

COUNCIL PROCEEDINGS
City of Eagle Grove • Oct. 17, 2022

Regular Council Meeting
Monday, October 17th, 2022

Mayor McGrath called the meeting to order at 6:30p.m. With Council Members Lorenzen, Limerick, Weland and Jergens present. Absent: Vandewater and Pamperin. Also present: City Administrator Davis, Chief Beltran, and City Attorney Levold

A motion was made by Lorenzen and seconded by Limerick to approve the consent agenda which includes the October 3rd, 2022 minutes and claims. Roll Call: all ayes
 AIRGAS USA LLC, MEDICAL OXYGEN, TANK RENTAL.....452.60
 B & W CONTROL SPECIALISTS, DRAINAGE DITCH MAINT - DD155,673.50
 RAY BELTRAN, LODGING REIMB244.16
 ANCILLARY BILLING DEPARTMENT, LIFE INSURANCE - NOVEMBER155.31
 DOUBLE EAGLE 5, LLC, CAR WASH FOR EMS69.75
 EAGLE BUILDING SUPPLY, LUMBER - WATER78.96
 EAGLE GROVE PHARMACY INC, EMS MEDICAL SUPPLIES ...32.50
 ELECTRONIC ENGINEERING CO, CHARGER,SPEAKER - FIRE800.04
 FAREWAY STORE, SUPPLIES - EMS.....323.14
 FISHER WELDING, 93 TRUCK - CYLINDER ROD45.00
 GALL'S INC., UNIFORMS - KNAPP2,227.30
 GRP & ASSOCIATES, MEDICAL WASTE DISPOSAL49.00
 HEARTLAND ASPHALT, PAY APP #2 - 2022 STREET PRCT.....282,661.40
 HENNIGAR'S AIR CARE, THERMOSTATE - POLICE GARAGE85.00
 HENNIGAR'S WRECKER SERVICE, TOWS TO IMPOUND - #25614260.00
 I & S GROUP INC., ENGINEERING SVC - NW 1ST ST4,925.98
 IA LAW ENFORCEMENT ACADEMY, ACADEMY TRAINING - JESUS14,350.00
 IOWA CENTRAL COMM COLLEGE, TRAINING - EMS CLASS ID:834025.00
 IOWA ONE CALL, NOTIFICATIONS.....365.50
 L & L SERVICE INC., POLICE CAR REPAIRS-2015 FORD.....340.11
 LASHELLE BURGER, ADVANCED EMT EXAM FEE255.07
 MID-AMERICA PUBLISHING, LEGAL PUBLICATIONS - CITY...530.16
 MIDAMERICAN ENERGY, ELECTRICITY - PARKS159.50
 N.C. IA REG. SOLID WASTE, QUARTERLY ASSESSMENT.....4,069.13
 OVERHEAD DOOR, OVERHEAD DOOR REPAIRS - EMS90.00
 PAYROLL FUND, PAYROLL TSF ...97,505.40
 PEDERSON SANITATION, PACKER RENTAL/HAULING.....625.00
 PETTYS CONSULTING, LL, HERO SCHEDULE SOFTWARE-POLICE528.00
 QUILL CORPORATION, SUP-

PLIES - CLERK388.03
 R&D INDUSTRIES INC, MONTHLY SUPPORT - CLERK2,590.75
 RED HEAD TRIBE LOGOS LLC, SHIRTS - POLICE128.00
 SELF INSURANCE FUND, SELF INSURANCE REIMBURSEMENT..5,500.00
 SHORT ELLIOT HENDRICKSON INC, ENGINEERING SVCS - PARKVIEW4,038.90
 THE TRASH MAN, REVENUES LESS FEES25,111.40
 TMI SERVICES INC., PORTABLE TOILETS - GREENWOOD... 194.00
 UNITYPOINT HEALTH, BIOMEDICAL WORK ORDERS130.33
 UNITYPOINT HEALTH TRINITY REG, DRUG SCREEN - BASS66.00
 W & H COOPERATIVE OIL CO., FUEL - STREETS5,889.82
 WRIGHT CO COMMUNICATIONS, 2ND QTR - POLICE COMM27,925.76
 YOHNCO INC, STORM SEWER S COMMERCIAL824.26

