	2500.00
Grassmasters	pool deck	2285.71	Postmaster	postage water bills	18.98
Hach	chemical testing	431.82	Reilly Const. Co. I	PPE# 1 West St. Water proj	146.68
Hacker, Nelson	audit and fees	2275.00	Reilable Dumpster	fall city wide expenses	96183.41
Heying Lbr	supplies	153.07	Zahasky, Richard	house Washington St. Calm	233.04
Imwca	work comp installment # 5	1308.00	Zahasky, Richard	professional services	54500.00
Ingram	books	391.83	Rite Price	copier contract	1534.49
					30.00

River City Paving	Henry & alley	69300.00	Road Use	71266.70
Sim's	batteries, dvd's etc	64.96	Benefits	2371.41
T & W Grinding	grind house	4000.00	Water	112353.72
Fehr Graham	downtown project fees	7346.00	Sewer	23437.63
Treas State Ia	taxes	801.00	Total	324571.66
US Cellular	telephone	346.19	Revenue by fund	
USA Blue Book	tubing and supplies	568.56	General	114153.06
Utility Equipment	repair clamps	700.86	Road Use	10351.08
Utility Equipment	grates manholes	1338.52	Benefits	31744.47
Walmart	supplies	117.41	Emergency	2344.74
Wellmark	premium	3058.60	Lost	8375.25
Zarnouth Brush	tube broom	281.50	Forfeiture	2176.40
October payroll		14445.28	Debt Service	8447.00
Total		324571.66	Water	21403.05
Expenses by fund			Sewer	31129.28
General		115142.20	Total	230124.33

The Calmar Community Development & Housing needs assessment was reviewed as follows:

Community Development and Housing Needs of Low and Moderate Income Persons

- Decrease the number of substandard housing units in the City
- Minimize hardship by assisting in the rehabilitation of homes.
- Eliminate future deterioration in the housing stock
- New Construction incentives along with a tax abatement program

Other Community Development and Housing Needs

- Provide additional affordable housing opportunities
- Further develop the Washington Street park & green space
- New storm collection system
- New decorative LED street lighting system
- New water distribution system, including new service lines & buildings
- New concrete for streets, sidewalks & parking
- New sanitary sewer collection system, including new service lines & buildings
- New water & sewer service lines throughout the city of Calmar
- Rehabilitate the current owner-occupied housing stock
- Implement Living Roadways community visioning methods and projects

Planned or Potential Activities to Address Housing and Community Needs

- Apply for assistance under the Owner-Occupied Housing Rehabilitation Program through the Iowa Economic Development Authority
- Apply for assistance under the Water/Sewer for new water, sewer & storm collection systems through the downtown area and city of Calmar.
- Apply for loan assistance through SRF for water & sewer infrastructure improvements.

Discussed at the October 7, 2013 & November 6, 2013 Regular City Council Meetings of the City of Calmar, Iowa.

Approved at the November 6, 2013 Regular City Council Meeting of the City of Calmar, Iowa. Number of local residents participating: 13. Motion by Sabelka, second by Huinker to approve the Community & Housing Needs Assessment. Aye; Kleve, Huinker, Zweibahmer and Sabelka. Motion carried.

Jon Biederman from Fehr Graham Engineering presented the Preliminary and Probable cost of the water & sewer improvements in the downtown area. He displayed maps to show the area included in the water/sewer improvements. Estimates of the water portion were \$ 618,888 and the sewer portion of \$ 506,624 for a total \$ 1,125,512.00. Not figured into this amount are street/parking replacement, sidewalk/curb replacement and lighting. Adding these items the projects totals 4.3 million dollars of

which only \$ 300,000 might be covered by a CDBG grant. The DOT would also participate and cover a portion of the cost but the actual amount is undetermined at this time. After lengthily discussion with Jon Biederman of Fehr Graham and Chelsea Welsh with Upper Explorerland, a motion was made by Zweibahmer, seconded by Sabelka to postpone the submittal of the CDBG water/sewer application due to the lack in financing and need of revisions to the scope of work. Aye: Kleve, Huinker, Sabelka and Zweibahmer. Motion carried. Council plans to review the project & financing in early 2014 and hopes to submit an application in November 2014.

Chelsea Welsh stated that the CDBG Housing Rehabilitation Grant would have a good chance to be approved. The grant would request \$ 231,000 for rehab of six homes and would require a match of \$ 1500.00 per home of which the Security State Bank has committed \$ 500.00 per home. A special meeting is necessary to hold a public hearing on this grant application in order to meet the grant application deadline. Motion by Huinker, seconded by Zweibahmer to set the date/time of the public hearing for Monday, November 18, 2013 at 6:00 P.M. at the Calmar Fire Station.

