

OFFICIAL PUBLICATION
City of Hartford
Minutes of Regular Meeting/Public Hearing
May 17, 2016

The regular meeting with public hearing of the Hartford City Council was held in the Council Chambers of Hartford City Hall, 150 W. Elm Street, Tuesday, May 17, 2016. Mayor Mike Rodman called the meeting to order at 6:30 p.m. Members answering roll call included Joe Hammond, Mark Goldsberry, Mike Rodman and Kim Crook. Members absent: Amanda Peterson and Stefanie Johnson Voluntary Pledge of Allegiance was recited by meeting attendants.

Robert Benton of Stuyvesant & Benton and Nate Carhoff and Chris Pedersen of Snyder & Associates were present.

Staff members included Doug Peebler, Public Works Director and Clerk/Treasurer Brad Herrold.

Motion by Hammond and seconded by Goldsberry TO APPROVE MEETING AGENDA AS WRITTEN. Voice vote: Motion carried unanimously.

Motion by Goldsberry and seconded by Crook TO APPROVE THE MINUTES OF THE APRIL 19, 2016 REGULAR MEETING AS WRITTEN. Voice vote: Motion carried unanimously.

Motion by Goldsberry and seconded by Hammond TO RECEIVE AND FILE THE APRIL 2016 CITY FINANCIAL REPORTS. Roll call vote: Motion carried unanimously. Motion by Goldsberry and seconded by Hammond TO RECEIVE AND FILE THE APRIL 2016 FIRE/RESCUE REPORT. Roll call vote: Motion carried unanimously.

Consent Agenda – The consent agenda included claims in the amount of \$6,583.11 and additional bills in the amount of \$3,453.26. Council member Crook reviewed claims prior to the meeting. Crook commented on outstanding client claims with Fraser Transportation. Motion by Hammond and seconded by Goldsberry TO APPROVE PAYMENT OF CLAIMS AND ADDITIONAL BILLS AS PRESENTED. Roll call vote: Motion carried unanimously.

Public Comment – Mayor Rodman welcomed visitors and guests and asked for public comment. No public comment was presented.

Reports – Public Works – Doug Peebler provided council members with proposed sealcoat work estimate for streets provided by L.L. Pelling Co. Hammond Street will be seal coated to help save the concrete joints. Some work will be completed in the rear of city hall. The utility pole and lights (3) have been installed at the lagoon. Council members agreed to allow Pelling to perform the sealcoat services. Motion by Hammond and seconded by Goldsberry TO APPROVE 2016 STREET SEALCOAT BID FROM L.L. PELLING CO. IN THE AMOUNT OF \$22,858.35. Roll call vote: Motion carried unanimously. Fire-Rescue – Robert Benton stated he has visited with the fire/rescue chief regarding local issues in the mobile home park. Council Committees – No reports. Parks – Kim Crook stated the work event has been re-scheduled to June 11th. Crook stated Kiya Koda is not accepting any more communities for assistance with animal control matters. Mayor Rodman stated that all council members should be able to participate at the park work day. Clerk – Brad Herrold reported the property/casualty insurance premium will be reduced by \$1,269.50 for fiscal 2017. A grant program from IMWCA is being established for reimbursement for loss control and safety items purchased by cities to be reimbursed up to \$1,000.00. Printed guides from the Carlisle Chamber of Commerce were offered for use by council members and meeting guests. Mayor – Mayor Rodman thanked an anonymous donor for the park plants. Rodman stated he has graduated from the Leadership Institute and displayed completion award. Mike has been asked to serve on several committees.

Presentation – Taylor Smothers, President of Smothers Properties, LLC addressed the council regarding proposed concept site plan in the Laura Acres subdivision. Taylor stated the apartment building idea has been replaced with 10 townhomes to be constructed in 3 phases. This would include 1 four unit and 2 three unit buildings.

Eric VanGundy from Simonson architects explained details of the proposed units. The units would be rented out and/or possibly sold. Nate Carhoff stated the current zoning for the subdivision would allow for duplex units but not 4 and 3 unit as proposed. Carhoff advised developing a subdivision plat to facilitate selling of the properties at a later time. Council members stated they would not be favor of spot zoning. The rezoning process could take minimum of 4 months to complete process with no guarantee of results. Mr. VanGundy stated it would be difficult to construct the units without a gradual change in the front setbacks in the grade from east to west. Council advised Mr. Smothers to consider duplex concept plan and advised platting of lots for future sale.

Public Hearing – Mayor Rodman opened the public hearing on the proposed contract documents (plans, specifications, and form of contract) and estimated cost for the 2015 Hartford Lift Station and Wastewater System Improvement Project. No public commented was presented. Clerk Brad Herrold stated no oral or written comments have been received at city hall. Motion by Hammond and seconded by Crook TO CLOSE THE PUBLIC HEARING REGARDING THE 2015 HARTFORD LIFT STATION AND WASTEWATER SYSTEM IMPROVEMENT PROJECT. Roll call vote: Motion carried unanimously.

