

06/12/2023

The regular meeting of the Stuart City Council was called to order on the above date at 6:00 pm by Mayor Cook. Present were Council Members Kalbach, Kirkpatrick, Morgan, Doely and Renslow. Also present were City Administrator Ashour, Deputy Clerk Stouffer, Public Works Director Jim Henderson, Economic Development Director Matt Funk, Forrest Aldrich, Warren Varley, Russ Wagner, Brian Spangler, Nikki Neal, Crystal Kirkpatrick, Chip Schultz, Kory Guisinger, Sean Bovinett, Luke Dahl, and Alex Foley.

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

Roll Call: All Ayes

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

- A. Approval of minutes of 05/08/2023 and Special Meeting 05/22/2023
- B. Approval of financial statement as of 05/31/2023
- C. Approval of bills as presented
- D. Approval of Liquor Licenses – Johnie’s and Ruby’s Pub & Grill Outdoor (Good Egg Days)

Roll Call: All Ayes

A public hearing was opened on June 12, 2023 at the Stuart City Hall, 119 East Front Street, Stuart, IA by Mayor Cook to provide interested persons with the opportunity to be heard and have their opinions made known on the Stuart Water Improvements Project that is underway. This project was funded in part through a Community Development Block Grant (CDBG) from the Iowa Economic Development Authority.

Pursuant to the citizen participation requirements of Section 508 of the Housing Act of 1987, as amended, Stuart, IA as a recipient of CDBG funds must hold a public hearing on the status of its funded activity. During the course of the public hearing, a review of the following was presented:

- Stuart Water Improvements Project. Construction of a new and replacement of 30% of the existing water distribution.
- To date, \$1,949,904.92 has been expended, of which \$228,597 has been requested from CDBG.
- The project is approximately 47% complete.

- The CDBG budget, scope of work and location has not changed since the project application was submitted. The city is eligible for CDBG funds as at least 51% of beneficiaries are low and moderate income according to an ACS Survey.
- Documents are available from the City of Stuart.
- No written comments were received.

The public hearing was closed.

Public Works Director Henderson made a presentation to the Council regarding the removal of dead or diseased Ash trees from the right of way. Henderson received an estimate from a company for the remaining 77 affected trees for \$60,000.00 to \$70,000.00. This estimate does not include stump removal. The Council discussed seeking bids for the tree removal and requested Henderson divide the trees into two groups based on condition.

Moved by Renslow, seconded by Kalbach to direct Public Works Director Henderson to seek bids to remove the remaining dead or diseased Ash trees from the right of way with a base bid of the trees that need removed first, and an alternate bid of the remaining trees.

Roll Call: All Ayes

The Council discussed the wages of the Public Works employees. The council requested more information regarding the pay for similar positions in other communities before discussing the issue further.

Rescue Director Bovinett requested the pay structure of Rescue Drivers be changed to an hourly rate in the range of \$8.00 to \$10.00.

Moved by Renslow, seconded by Kalbach to change the pay structure of Rescue Drivers to an hourly rate of \$10.00 per hour as presented by Rescue Director Bovinett.

Roll Call: All Ayes

The Council requested Police Chief Reha attend the next meeting to present updated information regarding Traffic Enforcement Cameras.

Mayor Cook opened the Public Hearing on Proposed Amendment to the Stuart Urban Renewal Area.

There were no written or oral objections.

Mayor Cook declared Public Hearing closed.

Moved by Kalbach, seconded by Renslow to approve Resolution No. 23-16C “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

Council Member Kalbach introduced an ordinance entitled Ordinance No. 23-03C “An Ordinance Providing for Division of Taxes Levied on Taxable Property in the June 2023 Addition to the Stuart Urban Renewal Area Pursuant to Section 403.19 of the Code of Iowa.”

It was moved by Council Member Kalbach and seconded by Council Member Morgan that the aforementioned ordinance had been given its first consideration and that it be adopted. The Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: Kalbach, Kirkpatrick, Morgan, Doely, Renslow
Nays: None

Whereupon, the Mayor declared the motion duly carried and declared that said ordinance had been given its initial consideration.

It was moved by Council Member Kalbach and seconded by Council Member Renslow that the statutory rule requiring an ordinance to be considered and voted on for passage at two City Council meetings prior to the meeting at which it is to be finally passed be suspended. The Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: Kalbach, Kirkpatrick, Morgan, Doely, Renslow
Nays: None

Whereupon, the Mayor declared the motion duly carried.

It was moved by Council Member Kalbach and seconded by Council Member Doely that the ordinance entitled Ordinance No. 23-03C “An Ordinance Providing for Division of Taxes Levied on Taxable Property in the June 2023 Addition to the Stuart Urban Renewal Area Pursuant to Section 403.19 of the Code of Iowa” now be put upon its final consideration and adoption. The Mayor put the question on the motion, and the roll being called, the following named Council Members voted:

Ayes: Kalbach, Kirkpatrick, Morgan, Doely, Renslow
Nays: None

Whereupon, the Mayor declared the motion duly carried and the ordinance duly adopted.

Administrator Ashour informed the Council that because TIF funds are used for the cost of the marketing proposal entered into with Nate Westre of Marketing Main Street under the Urban Renewal Plan Amendment, the item was referred to the bond attorney to prepare an Internal Advance Resolution for approval this month.

Moved by Kalbach, seconded by Doely to approve Resolution No. 23-17C “Resolution Authorizing Internal Advance for the Funding of Urban Renewal Project.”

