

05/11/2020

The regular meeting of the Stuart City Council was called to order on the above date at 6:30 p.m. by Mayor Cook (over the phone). Present were Council Members Askren (over the phone), Kalbach, Belden (over the phone), Glass (over the phone) and Renslow. Also present were City Administrator Ashour, Deputy Clerk Morgan, Tim Young, Frederick W. Dawson IV, Jim Henderson, Jen Dickson and Deanna Berger. Also present over the phone were Norma Thurman, Kristy Lonsdale, Forrest Aldrich, Freddy Vasquez and Beverly Wild.

Moved by Glass, seconded by Belden to approve the Agenda.

Roll Call: All Ayes

Moved by Glass, seconded by Belden to approve the Consent Agenda:

- A. Approval of Minutes of 04/13/2020
- B. Approval of Financial Statement as of 04/30/2020
- C. Approval of bills as presented

Roll Call: All Ayes

Mayor Cook opened the Public Hearing on the City Budget Amendment for Fiscal Year ending June 30, 2020 and Certification Resolution.

There were no written or oral objections.

Mayor Cook declared Public Hearing closed.

Moved by Renslow, seconded by Glass to approve Resolution No. 20-10C "Amending Current City Budget for Fiscal Year Ending June 30, 2020".

Roll Call: All Ayes

Mayor Cook opened the Public Hearing on the approval of Development Agreement with Casey's Marketing Company and Authorization of Annual Appropriation Tax Increment Payments.

There were no written or oral objections.

Moved by Renslow, seconded by Glass to approve Resolution No. 20-11C "Resolution Approving Development Agreement with Casey's Marketing Company, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenue to the Payment of the Agreement.

Roll Call: All Ayes

Freddy Vasquez with Region XII Council of Governments presented to the Council updates on the status of the Comprehensive Plan.

Moved by Renslow, seconded by Belden to approve Pay Estimate No. 6 (\$161,364.76) to Concrete Technologies, Inc. for the All Saints Addition Project.

Roll Call: All Ayes

Moved by Renslow, seconded by Belden to approve Resolution No. 20-15C "Resolution Setting Hearing (June 8, 2020 at 6:30 p.m. at City Hall) on Rezoning Certain Property from Agricultural (AG) to Residential Single Family (RS) Zoning."

Roll Call: All Ayes

Moved by Glass, seconded by Renslow to approve Resolution No. 20-12C "Resolution Setting Date (June 8, 2020 at 6:30 p.m. at City Hall) for a Public Hearing on Proposal to Enter Into a General Obligation Cash Flow Loan Agreement and to Borrow Money thereunder in a Principal Amount not to Exceed \$400,000.00, Authorizing Term Sheet and Setting a Date (June 8, 2020 at 6:30 pm. At City Hall) for Selection of Lender".

Roll Call: All Ayes

The Council also discussed the purchase of Police Department vehicles. Previously, the Council approved \$60,000 toward the purchase of one police vehicle with equipment. The Police are now looking at two vehicles for a total of \$62,000.00 with equipment and trading in some of their current vehicles.

Moved by Glass, seconded by Renslow to approve the purchase price of \$62,000.00 for the purchase of two new police vehicles with equipment and trading in some of their current vehicles instead of the original \$60,000.00 that was approved for the purchase of one vehicle.

Roll Call: Ayes: Kalbach, Glass, Renslow
Nays: Askren, Belden

Motion carried.

Economic Development Director Kristen Renslow made a presentation to the Council regarding the proposed amendment to the 2018 Stuart Urban Revitalization Area.

Moved by Glass, seconded by Renslow to approve Resolution No. 20-13C "Resolution Providing for Notice of Hearing (June 8, 2020 at 6:30 p.m. at City Hall) on Proposed Amendment to the Urban Revitalization Plan for the 2018 Stuart Urban Revitalization Area".

Roll Call: All Ayes

Economic Development Director Kristen Renslow made a presentation to the Council regarding the Blight Housing Program Loan Forgiveness for 403 N. Fremont Street. Kristen informed the Council that work is completed and, therefore, she recommended to the Council that the Blight Housing Program Loan Forgiveness should be granted for 403 N. Fremont Street.

