

03/22/2021

The special meeting of the Stuart City Council was called to order on the above date at 5:30 pm by Mayor Cook. Present were Council Members Askren (over the phone) Kalbach, Belden, Glass (over the phone) and Renslow. Also present were City Administrator Ashour, Economic Development Director / Assistant City Administrator Kristen Renslow, Deputy Clerk Morgan, Chip Schultz, Jim Henderson, Kory Guisinger, Deanna Berger, Norma Thurman, Greg Dudley, Alexander Kalbach, Mike Dickson, Forrest Aldrich (online), Alan Bovee (online), Lisa Sherman (online), and Coltrane Carlson (online).

Moved by Renslow, seconded by Belden to approve the agenda.

Roll Call: All Ayes

Mayor Cook opened the Public Hearing on the question of amending the plan for the Stuart Urban Renewal Area (the "Urban Renewal Area") and designating an expanded Stuart Urban Renewal Area, pursuant to Chapter 403, Code of Iowa, by adding and including all the property described as follows:

That portion of Front Street (White Pole Road) located between the center line of South Madison Street and the east right of way line of All Saints Drive located in Section 4, Township 77 N, Range 30 W, Adair County, Iowa. The proposed amendment to the urban renewal plan brings the property described above under the plan and makes it subject to the provisions of the plan. The amendment also (1) deletes the expiration date from the Plan; (2) updates the description of the City's Hotel Stuart Project previously approved in the City's June, 2018 Plan Amendment; (3) updates the description of the City's Casey's General Stores, Inc. Expansion Project previously approved in the City's October, 2019 Plan Amendment; (4) updates the description of the City's S Division Street Turn Lane Project previously approved in the City's October, 2019 Plan Amendment; and (5) authorizes the undertaking of new urban renewal projects in the Urban Renewal Area consisting of (a) using tax increment financing to pay the costs of the construction of arterial street improvements; (b) providing tax increment financing support to DICA Marketing Company (the "Company") in connection with the construction of a new manufacturing facility for use in the Company's business operations; (c) using tax increment financing to pay the costs of constructing sidewalk improvements; and (d) using tax increment financing to pay the costs of the City's Saints Center Support Program.

There were no written or oral objections.

Mayor Cook declared Public Hearing closed.

Moved by Belden, seconded by Renslow to approve Resolution No. 21-08C "Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Stuart Urban Renewal Area."

Roll Call: All Ayes

City Engineer Forrest Aldrich with Veenstra & Kimm, Inc. updated the Council on the status of the White Pole Road Project.

City Financial Advisor Chip Schultz with Northland Securities also made a presentation to the Council regarding potential funding for the White Pole Road Project.

Moved by Renslow, seconded by Kalbach to refer the White Pole Road Project to City Engineer Forrest Aldrich, City Financial Advisor Chip Schultz, City Bond Attorney John Danos, and City Council members Kalbach and Belden to review the White Pole Road Project options and also further discuss the item during the regular council meeting scheduled for April 12, 2021 at 6:30pm.

Councilmember Glass made comments to Councilmember Belden regarding whether he should vote or not. Councilmember Belden did not appreciate the comment that was made by Councilmember Glass. Other Councilmembers requested that the Council Code of Ethics and Council Code of Conduct be enforced.

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

Motion Carried

Councilmember Glass left at 6:05pm.

Greg Dudley made a presentation to the Council regarding the Saints Center (Cultural Center) activities.

Councilmember Belden made a presentation to the Council regarding the status of the Saints Center and possible scenarios to assist Greg Dudley with the management of the Saints Center. Councilmember Belden presented a hand written statement / proposal as follows:

“To approve \$30,000.00 TIF Funds for 1 year (next 365 days). Funds are purposed to improve facility offerings, financial sustainability, and mitigate substantial fixed costs. Funds are earmarked for Project Restore (under Greg Dudley Management only), funds cannot be transferred. Existing lease remains in place. City / Project Restore deed is being verified for accuracy and any necessary updates. TIF Funds will service Utility Revolving Loan Balance for year 2021. Financial Records / rate schedule will be transparent with the City. The City will have no secondary expenses outside of this allocation. City acknowledges lease terms and property as a City facility. This proposal is best option to give the facility operation a chance of success and least amount of risk for all parties involved. Refer to City Bond Attorney John Danos with Dorsey & Whitney for procedural steps. Tax payer Bond was for \$1.7 million, paid off 5 years early by City Council. This proposal is best option to encourage facility access and protect taxpayer funds. At the end of the next 365 days, Councilmembers Kalbach and Renslow will meet with Greg Dudley to renew.”

