

Regular meeting of the City Council was held Tuesday, December 13, 2022, at 7:00 p.m., at City Hall with Mayor Holland presiding. Mayor Holland called the meeting to order with the following Councilmembers present: Warner, Blatchford, Kreger, Christensen, Skarin, Collison. Absent: None.

Move by Warner second by Blatchford to approve consent agenda: (a) approve minutes of the last regular meeting as sent to the council; (b) pay bills as approved by the finance committee; (c) approve cancellation of 12/27/22 regular council meeting; (d) approve renewal of Class C liquor license for Four Leaf Enterprises, LLC. d/b/a Ten 34 Brickhouse; (e) approve renewal of Class E liquor license for Woodbar, Inc. d/b/a The Hut 23 pending completion of paperwork; (f) appoint Jim Kelley and Randy Larson to Planning & Zoning for a 4-year term ending 1/1/2027; appoint Kelly Lucht to Board of Adjustments for a 5-year term ending 1/1/2028. Ayes: Unanimous. Nays: None. Motion carried.

Paid Bills

Ed M Feld Security	alarm inspection-lib	698.00
Consolidated Electrical	supplies	236.31
Hydraulic Equip. Serv.	bucket truck repairs	655.07
Long Lines	phone/internet-lib	254.60
Municipal Supply	parts	286.16
Quill	supplies-lib	194.91
Steve's Windows	window cleaning-cc	17.00
TruGreen	lawn maintenance-lib	639.48
Access Systems	copier-lib	250.03
Amazon	books/supplies	101.11
Baker & Taylor	books	377.54
Center Point	memorials	189.96
Cybrarian Corp.	renewal	929.45
Demco	supplies	63.69
Jacob Z's Fish Aquariums	tank cleaning	186.99
Knowbuddy Resources	books	190.90
Willow Lane Education	books	422.82
Katina Conley	cleaning contract-lib	480.00
Payroll	11/15/22	50,860.29
John Casady	reimb.-meeting	160.71
Productivity Plus	parts	120.70
Verizon	phones/tablets	892.78
Visa	supplies	1,000.08
Sophia Hieber	reissue check	405.07
US Bank	analysis fee	555.56
Am. Septic	repairs-w/s	1,170.00
Analytical & Cons.	cBOD5	939.98
Black Hills Energy	gas	780.46
Bomgaars	supplies	1,371.13
Canon	copier contracts	231.84
Kisa Deen	reimb.- overpayment	291.94
Display Sales	light bulbs	627.00
Loffler	copier-ch/shop	229.22
Orkin	services-red building	95.00
PeopleService	monthly service	31,001.00

McLaughlin's	water main repair	2,775.86
Payroll	11/30/22	48,866.47
Beckstrom Construction	pay estimate #12	27,817.72
Bomgaars	supplies	23.97
Bill's Water Conditioning	water	20.95
Consolidated Electrical	conduit straps	13.51
Iowa One Call	locates	70.20
John Deere Financial	parts	204.60
Max I. Walker	uniforms	1,082.99
Wells Fargo	interest payment-fd	3,163.75
Iowa Finance Authority	int. payment-water plant	7,227.50
G.F.O.A.	annual dues	160.00
O'Reilly's	parts	43.97
Stapl Gravel	fill sand	515.82
Wesco	el material	6,838.00
Kysa Ewing	nipco rebate	501.32
Wellness Payroll	2022	1,883.89
Fire Dept Stipend	2022	16,148.35

