

Council Meeting Avoca City Council, April 20, 2021

Mayor Aaron Long called the meeting to order at 6:00 PM with Matt Gramkow, Diane Stamp, William Dea, Charles Stolz and Fred Miller III present. Due to the Covid-19 outbreak the City of Avoca held a phone conference council meeting with limiting the access of the Avoca Fire Hall. Motion by Miller, seconded by Dea to approve the agenda. Motion carried 5-0.

Motion by Stamp, seconded by Dea to approve the consent agenda consisting of: approving March 01, March 04, March 08, March 16, March 29, 2021 minutes, approval of claims, payroll, financials and bank reconciliation, liquor license renewal: Eagles Landing, Receipt and file of fiscal year 2020 audit. Motion carried 5-0.

Motion by Stolz, seconded by Miller to open the Public Hearing for Vacating Alley and Dispose of Real Property at 6:04 PM. Motion carried 5-0. City Clerk stated no oral or written comments at City Hall. Mr. Scott Peters needed verification on what the Council had in mind and was satisfied with the result.

Motion by Miller, seconded by Gramkow to close the Public Hearing at 6:12 PM. Motion carried 5-0.

Motion by Gramkow, seconded by Miller to approve RESOLUTION 21-0420-01: RESOLUTION TO VACATE ALLEY AND DISPOSE OF REAL PROPERTY. On a roll call: AYES: 4, NAYS: 0, ABSTAIN: 1 (Stamp).

Motion by Stolz, seconded by Gramkow to open the Public Hearing at 6:13 PM for Disposition of City-Owned Property in the Avoca Urban Renewal Area (Sunrise Ridge Addition). Motion carried 5-0. City Clerk stated no oral or written comments at City Hall. No public comment. Two developers turned in proposals and the council would like time to look over both and have separate work sessions with both developers and then make a decision on said proposals.

Motion by Stolz, seconded by Gramkow to close the Public Hearing at 6:14 PM. Motion carried 5-0.

Council will table RESOLUTION 21-0420-02: RESOLUTION APPROVING DISPOSITION OF CITY-OWNED PROPERTY IN THE AVOCA URBAN RENEWAL AREA until a developer has been chosen. Meetings will be scheduled with both developers first week of May. Motion by Stolz, seconded by Miller. Motion carried 5-0.

Motion by Stolz, seconded by Dea. Motion carried 5-0. to accept the INFORMAL RESOLUTION 21FC:005 CLINT FICHTER AND THE CITY OF AVOCA INFORMAL RESOLUTION 21FC:0005. Clint Fichter and the City of Avoca On January 20, 2021, Clint Fichter (Petitioner) filed formal complaint 21FC:0005 alleging that the City of Avoca (City) violated Iowa Code chapter 21. Petitioner alleged that an agenda item for the January 19, 2021, City council meeting did not comply with Iowa Code chapter 21 as it was not described "in a manner reasonably calculated to apprise the public of that information." The agenda item at issue was "Discussion and Possible action on RESOLUTION 21-0119-02: POLICIES AND PROCEDURES AS SET BY THE AVOCA CITY COUNCIL." As part of this agenda item, the City voted to designate the official newspapers, select the city attorney, set the dates and locations for council meetings, select the Mayor Pro-tem, and "retain all present city employees." On February 18, 2021, the IPIB voted to accept the complaint pursuant to Iowa Code section 23.8(1) and Iowa Administrative Rule 497-2.1(2) During the February 18, 2021, IPIB meeting, the City of Avoca presented a plan to ensure that such a violation would not occur again. Pursuant to Iowa Code section 23.9, The parties negotiated and reached an informal resolution. The parties agreed to the following terms: 1. The City acknowledges that the

complaint is valid.2. The City acknowledges that tentative agenda items must be comprised in a manner reasonably calculated to apprise the public. 3.The City agrees to repeal the portion of Resolution 21-0119-02 designating official newspapers. 4.The City agrees to include more detail in future agendas, including a brief description of each resolution. 5.The City agrees to post the agenda and Council packet containing all resolutions and documentation on items to be discussed on the City's website no less than 24 hours prior to each Council meeting.6. The City agrees to waive future fees for information requests from the Petitioner when the requests are submitted and delivered electronically.7. The City shall approve this resolution during an open meeting and include the full text in the minutes of said meeting. Said minutes shall then be provided to the JPIB. The terms of this informal resolution will be completed within 60 days of acceptance by all parties, upon showing proof of compliance, the IPIB shall dismiss the complaint as successfully resolved.

