

11/09/2020

The regular meeting of the Stuart City Council was called to order on the above date at 6:30 pm by Mayor Cook. Present were Council Members Kalbach (over the phone), Belden, Glass (over the phone), and Renslow. Also present were City Administrator Ashour, Deputy Clerk Morgan, City Attorney Wild, Police Chief Reha, Kory Guisinger, Kevin Guisinger, Daniel Irving, and Ryan Morrison.

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

Roll Call: All Ayes

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

- A. Approval of minutes of 10/12/2020
- B. Approval of financial statement as of 10/31/2020
- C. Approval of bills as presented
- D. Approval of liquor license – Booze Cruzor Cocktail Co LLC (wedding at Saints Center) pending Project Restore's submission of financial reports being provided to the City and Utility.
- E. Approval of liquor license – Casey's General Store

Roll Call: All Ayes

A joint discussion between the City Council, two members of the Utility Board (Cory Hansen and John Gulbranson), and Project Restore was had to discuss the delinquency status of the Revolving Loan that Project Restore has with the Utilities.

Moved by Glass to form a committee to discuss the issues related to the operations of Project Restore.

There was no second to the motion.

Motion not carried.

Moved by Renslow, seconded by Belden to form a committee with Council Members Renslow & Glass, Utility Board Members Cory Hansen & John Gulbranson, and Project Restore Foundation to discuss the status of the All Saints Center / Project Restore Foundation.

Roll Call: All Ayes

Moved by Renslow, seconded by Belden to approve the 28E Agreement for Mutual Assistance for Dallas County Area Fire / Rescue Services.

Roll Call: All Ayes

Freddy Vasquez with Region XII Council of Governments presented updates to the Council regarding the status of the Comprehensive Plan and informed the Council that a Public Hearing is needed to approve the drafted Comprehensive Plan (the original Public Hearing was not published).

Moved by Renslow, seconded by Kalbach to approve December 14, 2020 at 6:30 pm at City Hall for the Public Hearing for the Comprehensive Plan.

Roll Call: All Ayes

Freddy Vasquez with Region XII Council of Governments made a presentation to the Council regarding the CBDG Grant Application for the Stuart Municipal Utilities Water Improvements Project and informed the Council that the CBDG must go through the City rather than the Utilities due to IEDA regulations. Freddy informed the Council that they must set the date for hearing regarding the CBDG Grant Application

Moved by Renslow, seconded by Glass to set a date (December 14, 2020 at 6:30pm at City Hall) for Public Hearing for the Stuart Municipal Utilities Water Improvements Project CBDG Grant Application.

Roll Call: All Ayes

Moved by Belden, seconded by Renslow to approve Pay Estimate No. 1 for the amount of \$31,563.97 to Hydro Klean LLC for the 2020 Sanitary Sewer System Lining Project.

Roll Call: All Ayes

Moved by Belden, seconded by Renslow to approve the 2020 Annual Financial Report for Fiscal Year Ended June 30, 2020.

Roll Call: All Ayes

Moved by Belden, seconded by Renslow to approve the FY 2021-2022 TIF Debt Certification as presented by Chip Schultz, City Financial Advisor with Northland Securities, as follows:

Description	Adair County	Guthrie County	Total
Part 1 - Bond Issues / Bank Notes			
Series 2012B GO (S. 7th St.)	45,425.00	-	45,425.00
Series 2016 GO AA (Downtown)	-	733,075.00	733,075.00
Series 2016A GO AA (Street Lts., Power, Fire/EMS)	-	-	-
Series 2017A GO AA (Refund 2007D, Cultural Center)	-	-	-
Series 2017B GO AA (Refund 2013B, Infrastructure)	-	-	-
Series 2018 GO AA Ref (Refund 2012A)	368,145.00	-	368,145.00
Series 2018A Tax. GO AA Bonds	41,105.00	-	41,105.00
Series 2018A Tax. GO AA Bonds	87,485.00	-	87,485.00
Series 2019A GO AA (Various)	50,180.00	43,911.00	94,091.00
Series 2020A GO AA (Various)	296,320.00	-	296,320.00
Series 2020A GO AA - Future Payment Certification	36,092.50	-	36,092.50
Subtotal - Bond Issues / Bank Notes	924,752.50	776,986.00	1,701,738.50
Part 2 - Development Agreements			
2015 Marks Hotel Agreement	26,500.00	-	26,500.00
2018 Economic Development Program Costs	55,000.00	-	55,000.00
2018 J. Vitzhum Development Agreement	9,000.00	-	9,000.00
2018 Karl Chevrolet Agreement	81,965.50	-	81,965.50
2019 SEED Economic Development Agree.	50,000.00	-	50,000.00
2021 Doe-A-Deer Agreement	-	-	-
-----	-	-	-
Subtotal - Development Agreements	222,465.50	-	222,465.50
TOTAL - Bond Issues and Development Agreements	1,147,218.00	776,986.00	1,924,204.00

