

July 14, 2020

The Afton City Council met in regular scheduled session at 6:30 PM July 14, 2020. Due to the COVID-19 Pandemic and social distancing guidelines the meeting was held at the Afton Community Center. Mayor Burger presided with Council members Steve Kinyon, Sherry Parrott, Mary Hill, Jeff Burger and Dave Cunningham present.

Parrott moved to approve the agenda and Burger seconded the motion. All voted aye. Motion carried. Parrott moved to approve the consent agenda which consisted of the minutes of June 9, 2020 meeting, report of the City Clerk/Treasurer, Afton Police Department and the following bills. Burger seconded the motion. All voted aye. Motion carried.

Employees	Gen/RU/Sr/Elec-Payroll	4,267.14
Mayor	Gen-2 nd Qtr. Payroll	461.75
Afton Fire Department	Gen-Clean Streets	500.00
David McNeill	Gen/Elec-Tree Removal	1,550.00
FNB	Elec/Elec.Skg.-Purchase CD	200,000.00
Graphic Displays	Gen-Signs for Cemetery	180.00
Matura Action Corp.	Elec-Project Share FY20	170.00
MidAmerican Energy	Gen/Sr-Gas	33.91
Steve & Deb Ruby	Mtr.Dep-Prompt Pay Refund	220.00
UCDA	Gen-Loss on House Sale Share	4,500.00
Wellmark BC/BS	EB/RU/Sr/Elec-July Health Ins.	1,138.64
Windstream	Gen-Phone/Internet	585.15
Employees	Gen/RU/Sr/Elec-Payroll	4,221.69
941 Payment	Gen/RU/Sr/Elec-Jun Payroll Taxes	2,866.90
IPERS	Gen/RU/Sr/Elec-Jun Retirement	1,850.02
Keul Electric LLC	Cap.Proj-Electrical Permits	133.58
Treasurer State of Iowa	Gen/RU/Sr/Elec-Jun Payroll W/H	451.09
Nodaway Valley Tree Farm	Gen-Plants/Trees for Pocket Park	931.00
Afton Star	Gen/Elec-Publications	713.49
Akin Building Center	Cap.Proj-Wi-Fi Renovation Supplies	836.22
Banyon Data Systems	Gen/Sr/Elec-Software Support	3,075.00
Bomgaars	RU-Sprayer	59.99
Feldhacker Contracting	RU/W.Trail-Street Maintenance	27,117.00
IAMU	Elec-Summer Energizers	142.80
Iowa Codification	Gen-Codify Gas Franchise Ord.	170.00
Iowa League of Cities	Gen-Annual Dues	768.00
Marlene Duff	Elec-Refund on Credit	17.86
MMIT	Gen/Sr/Elec-Copier Maintenance	40.98
Office Machines	Gen/Sr/Elec-Office Supplies	79.41
POIYFL	Rec-Football Dues	600.00
RPGI	Elec-Purchase Electricity	36,255.20
SIRWA	Gen-Water	39.00
SICOG	Gen-Annual Dues	916.83
Southwest Iowa REC	Elec-Inspection & Repairs	3,598.61

Stalker Chevrolet	Gen-Police Truck Oil Change	54.75
State Hygienic Lab	Sr-Test Lagoon Samples	56.50
T&S Industries	Sr-UPS Charges-Ship to Lab	15.85
Terrinda McIntire	Gen-July Cemetery Contract	3,518.34
Treasurer State of Iowa	Sr/Elec-Sales Tax	1,702.79
United Farmers Coop	Gen-LP Tank Contract	552.13
Verizon Wireless	Gen-Police Internet	40.01
Employees	Gen/RU/Sr/Elec-Payroll	4,355.27
Card Services	Gen/RU/Sr-AED Battery/Supplies	388.48
Carla Ott	Mtr.Dep-Balance After Final	99.51
Casey's Business M/C	Gen-Gas	110.05
J&A Flooring	Cap.Proj-Wi-Fi Flooring Transition	19.74
Jim's Sanitation	Gen-Garbage/Recycling	5,316.32
Raymond James & Assoc.	Gen-Annual Account Fee	50.00
Schildberg Construction	RU-Rock	577.81
Southwest Iowa REC	Elec-Outage Repairs	1,117.24
United Farmers Coop	Gen/RU/Sr-Gas	401.28
Utility Fund	Elec/Mtr.Dep-Rebate & Refunds	420.49
FNB	Gen-Error in Check Cashing	.01
Amber Neisemier	Gen-Refund on Comm. Ctr	75.00
Madison National Life Ins.	RU/EB/Sr/Elec-Life/Supplemental	44.60
MidAmerican Energy	Gen/Sr-Gas	25.11
T&S Industries	Cap.Proj-Handrail & Install	669.49
Utility Fund	Mtr.Dep-Pantoja Final Bill	255.00
Wellmark BC/BS	EB/RU/Sr/Elec-Aug Health Ins.	1,138.64
Windstream	Gen-Phone & Internet	<u>467.42</u>
	TOTAL	\$ 319,963.09