Presentation – Nate Carhoff from Snyder & Associates reported there was 8 prime bidders requested documents but only 2 bid the project, C.L. Carroll Company of Des Moines, IA. and J & K Contracting of Ames, IA. Carhoff stated both bidders came in higher than engineers estimated probable costs. Chris Pedersen of Snyder stated the options available to the council include accepting the low bid from C.L. Carroll Company and/or reject all bids and change the project to save costs and rebid at a later date. Pedersen stated the project can be extended from a 20 year term to 30 year term payback. If rebid the project will be delayed another 60-90 days. Mayor Rodman questioned the large disparity in pricing for the lift station rehab portion of the project. Chris Pedersen stated Snyder estimated the proposed cost the best they could anticipate. Carhoff reported he reviewed the most recent rate study and the project can be financed as stands. Robert Benton advised continuance with the project. Mayor Rodman expressed concern about future sewer rates with future lagoon improvements.

Council Business – Motion by Goldsberry and seconded by Crook TO APPROVE PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATED COSTS FOR THE 2015 HARTFORD LIFT STATION AND WASTEWATER SYSTEMS IMPROVEMENT PROJECT. Roll call vote: Hammond; aye, Crook; aye, Goldsberry; aye. Motion carried unanimously. Motion by Goldsberry and seconded by Hammond TO AWARD CONTRACT FOR THE 2015 HARTFORD LIFT STATION AND WASTEWATER SYSTEMS IMPROVEMENT PROJECT TO C.L. CARROLL COMPANY OF DES MOINES, IA. IN THE AMOUNT OF \$315,521.00. Roll call vote: Crook; aye, Goldsberry; aye, Hammond; aye. Motion carried unanimously. Motion by Goldsberry and seconded by Hammond FOR APPROVAL OF MAYORAL SIGNATURE TO THE SRF CONSTRUCTION LOAN APPLICATION AND SUBMISSION OF PROJECT APPLICATION TO THE IOWA FINANCE AUTHORITY. Roll call vote: Goldsberry; aye, Hammond; aye, Crook; aye. Motion carried unanimously. Motion by Hammond and seconded by Crook TO APPROVE RESOLUTION 051716-1, A RESOLUTION FIXING DATE OF JUNE 21, 2016 FOR A PUBLIC HEARING ON THE AUTHORIZATION OF A LOAN AND DISBURSEMENT AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$415,000.00 SEWER REVENUE CAPITAL LOAN NOTES OF THE CITY OF HARTFORD, IOWA, AND PROVIDING FOR PUBLICATION THEREOF. Roll call vote: Crook; aye, Goldsberry; aye, Hammond; aye. Motion carried unanimously. The Mayor proclaimed the resolution as passed and read the entire contents of Resolution 051716-1 to be entered into public record. A limited visual structural condition assessment of existing foundation wall system visible structure prepared by Jesse B. Peterson, PE for the property located at 130 N. Reynolds was reviewed and discussed. The property owners of 130 N. Reynolds were not in attendance for discussion. Council advised the Clerk to forward the report to the building official for opinion and have the official provide a written report back to the council for the June 2016 regular council meeting. The Council also requested the property owners be available at the meeting to discuss findings. A draft of Ordinance No. 104 (Amending Zoning Ordinance) re: fences & walls was presented for 1ST reading as requested by the Council in April. Council member Crook would like to have language clarified and simplified. Robert Benton stated the proposed draft is a good starting document as these types of ordinances can get complex. Motion by Crook and seconded by Goldsberry TO TABLE 1ST READING OF ORDINANCE NO. 104 UNTIL THE JUNE 21, 2016 REGULAR COUNCIL MEETING. Mayor Rodman instructed council members to get their proposed revisions to the ordinance to the Clerk by June 1ST.

May 17, 2016
Page 3

Continuance of updating the electrical wiring in city hall was discussed. Clerk Brad Herrold stated the upgrade needs to be completed whether or not the water plant structure is razed. Herrold has budgeted for the project in the fiscal 2017 operating budget. Council advised the Clerk to contact the contractor to see if the provided bid would still be honored at this time. Place the approval of the electrical quotation on the agenda for the June regular meeting. Motion by Hammond and seconded by Goldsberry TO SET PUBLIC HEARING DATE OF JUNE 21, 2016 FOR VACATING AND CLOSING AN ALLEY DESCRIBED AS A 12 FOOT WIDE ALLEY RUNNING EAST AND WEST AND LYING NORTH OF LOTS 1 & 2 HARTFORD OTP BLOCK 1 IN THE CITY OF HARTFORD, WARREN COUNTY, IOWA. Roll call vote: Motion carried unanimously. Motion by Hammond and seconded by Goldsberry TO SET PUBLIC HEARING DATE OF JUNE 21, 2016 FOR THE AMENDMENT OF FISCAL 2015-2016 OPERATING BUDGET. Roll call vote: Motion carried unanimously. Council member Crook opened discussion about establishing an ordinance to address parking and storage of campers, RV unit, boats, ATV units, trailers and equipment on residential and commercial properties. The Clerk stated there presently is no ordinance regulating this topic. Crook stated residents' front yards should not be filled with these and designated places should be regulated. Robert Benton stated this could be difficult to regulate. Benton will research some sample ordinances from other communities. Mayor Rodman provided an update on progress with property maintenance issues throughout the community.

Agenda topics next meeting/Public-Council - Fence (Zoning) Ordinance draft, nuisance abatement(s), budget amendment public hearing, Sewer Revenue Capital Loan Notes public hearing, Laura Acres site plan

Motion by Goldsberry and seconded by Crook to adjourn meeting at 8:57 P.M. Voice vote: Motion carried unanimously. Mayor Rodman adjourned the meeting.

Brad Herrold, Clerk/Treasurer

Attest: Michael Rodman, Mayor