Roll Call: All Ayes

Moved by Renslow, seconded by Belden to approve the 2020 Urban Renewal Report

Roll Call: All Ayes

Moved by Belden, seconded by Renslow to approve the Adair County Urban Renewal Plan / Joint Agreement Between the City of Stuart and Adair County.

Roll Call: All Ayes

Moved by Glass, seconded by Belden to approve the Agreement to Install a Sidewalk Between City and Casey's Marketing Company (sidewalk to be located along the west side S Division St. South of the new SW 8th St).

Roll Call: All Ayes

Moved by Renslow, seconded by Belden to approve the Kinzie Tire Site Plan for the addition to the tire business for "cold storage of tires, tubes and other material" as recommended by the Planning and Zoning Commission.

Roll Call: All Ayes

The Council received a letter from Code Enforcement Officer Ed Leedom as follows:

October 19, 2020

Mayor Dick Cook
City Administrator Ashraf Ashour
City Council Members
119 East. Front St.
Stuart, Iowa 50250

As per the contract between the City of Stuart and Ed Leedom I am giving notice that in fourteen (14) days this contract will be terminated.

I believe there are too many issues that make it difficult for me to do a just and fair job for all concerned.

I feel that some council members may have personal agendas which makes it difficult for me to know if I am addressing concerns of the entire council.

I am not comfortable with being asked to do things that I feel are not in accordance with the City's Ordinance without discussion with the City's attorney and with the entire council to make sure that all the facts are addressed.

The time frame from notices to City abatements on properties have been drawn out to the point that it is difficult to complete these tasks in a fair/legal manner to the property owners.

I have enjoyed working with City Hall employees and police department.

It has been exciting to see the changes taking place in Stuart. I hope I have met your expectation this past few years.

I will be returning unused envelopes.

Respectfully yours,

Ed Leedom

City Code Enforcement Officer

Moved by Belden, seconded by Renslow to refer the hiring of a new Code Enforcement Officer to Mayor Cook, City Administrator Ashour, and City Commercial Inspector Jason Van Ausdall with Veenstra & Kimm Inc.

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

Motion Carried

The Council discussed three properties that are in need of nuisance abatement as follows:

108 NW 2nd St
113 NE 2nd St
804 S Division St

Moved by Belden, seconded by Renslow to refer the below addresses to City Attorney Beverly Wild for nuisance abatement:

108 NW 2nd St
113 NE 2nd St
804 S Division St

Roll Call: All Ayes

Council Member Renslow introduced an Ordinance entitled ORDINANCE NO. 20-04C "AN AMENDED ORDINANCE TO AMEND THE CITY CODE OF STUART, IOWA (2016) BY AMENDING CHAPTER 69 PARKING REGULATIONS BY AMENDING SUBSECTION 10 SNOW REMOVAL BY AMENDING 69.10 AND ADDING SECTION 3 TO SECTION 69.10"

It was moved by Council Member Renslow and seconded by Council Member Belden that the aforementioned Ordinance be now received, placed on file and read by the City Clerk, the Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: Kalbach, Belden, Glass, Renslow
Nays: None
Absent: Askren

WHEREUPON, the Mayor declared that said Ordinance had been given its initial passage.

It was moved by Council Member Renslow and seconded by Council Member Belden that the rule requiring said Ordinance be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be acted upon be dispensed with. The Mayor put the question on motion and the roll being called, the following named Council Members voted:

Ayes: Kalbach, Belden, Glass, Renslow

Nays: None
Absent: Askren

WHEREUPON, the Mayor declared the Motion duly carried.

