

A regular session of the Grundy Center City Council was called to order at 6:32 p.m. on Monday, February 3, 2020 in the Council Chambers by Mayor ProTem Stefl. Present: Kuester, Stefl, Grineski, and Hamann. Absent: Miller. Mayor Kiewiet arrived and completed the meeting.

Stefl moved and Hamann seconded the approval of the meeting agenda with no conflicts of interest noted. Motion carried four ayes.

Kuester moved and Grineski seconded the consent agenda consisting of: approval of the minutes of the regular session held January 20, 2020 and approval of the January 2020 bills list. No further discussion, motion carried five ayes.

CLAIMS REPORT

VENDOR	REFERENCE	AMOUNT
AFLAC	PREMIUMS	193.38
AG SOURCE LABORATORIES	SERVICES	2355.16
AIRGAS USA	SUPPLIES	381.81
ALLIANT ENERGY	UTILITIES	344.69
AVESIS	PREMIUMS	147.50
AXA EQUITABLE	DEFERRED COMP	450.00
DANIEL BANGASSER	TELEPHONE	39.95
BLACK HILLS ENERGY	UTILITIES	3308.94
BRETT BOREN	REFUND	50.00
KIM BOREN	SERVICES	400.00
BOUND TREE MEDICAL LLC	MEDS	1889.13
BROTHERS MARKET	SUPPLIES	23.98
BUSINESS FORMS DIVERSIFIED	SUPPLIES	223.50
CANON FINANCIAL SERVICES, INC	COPIER CONTRACT	112.22
CASEY'S BUSINESS MASTERCARD	FUEL	1584.89
KRISTA COOPER	REFUND	300.00
CORNFED DESIGNS	SUPPLIES	45.00
CRAIGS VAC SHOP	REPAIRS	32.50
D.J. GONGOL & ASSOCIATES	PARTS	1951.94
DEARBORN NATIONAL	PREMIUMS	111.00
DON'S TRUCK SALES	PARTS	312.58
INTERNAL REVENUE SERVICE	FED/FICA TAX	26184.11
ELECTRIC SUPPLY-MARSHALLTOWN	SUPPLIES	252.84
EMS LEARNING RESOURCES CENTER	SERVICES	232.00
FAR REACH	WEB HOSTING	210.00
VERN FOLKEDAHL	BIG GRANT	16332.00
GALL'S LLC	SUPPLIES	1193.10
GEHRKE QUARRIES INC.	ROCK	1027.67
GNB INSURANCE	PREMIUMS	22184.00
GORDON FLESCH COMPANY	SERVICES	128.35
GRUNDY CENTER COMMUNICATIONS	TELEPHONE	409.12
GRUNDY CENTER UTILITIES	UTILITIES	7853.29
GRUNDY COUNTY ENGINEER	MAINTENANCE	48.73