Bills

Adergy, Inc.	downtown music service	\$ 32.95
Ahlers Cooney	professional services	1,396.00
Analytical & Consulting	cBOD5	987.36
Al's Corner Oil	fuel	448.69
Base	HRA monthly	82.00
Kelsi Blake	cleaning contract-cc	300.00
Border States	black el tape	596.00
CJ Cooper	professional services	85.00
Carrier Container	garbage fees	17,406.90
CNH Industrial	parts	31.52
Casey's	fuel	880.69
Century Link	auto dialer – wwtp	53.54
Allen Christensen	cleaning contract – city hall	250.00
Onawa Emp Flex	MERP	1,482.65
City of Onawa	utilities/utility deposits	11,100.79
Crary Huff	professional services	3,850.25
Cubby's	fuel	331.11
Delta Dental	retiree insurance	39.64
Dentons Davis Brown	professional services	3,062.00
WIMECA	power bill	154,858.85
Harland Technology	professional services	6,823.50
Treas, St of IA	use tax	1,458.35
Treas, St of IA	water service excise tax	3,224.48
Treas, St of IA	sales tax	5,516.76
IMWCA	work comp premium #6	2,250.00
Istate	parts	189.03
JEO Consulting	professional services	22,809.50

Eakes	supplies-cc	394.87
Jerry Johnson	animal control contract	225.00
Long Lines	phone/internet	1,555.99
McCloy Chiropractic	professional services	40.00
Storey Kenworthy	meter sheet/envelopes	1,090.92
Menards	flooring-cc	1,642.09
Mo Co Clerk	magistrate fees	225.00
Mo Co Drainage	mccandless inter-county	74.00
Mo Co Recorder	deed recording	17.00
Mo Co Landfill	2 nd ½ FY 2022-2023	72,650.00
Mosquito Control	2022 spraying	13,800.00
Newman's Electric	meter moving- 1115 10 th	4,244.15
PowerTech	concrete pad for generator	4,000.00
Postmaster	postage	1,000.00
Bonine Garage	professional services	234.00
Ramm Heating	professional services	34,384.00
Resco	wood poles	23,447.97
RXC Tires	tire repair	27.00
Rasmussen Lumber	supplies	128.57
Siouxland District Health	bacteriological	42.00
Steve's Windows	window cleaning-cc/ch	210.00
Subsurface Solutions	gps locating equipment	6,500.33
State Hygienic Lab	testing	330.00
Verizon	phones/tablets	798.09
Veenstra & Kimm	professional services	8,386.53
Visa	supplies	825.20
Vision Care	safety glasses	327.00
Williams & Co.	professional services	13,525.00
WIPCO	power	290.19
Wolf Tree Service	stump grinding	300.00
Jennifer Collison	nipco rebate	300.00
Abby Forbey	comm. center dep. refund	50.00
Linda Reitz	comm. center dep. refund	20.00
Rita Broderson	comm. center dep. refund	100.00
Brittany Baker	comm. center dep. refund	100.00
Andrea Wortman	comm. center dep. refund	10.00
Allison Weverka	comm. center dep. refund	40.00
Deb Conyers	overpay-cc fitness	6.30
Life Line Screening	comm. center dep. refund	100.00
Angela Komarek	comm. center dep. refund	140.00
Russ McCall	comm. center dep. refund	100.00

Onawa Urban Renewal Plan – The public hearing was opened at 7:02 p.m. on the matter of the adoption of the proposed Amendment No. 10 to the Onawa Urban Renewal Plan, the Mayor first asked for the report of the City Clerk's delegate, with respect to the consultation held with the affected taxing entities to discuss the proposed Amendment. The Council was informed that the consultation was duly held as ordered by the Council, and that no written recommendations were received from affected taxing entities. The report of the City Clerk's delegate, with respect to the consultation was placed on file for consideration by the Council.

The Mayor then asked the City Clerk whether any written comments had been filed with respect to the proposed Amendment, and the City Clerk reported that no written comments thereto had been filed. The Mayor then called for any oral comments to the adoption of the Amendment No. 10 to the Onawa Urban Renewal Plan and none were made. The public hearing was then closed at 7:05 p.m.

Move by Christensen second by Kreger to approve Resolution No. 2022.44 – resolution determining an area of the City to be an economic development area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the Amendment No. 10 to the Onawa Urban Renewal Plan. Ayes: Unanimous. Nays: None. Motion carried.

