

**ELY CITY COUNCIL
REGULAR MEETING
MAY 12, 2014
ELY CITY COUNCIL CHAMBERS**

Mayor Jim Doyle called the meeting to order at 7:00 p.m. Council members present: Stephanie Mehmen, Bill Grove, Kay Hale, Dave Rasmussen and Bob Ballantyne. Also present: Jim Miller, Alan Wery, Judy Wery, Duane Kunkel, Connie Kunkel, Sarah Sellon, George Engel, Rob Kramer, Erin Kramer, Gary Hearn, Brandon Hess, Butch Wieneke, Annette Wieneke, Kati Jo Brun, Public Works Director Ron Stark, City Engineer Scott Pottorff and Clerk-Administrator Aaron Anderson.

Mayor Doyle led the City Council and others attending in the Pledge of Allegiance.

Grove, second by Mehmen, moved to approve the Consent Agenda consisting of:

- Agenda.
- Minutes of the April 14, 2014 regular meeting.
- Minutes of the April 28, 2014 special meeting.
- Treasurers Report for the period ended April 30, 2014.
- Bills Payable for May 2014, totaling \$74,886.14

Motion carried – 5 to 0.

Treasurer's Report (summary) for the period ended April 30, 2014

	Receipts	Disbursements	Transfers	Ending Balance
General	\$ 180,820.79	\$ 39,372.85		\$ 822,290.38
Road Use	16,528.09	8,669.70		23,873.04
L O S T	11,299.59			266,836.69
TIF Fund	71,835.56			239,681.29
Debt Service				-13,546.30
Other Projects				101,874.05
Library Project				-64.23
Way Point Sign				-19,595.29
North End Infra				-28,589.93
Water Utility	17,166.55	19,535.76		291,500.97
Water/Sewer Reserve	5,216.10			155,122.30
Sewer Utility	25,761.36	26,673.97		30,983.82
Sewer Debt Service	11,767.92			112,986.38
Sanitary Utility	6,280.50	6,416.48		36,598.63
Storm Water	24.00			200.12
Farmers Market		462.25		950.76
PR Clearing	11,450.72	13,835.40		-651.72
Totals	\$ 358,151.18	\$ 114,966.41		\$ 2,020,450.96

Communications. Library Director Sarah Sellon presented a report on activities at the Ely Public Library. A Deputy distributed the monthly Sheriff's Office Activity Report.

Citizen Requests. Annette Wieneke stated she had comments regarding the metal roof for the shelter building at Schulte Park. Stephanie Mai asked if the City could provide portable

restrooms and/or open the Community Building restrooms for use during Garage Sale Day. City Council discussed and directed the City Administrator to pursue the matter for next year.

Kunkel Addition, Request for Annexation, Zoning and Subdivision – Duane Kunkel.

Mayor Doyle reported Mr. Kunkel presented a revised version of the preliminary plat that uses an extension of Rock Island Drive as the eastern entrance to the property, and does not include a Glendale intersection of Banner Valley Road, or a crossing over Banner Valley Creek. He noted that the proposed preliminary plat shows the Rock Island Dr.-Sunflower St.-Glendale Lane run of street as standard residential with 50' wide right of way and 28' paved street width. Mayor and City Council discussed this with Mr. Kunkel; consensus after discussion was that the preliminary plat should show the identified segments of street with 60' wide right of way and 30' wide pavement. Mayor Doyle reported the proposed revised plat shows Pheasant Run does not extend to the east property line; Mayor and City Council discussed this with Mr. Kunkel. The consensus after discussion was that it is not necessary for Pheasant Run to extend to the east property line. Bob Ballantyne asked whether the changes in shape and size of Outlot B are due to shape and elevation of the land, Dan Schmidt, consulting engineer for Duane Kunkel, stated it is slightly oversized.

