

Ely City Council Proceeding

The City Council Meeting met in person, online over ZOOM Platform, and Facebook on October 18th, 2021, as allowed by Section 21.8 of Iowa Code. Officials present at City Hall in person were Mayor Eldy Miller; Council Members William Tuthill, Judy Wery, Ben Symonds, Dan Whitaker, and Kay Hale. Council member Ben Symonds left the meeting on an emergency at 7:18 pm. Mayor Miller called the meeting to order at 7:02 pm by roll call/Pledge of Allegiance.

ABC DISPOSAL SYSTEMS, Compost Cleanout	792.40
ADVANCED BUSINESS SYSTEMS, Copies	154.46
AIRGAS USA LLC, Cylinder Rental	61.20
BAKER & TAYLOR, Books	218.39
BASE, November Cafeteria	30.00
BDH TECHNOLOGY, Annual Microsoft Web Hosting	300.00
CLARK EQUIP CO DBA BOBCAT CO, 72' Root Grapple	2,806.68
CLEPPE'S, Tire Repair	15.00
COLONIAL LIFE INSURANCE, Accidental Ins	48.87
CARDMEMBER SERVICES - LIB Credit Card	845.83
DAVE SCHMITT CONSTRUCTION, Water Main Repair	1,078.81
EFTPS, FED/FICA Tax	6,540.69
GAZETTE COMMUNICATIONS INC, Legal Publications	117.45
GRAINGER, WWTP Equipment	110.70
HACH COMPANY, WWTP DO Ccontrol WA Test Supplies	3,462.33
HDC PRINTED PRODUCTS, Newsletter w/Insert	755.44
HENDERSON PRODUCTS INC, Vehicle Repairs	9,838.29
HUPP ELECTRIC MOTORS INC, Blower Motor	1,412.31
IA MUNICIPALITIES WORKERS COMP, INSTALL #4	635.00
ION ENVIRONMENTAL SOLUTIONS, Water Labs	784.00
JIM & THERESA GRIEDER, Comm Garden Deposit Refund	80.00
KIRACOFE OIL CO, Diesel Fuel	1,435.20
LINN COUNTY SHERIFF, Contract Law	12,312.00
MENARDS, MISC SUPPLIES	356.48
MIDAMERICAN ENERGY CO, LIB Balance Due Utilities	13.00
MMS CONSULTANTS INC, Engineering Services	17,379.30
NEAL SEDLACEK, Comm Garden Deposit Refund	80.00
NEAL'S WATER CONDITIONING, City Hall Maint.	19.50
OFFICE EXPRESS, Supplies	197.27
OTTSEN OIL CO, Motor Grease Blower #2	61.66
OWL LABS INC, Meeting OWL Pro	999.00
P&K MIDWEST-MT VERNON, String Trimmer Parts	47.55
US POSTMASTER, Newsletter Postage 960 x .191	183.36
LINN COUNTY REC, Electrical Svc	276.22
ROTO-ROOTER, Telescope Storm Sewer	9,889.34
SAM'S CLUB/S/SYNCHRONY BK, CH Table & Parks Supply	1,262.67
SARAH SELLON, Reimbursement Mileage 252X.56	141.12
SOUTH SLOPE, Phone/Internet Svc	783.17
STATE HYGIENIC LABORATORY, Lab Testing	305.00
TERMINIX, Pest Control	82.25
Accounts Payable Total	75,911.94
Payroll Checks	19,045.36
REPORT TOTAL	94,957.30

Agenda Motion by Symonds to approve agenda, 2nd by Hale. By roll call Tuthill, Hale, Whitaker, Wery and Symonds. All Ayes-5 motion carried.

Consent Agenda Minutes from October 04th, 2021, Meeting Council Meeting; Bills Payables totaling \$94,957.30. Approve Road Closure for Spook Walk. Motion made by Whitaker to approve agenda, 2nd by Wery. By roll call Tuthill, Hale, Whitaker, Wery and Symonds. All Ayes-5 motion carried.

City Department Reports: Sheriff's Report. Adam Thompson gave city project updates; State Street Shoulder Project complete except line striping; Rowley Street Parking Lot started; Shulte Park Parking Lot to begin; Manhole Cover to begin; Hydrant Replacement has started. Goats on the Go will be at Ely City Park all week cleaning up brush in trees along bike trail and pond. Free Haunted House on the evening of Spook Walk night October 27th in shed next to City Hall and will be open again on

Halloween night October 31st. Pumpkin Float at City Park Friday October 29th 6-8 pm. Spook Walk on Wednesday October 27th. Utility Billing G-Works FrontDesk roll out approximately November 1st for residents to be signed up by December 1st. Resident Brock Holub wanted on record of sinking street on west side of horseshoe of Broadview Ct on the east side of the road. Tyler in PW will investigate.