It was moved by Council Member Renslow and seconded by Council Member Belden that the Ordinance entitled ORDINANCE NO. 20-04C "AN AMENDED ORDINANCE TO AMEND THE CITY CODE OF STUART, IOWA (2016) BY AMENDING CHAPTER 69 PARKING REGULATIONS BY AMENDING SUBSECTION 10 SNOW REMOVAL BY AMENDING 69.10 AND ADDING SECTION 3 TO SECTION 69.10" now be put upon final passage and adoption. The Mayor put the question on the final passage and adoption of said Ordinance and the roll being called, the following named Council Members voted:

Ayes: Kalbach, Belden, Glass, Renslow
Nays: None
Absent: Askren

WHEREUPON, the Mayor declared said Motion duly adopted and signed his approval to said Ordinance.

Moved by Belden, seconded by glass to approve the All Saints Subdivision Final Plat subject to Planning and Zoning Commission approval.

Roll Call: All Ayes

Police Chief Reha informed the Council that Reserve Officer Shane Martinson has completed and passed his physical agility tests and Police Chief Reha informed the Council that Shane Martinson will be hired as the full-time 4th officer.

Adjournment at 7:40pm

Minutes submitted by Deputy Clerk Morgan

Dick Cook, Mayor

Ashraf Ashour, City Administrator

EXPENDITURES APPROVED BY THE CITY COUNCIL 11/09/2020

CHECK #	VENDOR	PURPOSE	AMOUNT	DEPARTMENT
59447	US POSTAL SERVICE STAMP FULFILLMENT	PRESTAMPED ENVELOPES FOR CITY HALL	\$1,247.45	GENERAL GOVERNMENT
59448	CENTURYLINK	MONTHLY TELEPHONE SERVICE FOR FIRE / RESCUE	\$141.22	FIRE / RESCUE
59449	COON VALLEY COOP TELEPHONE ASSN	INTERNET SERVICE OCTOBER 2020 FOR POOL	\$64.95	POOL
	COON VALLEY COOP TELEPHONE ASSN	INTERNET SERVICE OCTOBER 2020 FOR POLICE	\$64.95	POLICE
	DE LAGE LANDEN	COPIER SERVICE FOR LIBRARY	\$193.00	LIBRARY
59451	FARMERS ELECTRIC COOP INC	QUAIL RUN STREET LIGHTS08/31/2020 - 09/30/2020	\$29.30	GENERAL GOVERNMENT
59452	FIRST CLASS CREDIT UNION	PAYROLL SAVINGS 10/08/2020	\$200.00	ROAD USE
59453	EFTPS	FEDERAL PAYROLL TAXES 10/08/2020	\$6,610.43	ALL DEPARTMENTS
59454	GUTHRIE COUNTY REC	WAMBOLD ADDITION STREET LIGHTS 09/01/2020 - 10/01/2020	\$76.01	GENERAL GOVERNMENT
59454	GUTHRIE COUNTY REC	WAMBOLD ADDITION SEWER LIFT STATION 09/01/2020 - 10/01/2020	\$60.55	SEWER
59455	IPERS	RETIREMENT SEPTEMBER 2020	\$9,465.80	ALL DEPARTMENTS
59456	IOWA WORKFORCE DEVELOPMENT	UNEMPLOYMENT 3RD QUARTER 2020	\$132.10	ALL DEPARTMENTS
59457	LASER RESOURCES INTERNATIONAL	COPIER SERVICE FOR LIBRARY	\$9.16	LIBRARY
59458	MIDAMERICAN ENERGY	MONTHLY GAS SERVICE FIRE / RESCUE	\$17.30	FIRE / RESCUE
59459	PREMIER CREDIT UNION	PAYROLL SAVINGS 10/08/2020	\$200.00	GENERAL GOVERNMENT
