

07/10/2023

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, Nate Westre, John Gulbranson, Stephen Martinson, Josh Renslow, Josh Sebern, Shane Martinson, Glenn Woodard, Kory Guisinger, John Schwinger, Gus Schories, Danny Claussen, Luke Dahl, Sean Bovinett, Allen Neal, Tawnya Neal and Brenda Dudley.

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

Roll Call: All Ayes

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

- A. Approval of minutes of 06/12/2023 and Joint Meeting 06/12/2023
- B. Approval of financial statement as of 06/30/2023
- C. Approval of bills as presented
- D. Approval of Liquor License – Johnie’s Tavern
- E. Approval of Liquor License – SCIO TOO LLC (Stuart Fremont Theatre)

Roll Call: All Ayes

The council held a hearing for Gus Schories of 624 N Sherman Street regarding a nuisance violation received for his property. Schories assured the Council that he has taken corrective action.

Moved by Renslow to have Iowa Code Enforcement reevaluate the property and follow up at the next Council meeting.

There was no second to the motion.

Motion not carried.

Mayor Cook will inspect the property and determine whether any abatement is necessary.

Fire Chief Renslow requested permission from the Council to sell two fire trucks by advertising for sealed bids.

Moved by Kalbach, seconded by Doely to approve the Stuart Fire Department's request to proceed with placing an advertisement to sell the fire trucks by sealed bid.

Roll Call: All Ayes

Fire Chief Renslow made a presentation to the Council regarding concerns that unauthorized vehicles parking in the rear lot of the Fire and Rescue Hall may slow response time to emergencies. Renslow proposed the city supply temporary barricades and signage to prevent overnight parking in the Fire & Rescue parking area, and also to prevent storage of building materials for the neighboring building project on the City's property.

Moved by Renslow, seconded by Kalbach to approve Fire Chief Renslow's proposal to place temporary barricades and signage to prevent overnight parking in the City parking lot at the Fire and Rescue Hall, and to direct Economic Development Director Funk to work with the neighboring building owner to move the building supplies off of City property, and also directed Fire Chief Renslow and Economic Development Director Funk to work with Matt Aust to find a solution to parking concerns.

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

Motion carried.

Public Works Director Jim Henderson informed the Council that a total of three bids were received for removing the ash trees from the right of way:

| <u>Contractor</u> | <u>Set One</u> 36 Trees | <u>Set Two</u> 36 Trees | <u>Total Bid</u> 72 Trees |
|--|------------------------------------|------------------------------------|--------------------------------------|
| Schwinger Lawn Service, Inc. & SLS Tree Management | \$29,990.00 | \$19,990.00 | \$49,980.00 |
| West Central Tree Service | \$32,375.00 | \$18,950.00 | \$51,325.00 |
| K & A Removal | \$30,650.00 | \$26,050.00 | \$56,700.00 |

After review of the bids received, Henderson recommended the City of Stuart award the contract for Ash Tree Removal of Set One (36 Trees) to Schwinger Lawn Service, Inc. & SLS Tree Management based on their bid of \$29,990.00, and leave Set Two (36 Trees) for the Public Works Department to remove.

Moved by Kalbach, seconded by Kirkpatrick to award the contract for the ash tree removal for Set One (36 Trees) to Schwinger Lawn Service, Inc. & SLS Tree Management based on their bid of \$29,990.00 bid and to award the contract for the ash tree removal for Set Two (36 Trees) to West Central Tree Service based on their bid of \$18,950.00.

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

Motion carried.

Mayor Cook made a presentation to the Council regarding wages for Public Works and Waste Water employees in Iowa. Mayor Cook and Public Works Director Henderson proposed increasing the starting wage for the open Public Works position to \$20.00 per hour, and increasing the hourly wage for the current employees as well.

The Council agreed to advertise the open position at \$20.00/hour, and tabled increasing the hourly wage for the current employees until the next meeting.

Guthrie County Engineer Josh Sebern made a presentation to the Council regarding the status of Guthrie County's grant application to make improvements to White Pole Road. Sebern also informed the Council that there will be a temporary repair made to the wheel ruts on White Pole Road while the application for the grant is in progress. Sebern will present a 28E agreement to the Council outlining an agreement between the City and Guthrie County regarding financial participation in the temporary repair and the White Pole Road improvements project.

City Engineer Forrest Aldrich with Veenstra & Kimm, Inc. made a presentation to the Council regarding the Wambold 3rd Addition (Housing Phase 4) Project and informed the Council that the bid date for the Construction of Street Lighting for the project will need to be set for August 9, 2023 and the Public Hearing for the Construction of Street Lighting will need to be during the Regular Council Meeting of August 14, 2022 at 6:00pm.

Moved by Kalbach, seconded by Doely to approve setting the bid date (August 9, 2023) for the Wambold 3rd Addition (Housing Phase 4) Project Construction of Street Lighting and setting the date (August 14, 2023 at 6:00pm at City Hall) for the Public Hearing for the Wambold 3rd Addition (Housing Phase 4) Project Construction of Street Lighting as presented by City Engineer Forrest Aldrich with Veenstra & Kimm, Inc.

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 recommended payment to McAninch Corporation in the amount of \$608,020.42.

Moved by Doely, seconded by Kalbach to approve Pay Application No. 1 to McAninch Corporation for \$608,020.42 as recommended by city engineer Forrest Aldrich of Veenstra & Kimm.

Roll Call: All Ayes

City Engineer Forrest Aldrich made a presentation to the city council recommending accepting Change order No. 2 for the Wambold 3rd Addition (Housing Phase 4) Project from McAninch Corporation of \$4,250.00 for asbestos removal at the abandoned Tibben residence.

Moved by Renslow, seconded by Kalbach to approve Change order No. 2 for the Wambold 3rd Addition (Housing Phase 4) Project from McAninch Corporation of \$4,250.00 for asbestos removal at the abandoned Tibben residence.

Roll Call: All Ayes

Allen Neal made a presentation to the Council regarding a proposal to purchase City owned land adjacent to his property at 425 SW 2nd Street.

Moved by Renslow, seconded by Kalbach to accept the proposal presented by Allen Neal to purchase City owned land adjacent to his property, and to refer the proposal to the City Attorney.

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

Motion Carried.

Moved by Renslow, seconded by Kalbach to approve Resolution No. 23-19C “Resolution Authorizing Economic Development Grant Agreement with The Saints Center L.L.C. and Authorizing Internal Advance for Funding of Economic Development Grant Thereunder.”

Roll Call: All Ayes

Economic Development Director Matt Funk made a presentation to the Council regarding the revised TIF (Tax Increment Financing) Application.

Moved by Kalbach, seconded by Renslow to approve the revised TIF Application as submitted by Economic Development Director Matt Funk.

Roll Call: All Ayes

Nate Westre of Main Street Marketing made a presentation to the Council regarding the marketing services he provides to the City.

Adjournment at 7:40 pm.

Minutes submitted by Deputy Clerk Stouffer.

Dick Cook, Mayor

Ashraf Ashour, City Administrator