Ordinance # 359 was introduced to amend the parking ordinance. The ordinance prohibits parking on Maryville and Main Streets and the North and South parking lots from 2:00 A.M. thru 6:00 A.M. from November 1st thru April 1st. It also prohibits parking on the west side of Washington Street from South Street to Hancock from November 1st. thru April 1st. Motion by Kleve, second by Sabelka to approve the first reading of Ordinance # 359. Aye: Kleve, Sabelka, Huinker and Zweibahmer. All ayes. Motion by Huinker, second by Kleve to waive the second and third reading and the ordinance will be in effect upon publication. Aye: Kleve, Huinker, Zweibahmer and Sabelka. Motion carried.

The proposed lease with Ace Communications for antennas and equipment to provide internet service to the Calmar area was discussed. The proposed lease is a 15 year lease with yearly option to renew after the 15 year time frame. The lease was reviewed by the City Attorney and he stated it is a standard lease. After discussion council felt 15 years was unacceptable. Motion by Kleve, second by Huinker to approve a 3 year lease with Ace Communications. Ayes: Kleve, Huinker, Zweibahmer and Sabelka. Motion carried.

The City received a request to purchase a portion of Howard Street from an adjoining property owner. After discussion it was decided that they are not interested in selling the property at this time.

Chad Schissel presented the Fire Department report. He stated they appreciate the wonderful community support for their Soup supper and Fire Truck parade. He reported on their meetings, training and calls for the month.

Police Chief Joe Ward reported that there were several active ongoing investigations, and a search warrant was executed resulting in arrests. He reported receipt of \$ 2176.40 in forfeiture as part of the money seized from a search warrant in Calmar last fall. These funds are restricted to items not normally budgeted, so they can't be used for payroll or normal equipment purchases).

The street department report was discussed. Junior Boyer reported that work on the pool was in progress and that concrete deck was due to be poured on Thursday. The parking lot at the Washington Street location was discussed, also lighting of the parking lot area.

The water/wastewater report was presented. All testing met requirements in October. Matt Bullerman reported that the NICC lift station was operable with a few problems still to be worked out but he is operating the facility at this time. He reported some control problems at the sewer plant with the computerized equipment that may need updating in the future.

George Tekippe, City Engineer requested approval of a Contract Change Order for the West Street water improvement project. George explained why and what was included in the increased cost of the project in the amount of \$ 14,257.20. Motion by Sabelka, second by Huinker to approve the contract change order in the amount of \$ 14,257.20. Aye: Sabelka, Huinker and Zweibahmer. Nay: Kleve. Motion carried. Partial Payment Estimate # 2 to Reilly Construction in the amount of \$ 11,031.88 was presented for approval. Motion by Zweibahmer, second by Huinker to approve PPE# 2 in the amount of \$ 11,031.88 for Reilly Construction Co. Inc. Aye: Kleve, Huinker, Zweibahmer and Sabelka. Motion carried. PPE # 3 (final) in the amount of \$ 5,642.91 was presented for approval. Motion by Zweibahmer, second by Huinker to approve PPE# 3(final) in the amount of \$ 5,642.91 for Reilly Construction Co. Inc. Aye: Kleve, Zweibahmer, Huinker and Sabelka. Motion carried.

Mayor Meyer congratulated the election winners. Mayor elect Keith Frana and new council member T.J. Schissel, and re-elected member Dennis Kleve. Mayor Meyer reminded members of the upcoming meeting regarding housing concerns in the southern Winneshiek County area. This meeting is scheduled for 7:30 on Tuesday, November 12, 2013 at the Calmar Fire Station. Tax abatement and incentives to new businesses and residences were discussed. The council agreed to pursue this option.

The proposed budget amendment was discussed. Motion by Sabelka, second by Zweibahmer to set the date for the public hearing for the Budget Amendment 2013-2014 for 7:00 P.M. on Monday, December 2, 2013. Aye: Kleve, Sabelka, Zweibahmer and Huinker. Motion carried.

The recent audit information from Hacker, Nelson & Co., P.C. was presented to council members in the form of a written report as submitted to the State Auditor's office.

Motion by Kleve, second by Huinker to adjourn at 9:46 P.M. Aye: Zweibahmer, Sabelka, Kleve and Huinker. Motion Carried. Meeting adjourned.

Corey Meyer, Mayor

ATTEST: _____

Michele Elsbernd, City Clerk