Moved by Belden, seconded by Renslow to approve Councilmember Belden’s presentation as follows:

“To approve \$30,000.00 TIF Funds for 1 year (next 365 days). Funds are purposed to improve facility offerings, financial sustainability, and mitigate substantial fixed costs. Funds are earmarked for Project Restore (under Greg Dudley Management only), funds cannot be transferred. Existing lease remains in place. City / Project Restore deed is being verified for accuracy and any necessary updates. TIF Funds will service Utility Revolving Loan Balance for year 2021. Financial Records / rate schedule will be transparent with the City. The City will have no secondary expenses outside of this allocation. City acknowledges lease terms and property as a City facility. This proposal is best option to give the facility operation a chance of success and least amount of risk for all parties involved. Refer to City Bond Attorney John Danos with Dorsey & Whitney for procedural steps. Tax payer Bond was for \$1.7 million, paid off 5 years early by City Council. This proposal is best option to encourage facility access and protect taxpayer funds. At the end of the next 365 days, Councilmembers Kalbach and Renslow will meet with Greg Dudley to renew.”

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

Motion Carried

Moved by Kalbach, seconded by Renslow to set a date (April 12, 2021 at 6:30pm at City Hall) for hearing for the CBDG Grant for Rescue Unit equipment.

Roll Call: All Ayes

Moved by Kalbach, seconded by Belden to approve the 2021 Stuart Fire Department Officers as presented by Fire Chief Josh Renslow as follows:

Josh Renslow, Chief
Stephen Martinson, Asst. Chief
Shane Martinson, 1st Captain
Kory Guisinger, 2nd Captain
Jim Henderson, 1st Lieutenant
Mike Kalbach, 2nd Lieutenant

Kyle Steiner, Booster President

Roll Call: All Ayes

Councilmember Glass re-arrived at 6:20pm over the phone.

Public Works Director Henderson presented 5 mowing bids (for 2021 & 2022 mowing seasons) for the North and South Oak Grove Cemeteries as follows:

Countryside Lawn Solutions, LLC	\$26,500.00 per year
Mike Dickson	\$29,408.00 per year
Waddell Lawn Care	\$32,500.00 per year

Benjamin A Henry (did not meet bid specifications)	\$5,200.00 per year
Kevin Gomez Mowing, Yard Services, & Snow Removal (did not meet bid specifications)	\$32,500.00 per year

Moved by Kalbach, seconded by Belden to approve the bid from Countryside Lawn Solutions, LLC for the amount of \$26,500.00 per year for the 2021 & 2022 mowing seasons as presented by Public Works Director Henderson.

Roll Call: All Ayes

Public Works Director Henderson presented 4 bids for the purchase of a new lawn mower as follows:

NAPA Stuart	Toro 72930	25 HP Kohler	\$10,021.90
		Less Trade	<u>-\$2,000.00</u>
			\$8,021.90
Clive Power Equipment	Xmark LZE60	26 HP Kawasaki	\$9,599.00
		Less Trade	<u>-\$400.00</u>
			\$9,199.00
AgriVision Equipment	John Deere Z950M	27 HP Kawasaki	\$10,600.00
		Less Trade	<u>-\$1,000.00</u>
			\$9,600.00
Van Wall Equipment	John Deere Z950M	27 HP Kawasaki	\$10,372.06
		Less Trade	<u>-\$600.00</u>
			\$9,772.06

Moved by Renslow, seconded by Belden to approve the bid from NAPA Stuart for the Toro 72930 25 HP Kohler for the amount of \$8,021.90 as presented by Public Works Director Henderson and to have the Street Department reimbursed by the Parks Department in the next budget for the cost of the new mower.

Councilmember Askren was muted at the Mayor's request.

Roll Call: Ayes: Kalbach, Belden, Glass, Renslow
Nays: None

Councilmember Askren left at 6:27pm.

Moved by Kalbach, seconded by Belden to approve Resolution No. 21-09C "To Fix A Date (April 12, 2021 at 6:30pm at City Hall) For A Public Hearing on Proposed Ordinance Amendment Establishing A Franchise Fee Under the City's Gasworks Utility Franchise with Midamerican Energy Company and To Adopt A Revenue Purpose Statement Related to The Franchise Fee" and to also negotiate a new Franchise

Agreement with MidAmerican Energy and to also refer the item to City Bond Attorney John Danos with Dorsey & Whitney and Mark Reinders with MidAmerican Energy

Roll Call: Ayes: Kalbach, Belden, Glass, Renslow
Nays: None

Adjournment at 6:45 pm

Minutes submitted by Deputy Clerk Morgan

Dick Cook, Mayor

Ashraf Ashour, City Administrator