Motion by Miller, seconded by Gramkow to approve signing the proposal with EZ Enterprises LLC for doing the downtown flowers and bushes. Motion carried 5-0.

Motion by Dea, seconded by Stamp to approve both proposals with United Construction for: 2021 Sidewalk and Street Improvements – W Lyon St/S Elm St and 2021 Street Repair – E Curtis St/N Cherry St. Motion carried 5-0.

Motion by Dea, seconded by Gramkow to approve the renewal of the R & S Waste garbage contract for a 3year service for Garbage. Motion carried 5-0.

The City of Avoca Golf Advisory Board has a vacancy. Motion by Miller, seconded by Dea to appoint Lorie Espeseth to that vacancy. Motion carried 5-0.

The City of Avoca Utility Board has a vacancy. Motion by Stamp, seconded by Dea to appoint Alex Long to the vacancy. Motion carried 5-0.

The City of Avoca Urban Renewal Board has 2 vacancies. Motion by Miller, seconded by Stamp to appoint Adam Long to one of the vacancies. Motion carried 5-0.

The City of Avoca will need to amend the Fiscal Year 2021 budget. Motion by Miller, seconded by Dea to set a Public Hearing on May 18, 2021 at 6:00 PM for the budget amendment at the Fire Hall. Motion carried 5-0.

The City of Avoca Planning and Zoning Commission has 3 vacancies. Motion by Dea, seconded by Gramkow to appoint Josh Peterson and James Cumper to 2 of the vacancies. Motion carried 5-0.

The City has received multiple requests for funding for business storefront or internal upgrades. Mr. Mitchell discussed with the Council other options for downtown growth. Some cities use a low interest revolving loan fund to assist building owners with upgrades. Other cities sponsor different types of tax abatement programs. Council requests more information on tax abatement and to move forward with an abatement program for City portion of taxes.

Council member Stolz reviewed highlights of a meeting requested with Nate Summers of DA Davidson. Nate was tasked with writing a summary of past Tax Incremental Finance (TIF) uses including dialogue of proper uses of TIF. CM Stolz suggested a future TIF workshop for Mayor and Council to gain a better understanding of its uses and guidelines.

Annual Reviews- The City Administrator and City Clerk are to provide Council with a synopsis of deliverables within the next few weeks. Council will complete performance reviews on City Administrator and City Clerk, forwarding to them to the City attorney to set meetings for reviews.

Motion by Stolz, seconded by Miller to adjourn at 7:43 PM. Motion carried 5-0.

03-01-21 THRU 03-31-21	CLAIMS	AMOUNT
ACCO	4 FULL CPO CLASS SESSION	\$1,000.00
AFLAC	VOL INS	\$138.24
AV BUILDING	MISC ITEMS	\$144.20
AV MUNICIPAL UTILITIES	WATER BILL	\$26.41
AV VETERINARY CLINIC	CAT DISPOSAL	\$10.00
BADGER METER, INC.	HOSTING UNIT	\$49.62
BARTUNEK JEANETTE	MILEAGE REIMBURSEMENT	\$35.84
BUTCHER SABRINA	CPR TRAINING FOR DEPT/REFUND	\$1,637.56
COMPUTER SYSTEMS, INC.	COMPUTER SVC	\$986.50
DELTA DENTAL	VOL INS	\$116.92
DOLLAR GENERAL	CLEANING SUPPLIES	\$64.10
FOOD & CONSUMER SAFETY	YEARLY FOOD LICENSE	\$300.00
FOREUP	ANNUAL SOFTWARE LICENSE	\$1,140.00
GRESS KIM	MILEAGE/COVID SHOTS	\$45.81
	FILE GREEN TRUST PPRWRK-	
HANSON ATTYS	HANSON	\$215.00
HARLAN NEWSPAPERS	PUBLICATIONS	\$395.86
HOLTZ SERVICE	SANDER - STARTER	\$63.90
HORIZON EQUIP	OIL/FILTER	\$330.97
HTM SALES INC.	SEWER PUMP THOMAS ST	\$2,881.00
I C A P	APRIL 2021 LIABILITY INS	\$53,806.00
I P E R S	IPERS	\$6,464.07
I R S	FED/FICA TAX	\$9,244.81
IA D P H	ANNUAL POOL LICENSE	\$105.00
IA ONE CALL	JAN 21 ONE CALLS	\$9.00
IA TREASURER	FEB 21 EXCISE TAX	\$2,114.00
INGRAM BOOK	BOOKS	\$127.69
J & M DISPLAYS	2021 FIREWORKS DISPLAY	\$5,500.00
J Q OFFICE EQUIPMENT	MONTHLY COPIER SVC	\$518.07
JOURNAL-HERALD	PUBLICATIONS	\$273.45
KEAST FORD	SVC CITY VEHICLES	\$598.75
MARNE ELK HORN	PHONE/INTERNET/CABLE	\$726.69
MEDIVAC-HARLAN	EMS RUN	\$225.00
METERING & TECHNOLOGY	METERS/HEADS/COUPLINGS	\$793.02
MFM ENTERPRISES INC	FLOOR PROJECT	\$17,000.00
MIDAMER ENERGY	UTILITY BILL	\$5,271.57
MIDWEST LABS	TESTING EXPENSE	\$61.01
MIDWEST TURF	PARTS FOR MOWER	\$2,519.55