General Fund	\$ 22,119.30	Road Use	27,035.79
Employee Benefit	6,494.31	Walking Trail	1,175.00
Recreation	600.00	Capital Project	1,659.03
Sewer Fund	1,677.45	Electric Fund	195,001.36
Electric Sinking	50,000.00	Meter Deposit	<u>895.00</u>
Payroll	13,305.85	TOTAL	\$ 319,963.09

RECEIPTS:

General	\$102,894.46	Road Use	\$ 5,057.11
Employee Benefit	459.18	Emergency	73.99
LOST	10,070.07	Economic Development	4,482.00
Walking Trail	2.13	Tyler Cemetery	268.20
Huss Cemetery	83.25	Recreation	78.99
Capital Project	7,500.00	Capital Equipment	10,000.00
Perpetual Care	160.04	Sewer	8,510.78
Sewer Sinking	3,158.06	Sewer Improvement	119.61
Sewer Reserve	217.31	Electric	59,802.30
Electric Sinking Fund	13,720.00	Meter Deposit	<u>1,257.21</u>

Sick Leave

23.15

TOTAL

\$ 227,937.84

PUBLIC HEARING:

At 6:31 PM Mayor Burger announced it was time for the public hearing on the Cities proposed submittal of an application for a Community Development Block Grant (CDBG) housing grant. Stu Burzette, Transportation/Regional Planner with Southern Iowa Council of Governments, was present to present several items on this grant and anticipates submitting application by July 31, 2020. Stu conducted community development housing needs assessment questions and answered a few basic questions from Council. Mayor Burger asked Clerk Landers if any comments had been received at City Hall. Landers commented that residents are excited about this opportunity. Mayor Burger closed the public hearing at 6:39 PM.

At 6:40 PM Mayor Burger announced it was time for the public hearing on the matter of vacating, closing and conveying an alley in the City of Afton, Union County, Iowa to Gary A Paulus. Gary Clear was present and had an Afton Star Enterprise paper with an article from 2013 regarding request for street and alley purchase that was denied by Council. Clerk Landers stated that was Austin's request and that if she remembered correctly they wanted to sale the land, but didn't have anyone or anything to build that needed the alley and street at that time. Landers also mentioned that in 2014 & 2015 the Council did approve alley purchases from Cheers and Austin that had reasons for their requests. Landers stated every request is different when being considered by Council. Councilwomen Hill commented that Council needs to look into each situation more carefully. Mayor Burger asked Clerk Landers if any comments had been received at City Hall. Landers commented that Alan & Kathy Austin were in to view the lot map, but made no comments on request for alley. Mayor Burger closed the public hearing at 6:45 PM.

PUBLIC FORUM: No one present spoke during public forum.

ORDINANCE/RESOLUTIONS:

Burger moved to place Ordinance No. 247 AN ORDINANCE VACATING AND CLOSING CERTAIN ALLEY LOCATED WITHIN THE CITY OF AFTON, UNION COUNTY, IOWA on its 1st reading. Cunningham seconded the motion. Roll call votes of ayes: Kinyon, Hill, Cunningham and Burger. Nays: Parrott. Motion carried.

Burger moved to waive the 2nd and 3rd reading of Ordinance No. 247. Cunningham seconded the motion. Roll call votes of ayes: Hill, Kinyon, Burger and Cunningham. Nays: Parrott. Motion carried.

Burger moved to approve Ordinance No. 247. Cunningham seconded the motion. Roll call votes of ayes: Cunningham, Burger, Kinyon and Hill. Nays: Parrott. Motion carried.

Burger moved to approve Resolution 2020-19 RESOLUTION APPROVING CONVEYANCE OF REAL ESTATE TO GARY A PAULUS. Cunningham seconded the motion. Roll call votes of ayes: Hill, Kinyon, Burger and Cunningham. Nays: Parrott. Motion carried.

OLD BUSINESS:

Stu Burzette with SICOG presented the following information on the CDBG housing grant:

- Community Development Housing Needs Assessment-conducted during above hearing.
- Federal Assurance Form
- Form 2880
- CDBG Administration Plan

Forms were reviewed and signed by Mayor and Clerk. Council asked how long grant process takes and if received how long homeowners had for projects. Stu said there have been a lot of changes with this grant, but thought if they submit by 7/31/20 we would know this fall if not sooner and stated the homeowners will have 2 years to complete projects.