Moved by Glass, seconded by Renslow to provide the Loan Forgiveness for the Blight Housing Program as recommended by Economic Development Director Kristen Renslow for 403 N. Fremont Street.

Roll Call: All Ayes

City Attorney Beverly Wild discussed with the Council the ownership status of the 408 S. Gaines Street property and informed the Council that the current owners, Cardinal Homes, LLC, intend to sell the property.

Moved by Glass, seconded by Kalbach to approve Resolution No. 20-14C "To Relieve Cardinal Homes, LLC, of Any Further Responsibilities to the City of Stuart re 408 S. Gaines Street Once All Fees Incurred Are Paid to the City of Stuart".

Roll Call: All Ayes

Council Member Renslow made a presentation to the Council regarding a memorial bench for Sarah Johnson that the Class of 2001 and Michael Johnson would like to place downtown on the sidewalk in front of the funeral home (123 NE 2nd St.). The bench was purchased by the Class of 2001 & Michael Johnson.

Moved by Renslow, seconded by Kalbach to approve letting the Class of 2001 and Michael Johnson place a memorial bench for Sarah Johnson on the sidewalk in front of the funeral home (123 NE 2nd St.).

Roll Call: All Ayes

Tim Young, resident of Stuart, made a presentation to the Council regarding the race track and the noise associated with the race track.

The Council informed Tim Young that research regarding the race track will be done to come up with possible solutions regarding the noise of the race track.

Adjournment at 7:25 p.m.

Minutes submitted by Deputy Clerk Morgan.