Resolution No. 14-0210-05, Approving a Request from Duane and Connie Kunkel for Voluntary Annexation of Certain Described Territory, Voluntarily Annexing Said Described Territory and Involuntarily Annexing a Described Parcel into the City of Ely, Iowa. Rasmussen moved to approve Resolution No. 14-0210-05, Approving a Request from Duane and Connie Kunkel for Voluntary Annexation of Certain Described Territory, Voluntarily Annexing Said Described Territory and Involuntarily Annexing a Described Parcel into the City of Ely, Iowa; second by Mehmen.

Aye: Rasmussen, Hale, Mehmen

Nay: Ballantyne, Grove. Mr. Ballantyne stated he is still concerned w/storm water issues.

Absent: None

Mayor Doyle declared the motion passed and resolution adopted – 3 to 2.

Third Reading of Ordinance No. 238, “Amending the Zoning Map by Designating Specific Parcels R-1 Single Family and Other Specific Parcels R-2 Multi-Family Residential Districts”. Rasmussen moved to approve the third reading of Ordinance No. 238, “Amending the Zoning Map by Designating Specific Parcels R-1 Single Family and Other Specific Parcels R-2 Multi-Family Residential Districts”; second by Mehmen.

Aye: Ballantyne, Rasmussen, Hale, Grove, Mehmen

Nay: None

Absent: None

Mayor Doyle declared the motion passed and the ordinance duly approved and enacted - 5 to 0.

Resolution No. 14-0512-20, Approving Proposed Preliminary Plat – Kunkel Addition to Ely, Iowa. Rasmussen moved to approve Resolution No. 14-1512-20 with the following additional conditions:

- The preliminary plat shall be revised to show sixty foot (60') right of way and thirty foot (30') "back of curb to back of curb" pavement width for the following streets or segments of streets as shown on the May 7, 2014 revision of said plat:
 - a. Rock Island Drive from Banner Valley Road to Sunflower Street
 - b. Sunflower Street from Rock Island Drive to Glendale Lane
 - c. Glendale Lane from Sunflower Street to the north boundary of the subject property.
- Pheasant Run is not required to extend to the east property line.

Mehmen seconded the motion.

Aye: Ballantyne, Rasmussen, Hale, Grove, Mehmen
 Nay: None
 Absent: None

Mayor Doyle declared the motion passed and resolution adopted – 5 to 0.

Resolution No. 14-0512-21, Approving Developer's Agreement – Kunkel Addition. City Council deferred discussion of this matter until the June, 2014 City Council meeting, or later if not ready for discussion June 2014.

Parks Commission

Accept Proposal to Install Standing Seam Metal Roof on Schulte Park Pavilion. City Administrator Anderson reported Ely received two additional quotes to replace the roof of the shelter pavilion at Schulte Park. One quote is for a 26-gauge metal roof, the other to re-roof with 35-year architectural asphalt shingles. Mr. Anderson reported the Parks Commission reviewed the quotes received and recommend pursuing the 24-gauge standing seam metal roof product. Annette Wieneke reported she researched and found the shelter building could be re-roofed with the same type of enhanced asphalt shingle used for the "Celebration Building" in Solon for \$4,500.

Mayor and City Council discussed the matter; including but not limited to: that there are no directly comparable quotes for this; the need for a standard procurement process for all transactions, including purchases through city boards and commissions; Parks Commission preference for consistent appearance and material for all parks buildings including roofs; Parks Commission preference for a high quality metal roof; expected life of the building and roof. The City Administrator was directed to put together, advertise and distribute a Request for Quotes to re-roof for the Schulte Park Parks Commission with 35-year architectural asphalt shingles; quotes to be reviewed at the June 9, 2012 City Council meeting.