MOORES PORTABLE TOILETS	PARKS WINTER SERVICE	\$130.00
MYRTUE MEDICAL	DRUG SCREEN	\$101.00
NAPPA	MISC ITEMS	\$90.26
OFFICE OF STATE AUDITOR	FY 2020 FULL AUDIT FEE	\$625.00
OLESEN CHEVY	PICK UP TIRE RPR	\$22.34
POTT CO COMM FOUNDATION	TRNSFR TO PERPETUAL CARE	\$2,524.00
POTT CO SHERIFF	QTRLY CONTRACT	\$5,304.50
PRINCIPAL FINANCIAL GROUP	LIFE/AD&D/STD/LTD	\$1,062.87
PROTECH	SNOW PLOW PARTS	\$1,895.78
R & S WASTE	GARBAGE TRASH SERVICE	\$10,141.63
REGIONAL WATER	FEB USAGE	\$9,585.60
RK'S TREE SERVICE LLC	RIGHT OF WAY TREE EMERGENCY	\$1,300.00
SIOUX SALES	WEAPON	\$995.00
SNYDER & ASSOC	KEARNEY ST DRAINAGE	\$9,882.50
TELEFLEX	EMS SUPPLIES	\$2,309.50
TREASURER OF STATE	STATE TAX	\$1,774.00
U S POST OFFICE	APRIL 21 UT BILLS	\$293.76
ULINE	FLAMMABLE STORAGE	\$1,461.91
US BANK	MISC ITEMS	\$3,467.60
VANTIV	MONTHLY CARD FEES	\$141.30
VERIZON WIRELESS	WIRELESS PHONES	\$569.91
VOYAGER FLEET	FUEL	\$233.12
VSP	VISION VOL INS	\$216.37
WELLMARK	GROUP INS	\$13,826.69
WELLS FARGO-COPIER LEASE	COPIER LEASE	\$476.99
DEPOSIT REFUNDS	REFUND DATE 03/31/2021	\$140.06
PAYROLL CHECKS	PAYROLL CHECKS ON 03/10/2021	\$15,621.38
PAYROLL CHECKS	PAYROLL CHECKS ON 03/24/2021	\$17,329.37
	CLAIMS TOTAL	\$216,462.05
	GENERAL FUND	\$152,714.59
	GOLF COURSE FUND	\$8,957.40
	AQUATIC CENTER FUND	\$1,562.60
	EMPLOYEE BENEFITS FUND	\$15,018.26
	LIBRARY TRUST FUND	\$7,762.37
	KEARNEY ST PRJCT FUND	\$3,888.00
	PERPETUAL CARE FUND	\$2,524.00
	WATER FUND	\$18,890.49
	SEWER FUND	\$5,013.40
	STORM WATER FUND	\$130.94

03-01-21 THRU 03-31-21  
GENERAL TOTAL

REVENUE  
\$24,755.44

GOLF COURSE TOTAL	\$13,445.00
AQUATIC CENTER TOTAL	\$280.00
HOTEL/MOTEL TAX TOTAL	\$19,083.40
ROAD USE TAX TOTAL	\$7,311.04
EMPLOYEE BENEFITS TOTAL	\$57.56
LOCAL OPTION TAX TOTAL	\$35,366.36
TIF - URBAN RENEWAL #1 TOTAL	\$44,618.21
DEBT SERVICE TOTAL	\$8,520.20
CAPITAL RESERVE TOTAL	\$25.00
PERPETUAL CARE TOTAL	-\$5.00
WATER TOTAL	\$41,820.58
SEWER TOTAL	\$27,090.34
SEWER SINKING FUND TOTAL	\$33,037.42
STORM WATER TOTAL	\$35,491.88
STORM WATER SINKING FUND TOTAL	\$9,331.79
TOTAL REVENUE	\$300,229.22

ATTEST:

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Teresa M Hoepner, City Clerk