

A work session of the Grundy Center City Council was called to order at 5:30pm on Wednesday, September 1, 2021 in the Council Chambers by Mayor Kiewiet. Present: Stefl, Kuester, McDonald, Smith and Hamann. Absent: None.

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

Mayor Kiewiet opened discussion on the 2022 Water Main Project regarding financing. Maggie Burger, Speer Financial, presented the new project cost estimate from Fox Engineering is at \$1.272 mil for water main replacements in 5-6 areas throughout the city. The plan is to apply to us the City's State Revolving Fund program to finance the project with current interest rates at 1.75% for a 20 year loan. Discussion was if the City should use the American Rescue Plan Funds of \$400,000 and possibly some funds from the Water Reserve Fund to pay for this project and not finance the full amount. If the City chooses not to use the reserve fund, the water rates would need to increase more than the current 2% each fiscal year. No formal action was taken, further discussion will occur at future regular council meetings.

Mayor Kiewiet then opened the discussion on the Planning & Zoning Code of Ordinances. Sawyer introduced Nick Fratzke, INRCOG, to walk through the updated Code. Items discussed included size of accessory buildings allowed in rear yard, swimming pool fences, allowing more than one principal structure on a lot, procedure for expired building permits, commercial overlay ordinance to allow for design guidelines, completion of projects, inspection schedule and certificate of occupancy. No formal action was taken on the draft, further discussion will occur in future regular council meetings.

Mayor Kiewiet opened the discussion on an agreement for the George E Wilhelm Sports Complex. Seth Schroeder, City Attorney, reviewed the agreement. Discussion was on the term of the agreement, the rent, the care and maintenance, the concessions stand usage. Sawyer presented a worksheet showing the expenses the City has incurred over the last five years. No formal action was taken on the draft, further discussion will occur in future regular council meetings.

Mayor Kiewiet opened the discussion on BIG Grant applications received. Sawyer explained there are four complete applications and one incomplete application. Discussion was on how to receive more detailed applications and how to award a grant once the project is completed. Discussion was to only accept applications and award funds twice a year. No formal action was taken on the applications, further discussion will occur at the next council meeting.

Smith moved and Stefl seconded adjournment of the work session at 7:44 pm. Motion carried five ayes.

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Al Kiewiet, Mayor

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Attest: Kristy Sawyer, City Clerk