59460	TREASURER STATE OF IOWA	STATE WITHHOLDING SEPTEMBER 2020	\$2,637.00	ALL DEPARTMENTS
59461	CENTURYLINK	MONTHLY TELEPHONE SERVICE FOR STREET SHED	\$72.25	STREET
59461	CENTURYLINK	MONTHLY TELEPHONE SERVICE FOR CITY HALL	\$299.33	GENERAL GOVERNMENT
59461	CENTURYLINK	MONTHLY TELEPHONE SERVICE FOR POLICE	\$157.18	POLICE
59461	CENTURYLINK	MONTHLY TELEPHONE SERVICE FOR SEWER	\$129.92	SEWER
59462 - 59487	SALARIES	PAYROLL 10/23/2020	\$21,491.28	ALL DEPARTMENTS
59488	PAUL SHELD AHL	CONTRACT LABOR 10/17/2020, 10/18/2020, 10/24/2020, 10/25/2020	\$166.50	STREET
59489	CENTURYLINK	MONTHLY TELEPHONE SERVICE FOR POOL	\$40.52	POOL
59490	FEH BILLING SERVICE	FIRE BILLING SERVICE SEPTEMBER 2020	\$67.50	FIRE
59491	FIRST CLASS CREDIT UNION	PAYROLL SAVINGS 10/23/2020	\$200.00	ROAD USE
59492	EFTPS	FEDERAL PAYROLL TAXES 10/23/2020	\$6,972.76	ALL DEPARTMENTS
59493	GALLS	UNIFORMS FOR POLICE	\$255.92	POLICE
59494	KATIE GUISENGER	REIMBURSE FOR NASRO MEMBERSHIP	\$40.00	POLICE
59495	GUS AUTOMOTIVE INC	2013 CHEVY TAHOE MAINTENANCE	\$196.26	POLICE
59496	IOWA PRISON INDUSTRIES	ACADEMY UNIFORM FOR OFFICER IRVING	\$225.00	POLICE
59497	IOWA DEPARTMENT OF HUMAN SERVICES	GEMT PAYMENTS	\$1,450.71	RESCUE
59498	DANIEL IRVING	REIMBURSE ACADEMY EXPENSE	\$375.83	POLICE
59498	DANIEL IRVING	REIMBURSE ACADEMY EXPENSE	\$77.09	POLICE
59498	DANIEL IRVING	REIMBURSE ACADEMY EXPENSE	\$197.49	POLICE
59499	LASER RESOURCES INTERNATIONAL	COPIER SERVICE FOR LIBRARY	\$9.16	LIBRARY
59500	MEDIACOM	MONTHLY TELEPHONE SERVICE FOR LIBRARY	\$78.33	LIBRARY
	MIDAMERICAN ENERGY	MONTHLY GAS SERVICE FOR POOL	\$12.13	POOL
	MIDAMERICAN ENERGY	MONTHLY GAS SERVICE FOR STREET SHED	\$12.13	STREET
59501	MIDAMERICAN ENERGY	MONTHLY GAS SERVICE FOR POOL	\$79.39	GEN GOVT / POLICE
59502	OFFICE DEPOT	OFFICE SUPPLIES FOR CITY HALL / PAPER TOWELS FOR POLICE	\$98.10	GEN GOVT / POLICE
59503	PREMIER CREDIT UNION	PAYROLL SAVINGS 10/23/2020	\$200.00	GENERAL GOVERNMENT
59504	QUILL.COM	OFFICE SUPPLIES FOR LIBRARY / COVID-19 SUPPLIES	\$122.92	LIBRARY
59505	R&D SERVICE UNLIMITED LLC	FUEL FOR POLICE DEPARTMENT	\$81.95	POLICE
59506	SOUTHWEST IOWA PEST CONTROL	MONTHLY PEST CONTROL SERVICE FOR POLICE	\$43.00	POLICE
59507	STUART MUNICIPAL UTILITIES	REIMBURSE SEWER SALES TAXES 3RD QUARTER 2020	\$1,567.17	SEWER
59508	STUART TRUE VALUE	OFFICE SUPPLIES FOR LIBRARY	\$3.99	LIBRARY
59509	VERIZON WIRELESS	MONTHLY CELL PHONE SERVICE FOR STREET / POLICE / SEWER	\$497.24	STREET / POLICE / SEWER
59510	WALLACE AUTO SUPPLY	SUPPLIES / PARTS FOR POLICE	\$41.88	POLICE
59511	WILD, BAXTER, & SAND PC	ATTORNEY FEES FOR POLICE	\$358.75	POLICE
59512 - 59531	SALARIES	PAYROLL 11/06/2020	\$19,958.94	ALL DEPARTMENTS