GRUNDY COUNTY RECORDER	SERVICES	114.00
HEARTLAND CO-OP	FUEL	3243.35
HERONIMUS, SCHMIDT & ALLEN	LEGAL FEES	1242.00
HSA - ABBAS, KENNETH	HEALTH SAVING	4557.69
HSA - BANGASSER, DAN	HEALTH SAVING	4500.00
HSA - BOWEN, MEL	HEALTH SAVING	4569.24
HSA - ENGELKES, LINDSEY	HEALTH SAVING	4500.00
HSA - FLATER, BRAD	HEALTH SAVING	4500.00
HSA - FROST, DOUG	HEALTH SAVING	4700.00
HSA - GLIEM, DWIGHT	HEALTH SAVING	4560.00
HSA - ITZEN, WILLIAM	HEALTH SAVING	4575.00
HSA - LOEW, ALISSA	HEALTH SAVING	4557.69
HSA - LUFKIN, KENDRA	HEALTH SAVING	4700.00
HSA - MARTENS, ERICA	HEALTH SAVING	4557.69
HSA - MULLER, MICHAEL	HEALTH SAVING	4560.00
HSA - SAWYER, KRISTY	HEALTH SAVING	4700.00
HSA - SCHMIDT, BRADLEY	HEALTH SAVING	4700.00
HSA - WAUGH, KYLE	HEALTH SAVING	2250.00
HSA - WILSON, JASON	HEALTH SAVING	4569.24
HSA-BROOME, SAMUEL	HEALTH SAVING	2250.00
HSA-WALTERS, CASEY	HEALTH SAVING	2250.00
IA NORTHLAND REG. COUNCIL GOV'	SERVICES	795.36
INTERNAL REVENUE SERVICE	GARNISHMENT	400.00
COLLECTION SERVICES CENTER	GARNISHMENT	469.00
IOWA DEPARTMENT OF PUBLIC SAFE	SERVICES	300.00
IOWA DIVISION OF LABOR	INSPECTION	40.00
IOWA FALLS FIRE EXTINGUISHE	SERVICES	257.00
IOWA ONE CALL	SERVICES	56.70
IOWA PARKS & RECREATION	TRAINING	155.00
IOWA REGIONAL UTILITIES	WATER	24705.00
IPERS	CONTRIBUTIONS	18166.54
JOHN DEERE FINANCIAL	PARTS	132.93
JOHN MOSSMAN ESTATE	REFUND	21.01
CHRIS LANG	REIMBURSEMENT	21.44
DONI LANG	REIMBURSEMENT	7.16
LON'S PLUMBING & HEATING	SERVICES	16.23
LOVELY CASTLE COMPANY	UPPER STORY GRANT	43478.00
MANLY DRUG STORE	MEDS	46.29
MID AMERICAN PUBLISHING COR	PUBLISHING	510.01
MIDWEST BREATHING AIR SYS	TESTING	689.32
MUNICIPAL EMERGENCY SERVICES	UNIFORMS	1680.00
NAPA AUTO PARTS	PARTS	198.63
PHYSICIANS CLAIMS CO	SERVICES	3470.30
POSTMASTER GRUNDY CENTER	STAMPS	330.00

PRECISION LAWN CARE	SERVICES	2003.50
REC GRUNDY COUNTY	UTILITIES	190.48
RITE ENVIRONMENTAL	SERVICES	20172.65
RITLAND + KUIPER LANDSCAPE	SERVICES	2275.00
ROUSE MOTOR	SERVICES	51.45
SIMMERING-CORY	SERVICES	12500.00
INTERNAL REVENUE SERVICE	STATE TAXES	4278.00
STOREY KENWORTHY	SUPPLIES	726.01
STRYKER SALES CORPORATION	SERVICES	635.00
TENDER LAWN CARE	SERVICES	3385.00
TITAN MACHINERY - GC	PARTS	114.28
TREASURER-STATE OF IA	SALES TAX	3584.00
UNIFIRST CORPORATION	RUGS	316.07
UPS	POSTAGE	10.51
US CELLULAR	TELEPHONE	109.91
VAN WALL EQUIPMENT	EQUIPMENT	453.83
VAN WERT INCORPORATED	SUPPLIES	2490.00
VERIZON	SERVICES	80.02
VISA	SUPPLIES	1255.44
KYLE WAUGH	REIMBURSEMENT	20.00
BRIAN OR SARA WEGMANN	REFUND	13.65
WELLMARK BLUE CROSS B S	PREMIUMS	16191.65
WINDSTREAM IOWA	TELEPHONE	14.60
ZIEGLER INC	PARTS	521.36
Accounts Payable Total		345138.58
Payroll Checks		83281.10
***** REPORT TOTAL *****		428419.68

Mayor Kiewiet opened the public forum at 6:33pm. Emma Fleshner, Grundy County Pony Express, commented for a request to have stop light at G Avenue and 6th Street be set to flashing and stop signs be placed on April 11, 2020 from 8-10am for the Pony Express Ride through Grundy Center. Fleshner commented that last year fundraiser collected \$615.25 for Easter Seals. Wayne Lubbert, 302 2nd Street, commented on rusty water for last several years. Lubbert presented photos and water samples. Len Stephens, 309 2nd Street, commented on recent water testing and would like to have an iron test completed as well. No further discussion, forum closed at 6:42pm.

Stefl moved and Hamann seconded to open the public hearing on the proposed sale of 601-603 6th Street municipal property at 6:42 pm. Bob Johanns, GNBBank, commented that the offer is for a purchase price of \$1 with the understand that GNBBank with replace all sidewalks and asphalt the parking lot so their employees would not park on the street. Kuester moved and Stefl seconded action to close the public hearing at 6:55pm. No further discussion. Kuester moved and Stefl seconded action to proceed with proposed sale proceedings for next meeting. Motion carried three ayes (Kuester, Stefl and Hamann) one abstain (Grineski).