Roll Call: All Ayes

Financial Advisor Chip Schultz made a presentation to the Council regarding the financing for Wambold Phase 3 (Housing Phase 4.)

Moved by Morgan, seconded by Kalbach to approve Resolution No. 23-15C “Resolution Providing for the Approval of a Note Purchase Agreement and for the Issuance of \$8,320,000 Annual Appropriation General Obligation Corporate Purpose Loan Agreement Anticipation Project Notes, Series 2023A.”

Roll Call: All Ayes

Moved by Kalbach, seconded by Morgan to approve Resolution No. 23-18C “Approval of Cigarette Permits for Fiscal Year July 1, 2023 to June 30, 2024.”

Roll Call: All Ayes

Russ Wagner made a presentation to the Council regarding the Best of the Block BBQ event planned for September 22-23, 2023.

City Engineer Forrest Aldrich made a presentation to the Council regarding the Safe Routes to School Project Change Order No. 1 for \$25,699.82. Aldrich informed the Council the Change Order added a four inch layer of sub-granular base under the sidewalk and the driveways included in the project. The Council asked that future city project plans and bids consider a sub-granular base.

Moved by Kalbach, seconded by Morgan to decline the Safe Routes to School Change Order No. 1 for \$25,699.82 as presented by City Engineer Forrest Aldrich.

Roll Call: All Ayes

Loretta Sloss submitted a request to the Council regarding the landscape maintenance for the Downtown Pocket Park and the “STUART” Interstate welcome sign. Loretta asked the Council to hire Outdoor Concepts to maintain the landscaping for the Downtown Pocket Park and the “STUART” Interstate welcome sign for the amount of \$475.00 for spring and summer 2023.

Moved by Kirkpatrick, seconded by Doely to approve hiring Outdoor Concepts for the amount of \$475.00 to maintain the landscaping for the Downtown Pocket Park and the “STUART” Interstate welcome sign for spring and summer 2023.

Roll Call: All Ayes

Nikki Neal of Civil Design Advantage made a presentation to the Council regarding the Karl Care site plan for Karl Chevrolet. Neal informed the Council that the site plan was reviewed by Planning & Zoning at their June 5, 2023 meeting, and the request to use sheet metal as an exterior building material was approved. Neal presented three waivers requested by Karl Chevrolet for the site plan, allowing sheet metal to be used on the side of the building facing the street, allowing a chain link fence with privacy slats to be used as a buffer between the development and the residential homes to the north, and allowing three strands of barbed wire fence on top of the 6’ tall black chain link fence for safety and security concerns.

Moved by Kalbach, seconded by Renslow to approve the three waivers requested by Karl Chevrolet allowing sheet metal to be used on the side of the building facing the street, allowing a chain link fence with privacy slats to be used as a buffer between the development and the residential homes to the north, and allowing three strands of barbed wire fence on top of the 6’ tall black chain link fence for safety and security concerns.

Roll Call: All Ayes

Moved by Renslow, seconded by Morgan to approve the Karl Care site plan as presented by Nikki Neal of Civil Design Advantage.

Roll Call: All Ayes

Moved by Doely, seconded by Kalbach to approve the Hotel / Motel Tax Committee’s 2023 Hotel/Motel Tax recommendations as follows:

- | | |
|------------------------------|-----------|
| 1. Saints Center (to City) | \$ 26,000 |
| 2. Scoop the Loop | \$ 2,800 |
| 3. Chamber Director Position | \$ 10,000 |
| 4. Stuart Fremont Theatre | \$ 5,400 |
| 5. Best of the Block BBQ | \$ 3,000 |

6. Depot

\$ 5,000

Roll Call: All Ayes

City Engineer Forrest Aldrich of Veenstra & Kimm made a presentation to the Council regarding the Wambold Phase 3 (Housing Phase 4) Project. Aldrich informed the Council that a well on the property needs to be abandoned. Four bids were received:

McAninch	\$5,665
EcoSource	\$4000
Thorpe Water Development	\$4800
Nathan E Duncan	\$7500

Moved by Doely, seconded by Morgan to accept the bid from EcoSource \$4000 to abandon a well on the property for the Wambold Phase 3 (Housing Phase 4) Project.

Roll Call: All Ayes

City Engineer Forrest Aldrich of Veenstra & Kimm made a presentation to the Council regarding Change order No. 1 from McAninch of \$804,955.33 for the Wambold Phase 3 (Housing Phase 4) Project. Aldrich informed the Council that the Change Order would extend Tiernan Trail to allow 15 additional lots to be developed.

Moved by Renslow, seconded by Kalbach to approve the Change Order No. 1 from McAninch of \$804,955.33 for the Wambold Phase 3 (Housing Phase 4) Project to extend Tiernan Trail and allow 15 additional lots to be developed.

Roll Call: Ayes: Kalbach, Renslow, Doely
Nays: Kirkpatrick, Morgan

Motion carried.

Economic Development Director Matt Funk made a presentation to the Council regarding the Stuart Economic Development report.

No action was taken on Agenda Item #16, Dan Kuhl. (Dan Kuhl did not attend the meeting to discuss his concerns in regard to the Wambold Phase 3 Housing Project.)

Adjournment at 8:10pm.

Minutes submitted by Deputy Clerk Stouffer.

Dick Cook, Mayor

Ashraf Ashour, City Administrator