Dick Cook, Mayor

Ashraf Ashour, City Administrator

EXPENDITURES APPROVED BY THE CITY COUNCIL 05/11/2020

CHECK #	VENDOR	PURPOSE	AMOUNT	DEPARTMENT
58582	FARMERS ELECTRIC COOP	QUAIL RUN STREET LIGHTS 02/29/2020 - 03/31/2020	\$29.30	GENERAL GOVERNMENT
58583	GUTHRIE COUNTY REC	WAMBOLD ADDITION STREET LIGHTS 03/01/2020 - 04/01/2020	\$75.93	GENERAL GOVERNMENT
58583	GUTHRIE COUNTY REC	WAMBOLD ADDITION SEWER LIFT STATION 03/01/2020 - 04/01/2021	\$66.30	SEWER
58584	MEDIACOM	TELEPHONE SERVICE FOR LIBRARY	\$76.34	LIBRARY
58585	MIDAMERICAN ENERGY	MONTHLY GAS SERVICE FIRE / RESCUE	\$178.25	FIRE / RESCUE
58586	FIRST CLASS CREDIT UNION	PAYROLL SAVINGS 04/10/2020	\$200.00	ROAD USE
58587	LASER RESOURCES INTERNATIONAL	COPIER SERVICE FOR LIBRARY	\$12.10	LIBRARY
58588	LISA SHERMAN	REIMBURSE FOR FARONICS SOFTWARE	\$60.80	LIBRARY
58589	OFFICE MACHINES COMPANY	OFFICE SUPPLIES FOR LIBRARY	\$37.03	LIBRARY
58590	STUART TRUE VALUE	CLEANING SUPPLIES FOR LIBRARY	\$97.53	LIBRARY
58591	WEB COMMERCE PARTNERS	BOOK SUPPLIES	\$17.95	LIBRARY
58592 - 58615	SALARIES	PAYROLL 04/24/2020	\$20,483.48	ALL DEPARTMENTS
58616	PAUL SHELD AHL	CONTRACT LABOR 4/15/20 - 4/25/2020	\$110.00	STREET
58617	CENTURYLINK	MONTHLY TELEPHONE SERVICE STREET SHED	\$67.15	STREET
58617	CENTURYLINK	MONTHLY TELEPHONE SERVICE POLICE	\$148.20	POLICE
58617	CENTURYLINK	MONTHLY TELEPHONE SERVICE SEWER	\$121.19	SEWER
58617	CENTURYLINK	MONTHLY TELEPHONE SERVICE CITY HALL	\$268.29	GENERAL GOVERNMENT
58617	CENTURYLINK	MONTHLY TELEPHONE SERVICE FIRE / RESCUE	\$128.45	FIRE / RESCUE
58618	FIRST CLASS CREDIT UNION	PAYROLL SAVINGS 04/24/2020	\$200.00	ROAD USE
58619	EFTPS	FEDERAL PAYROLL TAXES 04/24/2020	\$6,756.37	ALL DEPARTMENTS
58620	IOWA DEPARTMENT OF HUMAN SERVICES	GEMT PAYMENT JULY 2019 - APRIL 2020, MAY 2020	\$1,400.12	RESCUE
58621	VERIZON WIRELESS	MONTHLY CELL PHONE SERVICE FOR RESCUE	\$105.12	RESCUE
58622	COON VALLEY COOP TELEPHONE ASSN	INTERNET SERVICE FOR POOL MAY 2020	\$64.95	POOL
58622	COON VALLEY COOP TELEPHONE ASSN	INTERNET SERVICE FOR POLICE MAY 2020	\$64.95	POLICE
58623	KUM & GO	FUEL FOR POLICE DEPARTMENT	\$590.47	POLICE
58624	KUM & GO	FUEL FOR RESCUE	\$254.99	RESCUE
58625	VERIZON WIRELESS	MONTHLY CELL PHONE SERVICE FOR STREET / POLICE / SEWER	\$468.22	STREET / POLICE / SEWER
58627	MIDAMERICAN ENERGY	MONTHLY GAS SERVICE STREET SHED	\$47.07	STREET
58627	MIDAMERICAN ENERGY	MONTHLY GAS SERVICE AQUATIC CENTER	\$12.13	POOL
58627	MIDAMERICAN ENERGY	MONTHLY GAS SERVICE FOR CITY HALL, LIBRARY, POLICE	\$136.56	GEN GOVT / POLICE
58634	IOWA DEPARTMENT OF INSPECTIONS & APPEALS	FOOD SERVICE LICENSE 2020 FOR POOL	\$150.00	POOL
58635 - 58662	SALARIES	PAYROLL 05/08/2020	\$20,573.93	ALL DEPARTMENTS
58663	DE LAGE LANDEN	COPIER LEASE FOR LIBRARY	\$193.00	LIBRARY
58664	EFTPS	FEDERAL PAYROLL TAXES 05/08/2020	\$6,525.46	ALL DEPARTMENTS