Hamann moved and Stefl seconded action to open the public hearing on the CDBG- Upper Story Housing update at 6:56pm. Brian Schoon, INRCOG, gave a midpoint progress report:

Status of Funds Public Hearing Comments:

**RE: Opportunities and Threats Community Development Block Grant (CDBG) Program
 CDBG Contract #: 18-OT-003
 Upper Story Residential Pilot Project**

A General Description of the Project and its Accomplishments to Date:

The above-mentioned project involves improvements to the upper level of 703 G Avenue in Grundy Center, more commonly known as the Frederick Building. The general scope of the project includes: renovation of the upper story of this commercial structure for residential purposes, as was funded as a pilot project by the Iowa Economic Development Authority (IEDA). Four apartments are to be developed within the scope of the project, with three being income targeted to households that are at or below 80% of Area Median Income.

The project was first developed in response to a request by IEDA for pilot upper story residential projects. In February 2018, the City submitted a funding application for Opportunities and Threats funding under the Community Development Block Grant (CDBG) program as administered by IEDA. The City was awarded \$500,000.00 in CDBG funding from IEDA for this project in May 2018, which was the entire amount requested by the city. The CDBG funds are being matched to local funds, provided by the private developer, the Lovely Castle Company, of the project through an executed development agreement between the City of Grundy Center and the Lovely Castle Company. Construction of the residential units is underway.

The economic impact of this project is significant, insomuch as it will provide affordable housing in the community and adaptively reuse the upper story space of a commercial downtown structure for residential purposes.

The project's location is within an existing building located at 703 G Avenue. The Project Architect is AHTS Architects; the Prime or General contractor is the Lovely Castle Company; and the CDBG Grant Administrator is INRCOG.

Summary of the Expenditures through November 30, 2019 (through CDBG Draw #10):

The total project budget was estimated to be \$586,330. In addition to \$500,000 in CDBG funds, the developer, through a development agreement, is providing the remaining \$86,330. The table below is a summary of project expenses, through 11/30/19.

	Total	Developer Funds	CDBG Funds
Budget	\$586,330.00	\$86,330.00	\$500,000.00
Expended to Date	\$172,895.67	\$22,939.19	\$149,956.48
Remaining	\$413,434.33	\$63,390.81	\$350,043.52

A General Description of the Remaining Work:

- Construction completion on project site (Frederick Building; Central Business District of City)
- Complete and submit necessary reports and financial reimbursement requests to IEDA
- Satisfy Memorandum of Agreement Stipulations (MOA signed by City, IEDA, and the State Historic Preservation Office for development of Iowa Site Inventory Forms that address unassessed properties in the potential historic downtown district)
- Continue implementation and construction of the residential units
- Complete IEDA Monitoring Visit of the project
- Conduct overall project closeout
- Complete Project Audit, if necessary

A General Description of the Changes Made to the Project Budget, Performance Targets, Activity Schedules, Project Scope, Location, Objectives, or Beneficiaries

- Project Budget: To date, this project is considered within its budget, particularly with regard to the CDBG funds.
- Performance Targets: The project is on-target for completion, as scheduled.
- Activity Schedules: The project is on schedule, with substantial completion being tentatively set for the end of May 31, 2020 (IEDA Contract Expires on May 31, 2021).
- Project Scope: The scope has remained the same as the initial grant application, as defined in the Description above.
- Location: The location of the project site has remained within the city limits.
- Objectives/Beneficiaries: These have not changed since submittal of the CDBG application. The objective of the improvements is to renovate the upper story of an existing downtown structure into residential units. The project beneficiaries, residents, the developer, and

businesses of the City of Grundy Center, have not changed since the application has been submitted.

Matt Bockes, 703 G Avenue building owner, updated the current construction stage and update on findings during demolition. No further discussion, no action taken. Kuester moved and Stefl seconded action to close the public hearing at 7:11pm.