Plan and Zoning

Resolution No. 14-0512-22, Approving Request for Plat of Survey #1903, George & Pat Engel. Mayor Doyle reported this resolution approves a simple subdivision of by breaking off a 1.08+/- acre parcel from a roughly 4.18 acre parcel at 1209 Banner Valley Road; and noted the Plan and Zoning Commission reviewed the proposed Plat of Survey at the April 16 P&Z meeting and recommends approval. Hale moved to approve Resolution No. 14-0512-22, Approving Request for Plat of Survey #1903, George & Pat Engel; second by Ballantyne

Aye: Ballantyne, Rasmussen, Hale, Grove, Mehmen
 Nay: None
 Absent: None

Mayor Doyle declared the motion passed and resolution adopted – 5 to 0.

Downtown/Main Street Parking Lot Development Projects

Review Project Plans and Specifications. City Engineer Scott Pottorff presented preliminary plans for the Downtown/Main Street Parking Lot Project; which Mayor and City Council discussed. Mr. Pottorff reported the proposed plans reflect a change from attempting to extend storm sewer in the alley between Walker and Main Streets to avoid conflicting underground telephone and fiber-optic cable installed in the alley. The proposed plan is to install underground stormwater storage, which would flow to new storm sewer on the east side of Main Street.

Schedule Public Hearing re: Plans, Specifications and Form of Contract. Hale moved to schedule a public hearing re: proposed plans, specifications and form of contract for the 2014 Downtown/Main Street Parking project for 7:00 p.m. Monday June 9, 2014; second by Grove. Motion carried – 5 to 0.

Authorize Soliciting and Advertising for Competitive Bids. Hale moved to authorize the City Engineer to solicit and advertise for bids to construct the Downtown/Main Street parking lot project with bids to be received June 19, 2014; and to schedule a special meeting for 6:00 p.m. Monday June 23, 2014 to review bids and award low responding bid; second by Mehmen. Motion carried – 5 to 0.

Budget and Finance

Public Hearing re: Proposed Amendment of FY 2013-14 Budget. Hale moved to open a public hearing re: amending the FY 2013-14 Budget at 9:10 p.m.; second by Grove. Motion carried – 5 to 0. Mayor Doyle declared the public hearing open at 9:10 p.m. Clerk-Administrator reported notice was posted and published as required, and no comments received verbally or in writing. Mr. Anderson summarized the proposed budget amendment, and noted the proposed amendment would not result in increased property tax rates or utility rates. Mayor Doyle asked for comments from the public, none were offered or received. Ballantyne moved to close the public hearing at 9:13 p.m.; second by Hale; motion carried – 5 to 0. Mayor Doyle declared the public hearing closed and meeting in regular session at 9:13 p.m.

Resolution No. 14-0512-23, Approving Amendment of FY 2013-14 Budget. Ballantyne moved to approve Resolution No. 14-0512-23, Approving Amendment of FY 2013-14 Budget; second by Rasmussen.

Aye: Ballantyne, Rasmussen, Hale, Grove, Mehmen
Nay: None
Absent: None

Mayor Doyle declared the motion passed and resolution adopted – 5 to 0

Public Works – Streets, Water, Sewer & Equipment.

Resolution No. 14-0512-24, Accepting Quote for Annual 2014 Chip & Seal Street Maintenance. Hale moved to approve Resolution No. 14-0512-24, Accepting Quote for Annual 2014 Chip & Seal Street Maintenance; second by Grove.

Aye: Ballantyne, Rasmussen, Hale, Grove, Mehmen
Nay: None
Absent: None

Mayor Doyle declared the motion passed and resolution adopted – 5 to 0.

Tax Increment Financing, Ely Urban Renewal Area and Urban Renewal Plan

Resolution No. 14-0414-16, A Resolution to Declare Necessity and Establish and Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Ely Urban Renewal Area. City Administrator reported the Plan and Zoning Commission voted to recommend the City Council “accept Amendment #5 and agree that it is in accordance with the rules”; which State Code requires occur before City Council action on the matter. Hale moved to approve Resolution No. 15-0414-16, A Resolution to Declare Necessity and Establish and Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Ely Urban Renewal Area; second by Grove.