58665	IPERS	RETIREMENT APRIL 2020	\$9,295.66	ALL DEPARTMENTS
58666	LASER RESOURCES INTERNATIONAL	COPIER SERVICE FOR LIBRARY	\$45.35	LIBRARY
58667	LINECO INSURANCE	HEALTH INSURANCE JUNE 2020	\$12,507.55	ALL DEPARTMENTS
58668	MIDAMERICAN ENERGY	MONTHLY GAS SERVICE FIRE / RESCUE	\$95.05	FIRE / RESCUE
58669	PAUL SHELD AHL	CONTRACT LABOR 5/02/20 & 5/9/2020	\$111.00	STREET
58670	TREASURER STATE OF IOWA	STATE WITHHOLDING APRIL 2020	\$2,453.00	ALL DEPARTMENTS
58684	AFLAC INSURANCE	INSURANCE APRIL 2020	\$451.82	ALL DEPARTMENTS
58685	FIRST CLASS CREDIT UNION	PAYROLL SAVINGS 05/08/2020	\$200.00	ROAD USE
58686	LIBERTY NATIONAL	LIFE INSURANCE APRIL 2020	\$20.54	POLICE
58687	SYMETRA LIFE INSURANCE	LIFE / DISABILITY INSURANCE MAY 2020	\$645.29	ALL DEPARTMENTS
58688	ADAIR COUNTY SANITARY LANDFILL	MONTHLY LANDFILL FEES	\$3,896.80	SANITATION
58689	ADVANCED COMPUTER GRAPHIC SOLUTIONS	SERVER REPAIR FOR CITY HALL	\$39.50	GENERAL GOVERNMENT
58690	AG SOURCE LABORATORIES	SEWER TESTING	\$184.50	SEWER
58690	AG SOURCE LABORATORIES	SEWER TESTING	\$171.00	SEWER
58690	AG SOURCE LABORATORIES	SEWER TESTING	\$184.50	SEWER
58690	AG SOURCE LABORATORIES	SEWER TESTING	\$184.50	SEWER
58690	AG SOURCE LABORATORIES	SEWER TESTING	\$184.50	SEWER
58891	AGRILAND FS	DIESEL	\$468.26	STREET
58892	AVEY SANITATION	MONTHLY GARBAGE COLLECTION SERVICE APRIL 2020	\$2,447.50	SANITATION
58893	BARBARA BOSS	CLEANING CITY HALL APRIL 2020	\$212.96	GENERAL GOVERNMENT
58894	BATTERIES & BULBS	BATTERIES FOR SEWER / FIRE DEPARTMENT	\$43.75	SEWER / FIRE
58895	CASEY'S GENERAL STORE	FUEL FOR STREET DEPARTMENT	\$100.52	STREET
58896	CONCRETE TECHNOLOGIES	ALL SAINTS ADDITION / PAY ESTIMATE NO. 6	\$161,364.76	GENERAL GOVERNMENT
58897	ED LEEDOM	CODE ENFORCEMENT APRIL 2020	\$475.00	GENERAL GOVERNMENT
58898	EMERGENCY APPARATUS MAINTENANCE	PUMP TESTING FOR FIRE DEPARTMENT VEHICLES	\$3,102.17	FIRE
58899	FELD FIRE	SCBA MASKS	\$67.50	FIRE
58700	FIRST STATE BANK	FIRE TRUCK PAYMENT 2020	\$28,835.00	GENERAL GOVERNMENT
58701	FIRST STATE BANK	\$2,885,000.00 GO ANNUAL APPROPRIATION / DOWNTOWN INFRASTRUCTURE PROJECT	\$744,450.00	GENERAL GOVERNMENT
58702	FIRST STATE BANK	JEROME & CONNIE VITZTHUM TIF AGREEMENT	\$4,000.00	GENERAL GOVERNMENT
58703	FIRST STATE BANK	S&C PARTNERS TIF AGREEMENT	\$26,500.00	GENERAL GOVERNMENT
58704	FIRST STATE BANK WEBSTER CITY	\$880,000.00 GO ANNUAL APPROPRIATION 2017	\$17,600.00	GENERAL GOVERNMENT
58705	FORTERRA PIPE & PIPECAST	MANHOLE REPAIR	\$280.00	SEWER
58706	GALLS	UNIFORMS FOR DANIEL IRVING	\$544.49	POLICE
58707	GRIMES ASPHALT & PAVING CORP	COLD MIX	\$737.30	STREET
58708	GUS AUTOMOTIVE LLC	2006 FORD F250 REPAIRS	\$184.44	SEWER
58708	GUS AUTOMOTIVE LLC	BATTERIES FOR FIRE DEPARTMENT UNIT 5	\$395.85	FIRE
58709	HAWKEYE TRUCK EQUIPMENT	SEAL KIT FOR SANDER	\$86.94	STREET