Stefl moved and Grineski seconded action to open the public hearing on the proposed property tax maximum levy for fiscal year 2021 at 7:11pm. No public comments. Hamann moved and Stefl seconded action to close the public hearing at 7:12pm. No further discussion, motions carried four ayes.

Kuester moved and Grineski seconded action on Resolution 2020-09, a resolution approving the maximum tax dollars from certain levies for the City's proposed fiscal year 2020-2021 budget per the State of Iowa Code 384-15A. Hamann asked for clarification, Sawyer explained. Stefl commented that after speaking to others, this new state law is very misleading and unnecessary. No further discussion, motion carried four ayes.

Mayor Kiewiet proceeded to the annual department updates. Dwight Gliem, Ambulance Chief, commented that 2019 finished with 900 calls for service, next budget did not include any large increases or expenses; department has been contacted for additional opportunities in the County; and department has their own CPR instructors and will be offering training to all City staff soon. Nate Kappel, Fire Chief, commented on next budget no large increases; grants have been written to upgrade SCBA pieces, upgrade thermal imaging cameras; new truck is working out very well. Lindsey Freese, Library Director, gave several stats from 2019 services; grants written to replace computers; partnering with Chamber-Main Street activities; and commented on new budget does not include any large increases however roof does have leaks needing repaired. Doug Frost, Police Chief, commented on new budget was submitted with no large increases; grant has been applied for to upgrade bullet proof vests and squad car computers and year end stats were previously discussed. No further discussion or action taken.

Kuester moved and Hamann seconded action on Resolution 2020-10, a resolution to accept the bids and authorizing the award of contract for the Mill Street Reconstruction Project. Daryl Albertson, Clapsaddle Garber Associates engineer, discussed the bids. Bids received are:

1. Boulder Contracting, LLC – Base Bid (\$172,067.65); Asphalt Bid Only (\$290,812.50)
2. Pirc Tobin Construction, Inc. – Base Bid (\$179,709.25); Asphalt Bid (\$303,322.50); PCC Bid (\$388,300.00)
3. K. Cunningham Construction Co. – Base Bid (\$195,422.50); PCC Bid Only (\$316,760.00)
4. Wicks Construction Inc. – Base Bid (\$210,111.00); PCC Bid Only (\$333,710.00)
5. Gehrke, Inc. – Base Bid (\$217,525.05); Asphalt Bid (\$348,192.00); PCC Bid Only (\$339,491.00)
6. Heartland Asphalt, Inc. – Base Bid (\$227,744.50); Asphalt Bid Only (\$317,488.00)
7. Peterson Contractors, Inc – Base Bid (\$237,438.00) Asphalt Bid (\$352,845.00)
8. Peterson Contractors, Inc – Base Bid (\$243,452.00) PCC Bid (\$346,720.00)
9. Vieth Construction Corp. – Base Bid (\$252,599.00); Asphalt Bid (\$317,085.00); PCC Bid (\$335,800.00)
10. Gator Excavating – Base Bid (\$315,894.00); Asphalt Bid (\$411,303.00); PCC Bid (\$429,034.00)

Kuester moved and Hamann seconded to amend the motion to award the bid to the lowest asphalt bidder of Boulder Contracting, LLC. No further discussion, motion carried four ayes.

Hamann moved and Kuester seconded action on Resolution 2020-11, a resolution approving the public purpose policy for the City of Grundy Center. No further discussion, motion carried four ayes.

Kuester moved and Hamann seconded action to approve to publish for bids for the Sports Complex Maintenance Contract and approval of the bid packet. The request for bids is for property management for a one year contract for the George E Wilhelm Sports Complex. City Attorney recommended the City bid for a one year contract with a one year extension if parties agree. Discussion was held on aeration, fertilization, top dressing, etc. No further discussion, motion carried four ayes.

Finance Committee made no further comments.

Public Safety Committee made no further comments.

Public Works Committee commented that meeting tomorrow with Fox Engineering Co for sewer project; ice pigging is rescheduled for mid May; and phosphate blend changes have been approved by Iowa DNR.

Stefl moved and Hamann seconded adjournment of the meeting at 8:18pm. Motion carried four ayes. Next meeting will be Monday, February 17, 2020 at 6:30pm.

Al Kiewiet, Mayor

Attest: Kristy Sawyer, City Clerk