Community Comments/Requests: No community comments

Business First Reading of an Ordinance Amending Zoning. Presented to council a resolution setting a public hearing for an ordinance amending the zoning code for the City of Ely. A request was received to amend zoning on 55.54 acres of property within the City of Ely from R1/R2 to only R2. The Public Hearing will take place on November 1st at 7:00pm in Council Chambers. No public comments. Motion to set Public Hearing by Hale, 2nd by Symonds, by Roll Call All Ayes-5. Motion to approve Ordinance by Whitaker, 2nd by Symonds, by Roll Call Tuthill, Wery, Whitaker, Symonds, and Hale. All Ayes 5-0 motion carried.

Council member Ben Symonds left the meeting on an emergency at 7:18 pm

Resolution Approving Bids and Awarding Contract for the Hoosier Creek Trunk Sewer Project.

Presented to council a resolution approving bids and awarding a contract to Schrader Excavating and Grading with a base bid amount of \$2,247,398.66. Two other bids were received from Midwest Concrete and Boomerang for \$2,637,818.99 and \$2,977,243.50. The total SRF loan amount is \$2,703,000. The City of Ely working with a financial adviser to determine how to pay for the loan.

Opt. 1-The loan must be paid for by revenue from the system and show coverage factor of 1.10 in proforma financial evaluation, requiring a \$10 per month increase to every utility account and could possibly be reduced in 2025 to \$5 per month.

Opt. 2-The majority of the loan would be paid back with SRF revenue loan, but a portion of the load would be paid back with property taxes. This would lower the city debt capacity for future projects where revenue loans may not be an option. This option may lead to a small increase in property taxes and are less flexible.

Opt. 3-Don't do the project. This would result in loss of future revenue and devalues the water main project. Motion to approve the low bid project contractor bidding award but continue research on SRF loan, by Roll Call Hale, 2nd by Whitaker. By Roll Call, No -Tuthill, Yes-Wery, Yes-Whitaker, and Yes-Hale. 1 Nay, 3 Ayes – Motion carried.

Request to Review and Approve TIF Report. Presented to council for consideration was a request to approve the annual TIF report. The City of Ely used all TIF funds to retire debt. Motion by Wery, 2nd by Hale, All Ayes 4-0, motion carried.

Request to approve Change Order #1 City Hall Parking Lot Project. Presented to council a request to approve change order #1 related to the City Hall Parking Lot Project. The change order adds an additional \$3,542.55 to the project. The contractor has requested the additional subbase due to wet conditions to allow them to continue to work. The city would benefit by the additional strength with the thicker base. The contractor has agreed to split the cost of the additional base. Motion by Wery, 2nd by Tuthill, 4-0 Ayes, motion carried.

Request to approve Employee Assistance Program with Connections EAP. Presented to council a request to approve and EAP program with Connections, Inc. This program will provide all city employees with mental health, family, financial, and work-related resources. The total annual cost for this service is \$1,350.00. Motion by Hale, 2nd by Whitaker All Ayes 4-0, motion carried.

Request to Place 4-way Stop for Johnson County Recreational Vehicle Association. Presented to council a request to approve the route and 4-way stop crossing at Vista and State Street for the Johnson County Recreational Vehicle Association. They will come through town on October 30, 2021, around 10 am, Banner Valley, to Rowley, to Vista, and then out of town. There will be a State Patrol Officer directing traffic at State Street and Vista. Staff is working on potentially putting together a community event with the vehicles as they come through town. Motion by Tuthill, 2nd by Wery; Whitaker, and Hale. 4-0 Ayes, motion carried.

Presentation by MSA of Downtown Masterplan Recommendation. MSA staff presented to council was a construction plan for Downtown Masterplan. There was discussion and no action taken. There

was discussion to hold a public workshop at 5:30 pm before the November 1st and/or November 15th council meeting. More information to follow.

Discussion and review of Draft Noise Ordinance Amendment. Presented to council for review and discuss was a draft noise ordinance amendment for the City of Ely. There was discussion and no action was taken.

Review CIP and Budget Schedule. Presented to council was the CIP and Budget Schedule for the 2022/2023 Fiscal Year.

With no further business being evident, council adjourned the meeting at 8:50 pm. Motion by Hale, 2nd by Wery. 4-Ayes motion carried.