58710	JIM HENDERSON	REIMBURSEMENT FOR MOWER PARTS	\$54.80	STREET
58711	HOMETOWN FOODS	SUPPLIES FOR CITY HALL / SEWER DEPARTMENT	\$22.95	GEN GOVT / SEWER
58711	HOMETOWN FOODS	SUPPLIES FOR SEWER DEPARTMENT	\$3.34	SEWER
58712	IMAGE TREND	ANNUAL FEE FOR REPORT WRITING PROGRAM FOR RESCUE	\$424.38	RESCUE
58713	IOWA ONE CALL	LOCATION OF SERVICES	\$65.30	SEWER
58714	IOWA PUMP WORKS	FLOATS FOR SEWER	\$95.71	SEWER
58715	KARL CHEVROLET	2006 FORD AMBULANCE REPAIR	\$1,460.08	RESCUE
58716	KINZIE SERVICE	MOUNTING OF TIRES FOR FIRE DEPARTMENT VEHICLE	\$48.00	FIRE
58717	MACQUEEN EQUIPMENT	STREET SWEEPER PARTS	\$1,533.78	ROAD USE
58717	MACQUEEN EQUIPMENT	JETTER ROOT CUTTING TIP	\$3,676.20	SEWER
58718	MENARDS	TOWELS FOR STREET DEPT / SONO TUBES FORMS FOR PARKS	\$110.55	STREET / PARKS
58718	MENARDS	MANHOLE REPAIR	\$38.65	SEWER
58718	MENARDS	PARTS / SUPPLIES	\$1,016.75	SEWER, PARKS, CEMETER
58719	MILLER PLUMBING, HEATING, & ELECTRIC	HVAC REPAIRS FOR FIRE / RESCUE BUILDING	\$336.40	FIRE / RESCUE
58720	MUNICIPAL SUPPLY	COUPLER FOR JETTER	\$31.80	SEWER
58721	OUTDOOR CONCEPTS	POCKET PARK LANDSCAPE MAINTENANCE	\$225.00	GENERAL GOVERNMENT
58721	OUTDOOR CONCEPTS	INTERSTATE ENTRY SIGN LANDSCAPE MAINTENANCE	\$365.00	GENERAL GOVERNMENT
58722	QUILL.COM	OFFICE SUPPLIES FOR CITY HALL	\$23.74	GENERAL GOVERNMENT
58722	QUILL.COM	OFFICE SUPPLIES FOR CITY HALL	\$52.19	GENERAL GOVERNMENT
58722	QUILL.COM	OFFICE SUPPLIES FOR CITY HALL	\$46.63	GENERAL GOVERNMENT
58723	R&D SERVICE UNLIMITED LLC	FUEL FOR STREET DEPARTMENT	\$405.01	STREET
58723	R&D SERVICE UNLIMITED LLC	FUEL FOR FIRE DEPARTMENT	\$95.09	FIRE
58723	R&D SERVICE UNLIMITED LLC	FUEL FOR SEWER DEPARTMENT	\$36.85	SEWER
58724	ROY SARGENT BUILDING INC	DEPOT REPAIRS	\$1,388.00	GENERAL GOVERNMENT
58725	SANDRY FIRE SUPPLY	AIR PACKS & FITTINGS	\$22,387.00	FIRE
58726	SCHWINGER LAWN SERVICE	CONTRACT MOWING CEMETERY APRIL 2020 / SPRING FERTILIZER FOR CITY HALL	\$3,435.17	GEN GOVT / CEMETERY
58727	SOUTHWEST IOWA PEST CONTROL	PEST CONTROL FOR CITY HALL & DEPOT APRIL 2020	\$86.00	GENERAL GOVERNMENT
58728	STIVERS FORD	2006 FORD AMBULANCE HEAD GASKET REPLACEMENT	\$10,869.07	RESCUE
58729	STUART ENTERPRISE FOR ECONOMIC DEVELOPMENT	TIF AGREEMENT	\$50,000.00	GENERAL GOVERNMENT
58730	STUART HERALD	PUBLICATIONS	\$568.58	GENERAL GOVERNMENT
58731	STUART TRUE VALUE	PARTS / SUPPLIES FOR RESCUE	\$197.41	RESCUE
58731	STUART TRUE VALUE	PARTS / SUPPLIES	\$178.72	ALL DEPARTMENTS
58732	STUART VET CLINIC	BOARDING LOOSE DOGS	\$68.00	ANIMAL CONTROL