- Housing Committee Minutes & Recommendation for Hiring Technical Service Firm.

Clerk Landers stated the committee met and reviewed and scored the 1 proposal received from SICOG and recommended hiring SICOG if the City receives the CDBG grant. Hill moved to hire SICOG for technical service if this grant is received and Kinyon seconded the motion. All voted in favor and the motion carried.

Council discussed Wi-Fi Center. Inside should be completed this week with finishing up of the bathroom plumbing and fixtures. Richard Siddens is finishing some block work outside and his son Kirk is donating money for new concrete for the back patio and sidewalk to north of the building. The City will finish the sidewalk from end of building to alley and that work is currently in progress. Council discussed possible volunteer appreciation ideas from plaques, naming of building to personal thank you gift cards. Burger moved to purchase bronze plaque and Kinyon seconded the motion. All voted in favor and the motion carried. Hill suggested putting 3 names that contributed the most on the plaque and also a thank you to all the others that have helped. Clerk Landers has talked to Lori Paup at EU who offered to help set up the public Wi-Fi for us once we are ready to open. Landers will contact Lori to get this all set up. Parrott had concerns with opening during this pandemic. Landers asked City Attorney Weeks if we put a sign on door with capacity restrictions and mask recommended if that would be enough. Weeks said yes and stated example of libraries being able to be open and as long as social distancing rules are observed like placing X's on floor or figuring how many could be inside and limiting where chairs are we would be okay. Hill is still working on contacting volunteers for helping at the center. Center names were discussed. Kinyon moved to name it "Afton Wi-Fi Center" and Burger seconded the motion. All voted in favor and the motion carried.

The Wellmark Healthy Hometown projects were updated by Hill. The pocket park is waiting on the delivery and planting of a tree and once that is completed this month the remaining plants and split rail fence will be finished. A Build-A-Bag grant was received to help pay for 2 benches and 4 receptacle containers and an AARP grant was received to help with the Parklet project.

Council reviewed 11 Exterior Beautification Grant applications. Parrott moved to approve 8, put 2 on hold and deny 1 request for landscaping. Burger seconded the motion. All voted in favor and the motion carried. Approved: 604 E. Filmore-paint, 309 W. Filmore-paint & repair fascia, 509 E. Filmore-siding, 504 E. Filmore-paint trim & install handrails, 608 N. Dodge-sidewalk from front of house to public walk, 616 E. Grand-front deck replacement, 509 E. Kansas-repair cement stars & railing, 155-175 E. Kansas-repair & paint store fronts & new doors.

A pretrial conference on dangerous building claims at 250 N Douglas is schedule for July 28. The attempt of the City to acquire a Catalyst grant for this building has been denied. City Attorney Weeks was present and explained more on the pretrial conference. Property owner Jere Busenbarrick stated he has plans for fundraising and will continue work on back buildings and demo back, cover top before winter, remove more brick from front. Parrott was upset that nothing is getting done and didn't feel that he has shown that he will ever get the building fixed and this has been ongoing too long. Weeks gave timeline on City notices to property owner that started in 2015 and then more notices served in 2018 & 2019. After lengthy discussion the Council all agreed to continue the pretrial conference as scheduled.

NEW BUSINESS:

Clerk Landers discussed a new Email module add on to our utility software for an initial one-time cost of \$595 and annual support cost of \$195. Utility Clerk Walter did a survey and we had 30 interested customers which would save \$266.40/year in paper, envelope cost, and postage. Parrott moved to approve purchasing Email module and Burger seconded the motion. All voted in favor and the motion carried.

Clerk Landers had copies of 69.15 Parking Recreational Vehicles ordinance & 165.24 M-H Mobile Home District ordinance and explained they conflict with living in a camper as it is allowed in the mobile home district but parking ordinance prohibits it. Landers stated this was discovered due to a complaint on campers in the mobile home park by Gary Clear. Clear was present and said his personal preference is no campers allowed and has adjacent land his father had owned by the park and has pursued housing and feels it would be best to not allow campers. Council discussed with input from City Attorney Weeks who had expressed concerns about setting a precedent if continue to allow campers. Council will work on re-writing several ordinances while following Federal and State rules and can also narrow down and moderate with additional City rules.

Cunningham moved to approve closing streets around square and East Filmore for the Union County Fair parade on Saturday, July 18 at 5:00 PM. Burger seconded the motion. All voted in favor and the motion carried.

Burger moved to adjourn and Parrott seconded the motion. All voted in favor and the Council adjourned at 8:09 PM.

Michelle Burger, Mayor

ATTEST: _____
Toni Landers, City Clerk