Dave Radke, Williams & Co., was present to discuss the percent of taxes the City of Onawa would set for the Low Rent Housing Agency of Onawa (aka Center Heights) to pay in property taxes. Through an agreement with the U.S. Department of Housing & Urban Development (HUD), 10% of the computed revenue can be collected as property taxes. However, the City of Onawa can reduce the amount, forgive the amount or require full payment. Monona County had previously been setting this rate at 4% and Center Heights was agreeable to that percent. Move by Christensen second by Collison to set the payment in lieu of taxes at 4%. Ayes: Unanimous. Nays: None. Motion carried.

Patrick Mouw, Veenstra & Kimm – pool repairs: move by Warner second by Kreger to approve change order #1. Ayes: Unanimous. Nays: None. Motion carried. The contract was for \$39,100.00; additional work on drain repair \$1,924.76; reduction since dewatering was not required \$4,400.00 reducing the contract amount due to \$36,624.76. Move by Kreger second by Warner to approve pay estimate #1 to Oban Construction in the sum of \$36,624.76. Ayes: Unanimous. Nays: None. Motion carried. Move by Warner second by Kreger to approve Mayor's signature on certificate of completion. Ayes: Unanimous. Nays: None. Motion carried.

Discussion on purchase of trencher. Move by Skarin second by Collison to approve purchase of trencher from Vermeer in the sum of \$57,684.00. Ayes: Unanimous. Nays: None. Motion carried. Includes trade in of 2 older trenchers.

Move by Warner second by Kreger to approve Resolution No. 2022.45 – Resolution Approving Amendment to the City of Onawa's Personnel Policy changing on call compensation to \$280.00 for 7 days effective 01-04-2023. Ayes: Unanimous. Nays: None. Motion carried.

Move by Collison second by Warner to approve Mayor's signature on agreement with SIMPCO for the 2023 Onawa Comprehensive Plan. Ayes: Unanimous. Nays: None. Motion carried. Plan cost \$11,700.00.

Move by Warner second by Blatchford to approve Mayor's signature on Exhibits B & C to the Western Area Power Administration (WAPA) Firm Power contract. Ayes: Unanimous. Nays: None. Motion

carried. Exhibits B & C remove reference to the generation of power since the city no longer generates its own power.

Public Works Administrator John Casady advised the council that the concrete plant would be willing to donate the concrete for the concrete road approach off of 10th Street but they want to renegotiate the terms of the license agreement so the city cannot close the road for their use. Move by Christensen second by Kreger to direct the city attorney to research as to how best to move forward. Ayes: Unanimous. Nays: None. Motion carried.

Public Works Administrator Casady advised there is a business interested in renting 1015 8th Street but would require remodel to meet its needs. Move by Kreger second by Collison to move forward with the remodel of 1015 8th Street not to exceed \$25,000.00 contingent on obtaining a commitment of a rental agreement for 3 years at \$500.00 a month. Ayes: Unanimous. Nays: None. Motion carried.

Discussion on Daupler proposal which involves outages being reported to a 3rd party call center. Council to submit questions to Public Works Administrator for further review. No action taken.

Review of documents provided in connection with the recommendation of the Revolving Loan Review Committee and a proposed loan. Additional review is needed along with completion of documents. No action taken.

Move by Warner second by Collison to go into closed session in accordance with Iowa Code Section 21.5(1)c to discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation. Ayes: Kreger, Christensen, Skarin, Collison, Warner. Nays: Blatchford. Motion carried.

Move by Skarin second by Christensen to proceed without further review. Ayes: Christensen, Skarin, Warner, Blatchford. Nays: Collison, Kreger. Motion carried.

Move by Blatchford second by Kreger to adjourn at 8:45 p.m. Ayes: Unanimous. Nays: None. Motion carried.

/s/Tracy L. Holland, Mayor

ATTEST:/s/Elaine D. Miller, City Clerk