58733	UMB BANK N.A.	GO PURPOSE & REFUNDING BONDS, SERIES 2012B \$1,255,000.00 MATURED BONDS, INTEREST DUE	\$101,297.50	GENERAL GOVERNMENT
58734	UMB BANK N.A.	GO ANNUAL APP. REFUNDING BONDS, SERIES 2017A \$1,135,000.00 MATURED BONDS, INTEREST DUE	\$151,262.50	GENERAL GOVERNMENT
58735	UMB BANK N.A.	GO ANNUAL APP. CORP PURPOSE & REFUNDING BONDS, SERIES 2017B \$3,575,000.00 INTEREST DUE	\$56,915.00	GENERAL GOVERNMENT
58736	UMB BANK N.A.	TAXABLE GO ANNUAL APPROPRIATION BONDS, SERIES 2018A \$2,325,000.00 INTEREST DUE	\$52,245.00	GENERAL GOVERNMENT
58737	UMB BANK N.A.	GO ANNUAL APP. REFUNDING BONDS, SERIES 2018 \$3,220,000.00 MATURED BONDS & INTEREST DUE	\$348,297.50	GENERAL GOVERNMENT
58738	UMB BANK N.A.	GO ANNUAL APP. CORP. PURPOSE BOND, SERIES 2018A \$3,090,000.00 INTEREST DUE	\$48,352.06	GENERAL GOVERNMENT
58739	UMB BANK N.A.	SEWER REVENUE BOND SERIES 2009C \$710,000.00 FEES DUE	\$416.67	SEWER
58740	UNITED RISK SERVICES LLC	INSURANCE PREMIUMS FOR RENTAL AMBULANCE	\$1,163.00	GENERAL GOVERNMENT
58741	UNPLUGGED WIRELESS	RENTAL RADIO FOR RENTAL AMBULANCE UNIT	\$125.00	RESCUE
58742	VEENSTRA & KIMM INC	URBAN RENEWAL (TIF) MAPPING	\$950.00	GENERAL GOVERNMENT
58742	VEENSTRA & KIMM INC	ALL SAINTS ADDITION	\$8,588.80	GENERAL GOVERNMENT
58742	VEENSTRA & KIMM INC	DRAINAGE PROJECT / MCFARLAND SW 3RD ST STORM SEWER	\$494.00	GENERAL GOVERNMENT
58742	VEENSTRA & KIMM INC	BUILDING PERMIT FEES	\$120.00	GENERAL GOVERNMENT
58743	VERNON SPILLERS	ROAD GRADING APRIL 2020	\$1,375.00	ROAD USE
58744	WALLACE AUTO SUPPLY	SUPPLIES / PARTS	\$85.21	STREET
58744	WALLACE AUTO SUPPLY	SUPPLIES / PARTS FOR FIRE DEPARTMENT	\$208.30	FIRE
58744	WALLACE AUTO SUPPLY	SWEEPER PARTS	\$274.68	ROAD USE
58745	WILD, BAXTER, & SAND, PC	ATTORNEY FEES	\$5,800.25	GENERAL GOVERNMENT
58746	BORDER STATES INDUSTRIES INC	NEW LIGHT POLE FOR DOWNTOWN (AUTO ACCIDENT)	\$2,220.80	GENERAL GOVERNMENT
			TOTAL	\$1,959,800.03

CITY

EXPENDITURES MONTH OF APRIL 2020

GENERAL	\$114,278.93
ROAD USE TAX	\$9,457.11
EMPLOYEE BENEFITS	\$17,719.75
ECONOMICAL DEVELOPMENT	\$1,500,322.50
FIRE / RESCUE FUND	\$336.40
DEBT SERVICE FUND	\$129,432.06
CAPITAL PROJECTS	\$173,763.81
SEWER UTILITY	\$14,489.47
TOTAL	\$1,959,800.03

CITY

REVENUE MONTH OF APRIL 2020

GENERAL	\$130,331.54
EMERGENCY	\$1,461.90
ROAD USE	\$19,316.08
I JOB FUND	\$0.00
EMPLOYEE BENEFIT	\$25,221.80
LIBRARY TRUST	\$0.00
FIRE/RESCUE TRUST	\$0.00
DEBT SERVICE	\$9,925.47
ECONOMIC DEV.	\$623,737.16
SPECIAL ASSESSMENT	\$41.40
CAPITAL PROJECT (1)	\$1.97
CAPITAL PROJECT (2)	\$1.45
CEMETERY PERPETUAL	\$0.00
SEWER	\$31,330.29