59532	DE LAGE LANDEN	COPIER LEASE FOR LIBRARY	\$193.00	LIBRARY
59534	CENTURYLINK	MONTHLY TELEPHONE SERVICE FOR FIRE / RESCUE	\$136.39	FIRE / RESCUE
59535	COON VALLEY COOP TELEPHONE ASSN	MONTHLY INTERNET SERVICE FOR POLICE	\$64.95	POLICE
59535	COON VALLEY COOP TELEPHONE ASSN	MONTHLY INTERNET SERVICE FOR POOL	\$64.95	POOL
59536	FIRST CLASS CREDIT UNION	PAYROLL SAVINGS 11/06/2020	\$200.00	ROAD USE
59537	EFTPS	FEDERAL PAYROLL TAXES 11/06/2020	\$6,723.08	ALL DEPARTMENTS
59538	IPERS	RETIREMENT OCTOBER 2020	\$9,166.28	ALL DEPARTMENTS
59539	KUM & GO	FUEL FOR POLICE DEPARTMENT	\$504.80	POLICE
59540	LINECO INSURANCE	HEALTH INSURANCE DECEMBER 2020	\$13,977.85	ALL DEPARTMENTS
59541	MIDAMERICAN ENERGY	MONTHLY GAS SERVICE FIRE / RESCUE	\$39.94	FIRE / RESCUE
59542	PREMIER CREDIT UNION	PAYROLL SAVINGS 11/06/2020	\$200.00	GENERAL GOVERNMENT
59543	TREASURER STATE OF IOWA	STATE WITHHOLDING OCTOBER 2020	\$2,574.00	ALL DEPARTMENTS
59544	PAUL SHELD AHL	CONTRACT LABOR 10/31/2020, 11/01/2020, 11/07/2020, 11/08/2020	\$186.00	STREET
59545	ADAIR COUNTY SANITARY LANDFILL	MONTHLY LANDFILL FEES OCTOBER 2020	\$4,308.00	SANITATION
59546	AG SOURCE LABORATORIES	SEWER TESTING	\$171.00	SEWER
59546	AG SOURCE LABORATORIES	SEWER TESTING	\$171.00	SEWER
59546	AG SOURCE LABORATORIES	SEWER TESTING	\$184.50	SEWER
59547	AGRI LAND FS INC	DIESEL FUEL FOR SEWER GENERATOR	\$343.29	SEWER
	AMERICAN RESPONSE VEHICLES INC	MOUNTS FOR MONITORS	\$2,162.70	RESCUE
	AVEY SANITATION	MONTHLY GARBAGE COLLECTION SERVICE OCTOBER 2020	\$2,447.50	SANITATION
59550	BARBARA BOSS	CLEANING CITY HALL, LIBRARY, PARKS OCTOBER 2020	\$612.26	GENERAL GOVERNMENT
59551	BIG DEAL CAR CARE	5 GALLONS OF SOAP AND SPRAY FOAMER FOR RESCUE	\$140.00	RESCUE
59552	BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	\$896.15	RESCUE
59553	CEEL	PUBLIC EMPLOYMENT LAW ANNUAL	\$254.95	RESCUE
59554	DORSEY & WHITNEY LLP	LEGAL SERVICES FOR 2020 HOUSING URBAN REVITALIZATION PLAN AMENDMENT / WAMBOLD	\$3,500.00	GENERAL GOVERNMENT

CITY

EXPENDITURES MONTH OF OCTOBER 2020

GENERAL	\$93,746.31
ROAD USE TAX	\$7,592.31
EMPLOYEE BENEFITS	\$23,935.20
ECONOMIC DEVELOPMENT	\$120,012.50
FIRE / RESCUE FUND	\$0.00
DEBT SERVICE FUND	\$47,045.25
CAPITAL PROJECTS	\$75,372.39
SEWER UTILITY	\$12,686.53
TOTAL	\$380,390.49

CITY

REVENUE MONTH OF OCTOBER 2020

GENERAL	\$550,553.10
EMERGENCY	\$2,059.44
ROAD USE	\$14,377.42
I JOB FUND	\$0.00
EMPLOYEE BENEFIT	\$22,695.42
LIBRARY TRUST	\$0.00
FIRE/RESCUE TRUST	\$160.00
DEBT SERVICE	\$5,904,563.12
ECONOMIC DEV.	\$586,674.84
SPECIAL ASSESSMENT	\$3.98
CAPITAL PROJECT (1)	\$2.04
CAPITAL PROJECT (2)	\$1.50
CEMETERY PERPETUAL	\$0.00
SEWER	\$36,405.98