Aye: Ballantyne, Rasmussen, Hale, Grove, Mehmen
Nay: None
Absent: None

Mayor Doyle declared the motion passed and resolution adopted – 5 to 0.

Ordinance No. 239, An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the 2014 Addition to the Ely Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa. Hale moved to introduce and approve the first reading of Ordinance No. 239, An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the 2014 Addition to the Ely Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa; second by Grove.

Aye: Ballantyne, Rasmussen, Hale, Grove, Mehmen
Nay: None
Absent: None

Mayor Doyle declared the motion passed and first reading of Ordinance No. 239 approved - 5 to 0.

Hale moved to waive the requirement for second and third reading of Ordinance No. 238, pursuant to §380.3 Code of Iowa; second by Grove.

Aye: Ballantyne, Rasmussen, Hale, Grove, Mehmen
Nay: None
Absent: None

Mayor Doyle declared the motion passed and the requirement for second and third reading of the ordinance waived - 5 to 0.

Hale moved final approval and enactment of Ordinance No. 239, An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the 2014 Addition to the Ely Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa; second by Grove.

Aye: Ballantyne, Rasmussen, Hale, Grove, Mehmen
Nay: None
Absent: None

Mayor Doyle declared the motion passed and the ordinance duly approved and enacted - 5 to 0.

2014 General Obligation Bond Issue

Resolution No. 14-0512--25, Accepting Agreement with Piper-Jaffray for Financial Advisor Services re: the 2014 General Obligation Bond Issue. Ballantyne moved to approve Resolution No. 14-0512-25, Accepting Agreement with Piper-Jaffray for Financial Advisor Services re: the 2014 General Obligation Bond Issue; second by Grove.

Aye: Ballantyne, Rasmussen, Hale, Grove, Mehmen
Nay: None
Absent: None

Mayor Doyle declared the motion passed and resolution adopted – 5 to 0.

Resolution No. 14-0512-26, Approving Amendment to Dissemination Agreement with Piper-Jaffray. Grove moved to approve Resolution No. 14-0512-26, Approving Amendment to Dissemination Agreement with Piper-Jaffray; second by Hale.

Aye: Ballantyne, Rasmussen, Hale, Grove, Mehmen
Nay: None
Absent: None

Mayor Doyle declared the motion passed and resolution adopted – 5 to 0.

Resolution No. 14-0512-27, Setting the Date for a Public Hearing on Proposal to Enter into General Obligation Corporate Purpose Loan Agreement. Mayor Doyle reported this resolution schedules a public hearing re: the proposed issuance of \$1,100,000 in general obligation bonds for various capital projects to be performed in FY 2014-15 for 7:00 p.m. Monday June 9, 2014. Hale moved to approve Resolution No. 14-0512-27, Setting the Date for a Public Hearing on Proposal to Enter into General Obligation Corporate Purpose Loan Agreement; second by Grove.

Aye: Ballantyne, Rasmussen, Hale, Grove, Mehmen
Nay: None
Absent: None

Mayor Doyle declared the motion passed and resolution adopted – 5 to 0.

Administrative, Personnel and Staffing

Process for Determining Feasibility of Cultural, Recreational and Community Facility. Hale moved to table this matter until the June 9, 2014 regular City Council meeting, second by Grove. Motion carried – 5 to 0.

Resolution No. 14-0512-28, Authorizing Annual Inter-Fund Transfers. Hale moved to approve Resolution No. 14-0512-28, Authorizing Annual Inter-Fund Transfers; second by Grove.

Aye: Ballantyne, Rasmussen, Hale, Grove, Mehmen
Nay: None
Absent: None

Mayor Doyle declared the motion passed and resolution adopted – 5 to 0.

Discussion Items

Hale moved to adjourn, second by Grove; motion carried – 5 to 0. The meeting adjourned at 9:22 p.m.

James E. Doyle Jr., Mayor

Attest:

Aaron Anderson, Clerk/Administrator