FUND TOTALS

GENERAL110,266.50
 ROAD USE TAX20,000.92
 EMPLOYEE BENEFITS...8,694.89
 LOCAL OPTION SALES TAX.....286,700.30
 GARBAGE.....24,513.01
 SRF SPONSORED PROJECTS2,313.75
 2021 STREET PROJECT...2,612.23
 WATER.....17,068.84
 SEWER17,543.32
 Library, 10/06/2022.....2637.40

September Revenues

GENERAL101,281.19
 RECREATION/POOL1.68
 ROAD USE TAX56,473.78
 EMPLOYEE BENEFITS...43,833.73
 SWWC EMS DISTRICT FUNDS22.60
 LOCAL OPTION SALES TAX.....64,053.26
 TAX INCREMENT FINANCING.....25,636.08
 URBAN RENEWAL - CDBG19,847.00
 GARBAGE.....24,665.01
 DEBT SERVICE20,397.99
 CAPITAL IMPROVEMENT RESV ..4,844.00
 MUSEUM RENOVATION27.26
 2019B BOND ISSUE72.58
 DD#151,702.41
 2019 PROJECT FUND44.14
 PERPETUAL CARE1,000.00
 WATER.....61,252.51
 METER DEPOSIT FUND.....1,500.00
 WATER CAPITAL IMPROVEMENT14,960.35
 SEWER226,359.05
 SEWER REV BOND SINKING.....100,000.00
 SEWER CAPITAL IMPROVEMENT9,529.67

Beer/Liquor Licenses: Broadway Spirits – 316 W. Broadway
 Mayor McGrath opened Public Hearing at 6:33pm on the Continuation of the October 3, 2022 Public Hearing for the vacation and conveyance of certain public rights-of-way in Block 2 and 3, Porter's 1st Addition. Hearing Closed at 6:35pm with no written or oral comments received.

A motion was made by Weland and seconded by Jergens to approve First Reading on Ordinance 2022-02: An Ordinance Approving the Vacation of the Certain Alleys as Platted in Block 2 and 3 of Porter's 1st Addition, Eagle Grove, Wright County, Iowa. Roll Call Vote: All ayes. Motion passes.

Mayor McGrath opened Public Hearing at 6:37pm for the Purchase of an Ambulance for the Eagle Grove Emergency Medical Services. Discussed and reviewed the quote from Arrow and discussed trade-in value. Hearing closed at 6:49pm with no written or oral comments received.

A motion was made by Lorenzen and seconded by Jergens to approve Resolution 2022-108: A Resolution to Authorize the Purchases for the Eagle Grove EMS Department. Roll Call Vote: All ayes. Motion passes.

A motion was made by Weland and seconded by Jergens to approve Resolution 2022-109: A Resolution Supporting 10 EMT/EMT-A Course Training Reimbursement Agreements. Roll Call Vote: All ayes. Motion passes.

A motion was made by Jergens and seconded by Limerick to approve Resolution 2022-110: A Resolution Authorizing a Financial Transfer. Roll Call Vote: All ayes. Motion passes.

A motion was made by Lorenzen and seconded by Weland to approve Resolution 2022-111: A Resolution Modifying a Mailing Address for a Residential Property in the City of Eagle Grove, Iowa. Roll Call Vote: All ayes. Motion passes.

Mayor McGrath opened Public Hearing at 6:56pm on the 106 N. Lucas for the CDBG Upper-Story Housing Conversion Project.

2021 Upper Story Housing Project – 106 N. Lucas STATUS OF FUNDED ACTIVITIES (SOFA) PUBLIC HEARING ANNOUNCEMENTS

A. Funding of Activities and Sources of Funds.
 This project is funded in part by Community Development Block Grant (CDBG). The City was awarded 2020 CDBG-CV (Covid) Funding for \$86,950. To date, \$11,451 of the CDBG allocation has been expended. There is a local obligation of \$27,081 committed towards project costs. To date, \$2,863 has been expended.

B. Explain how the need for the activities was identified.
 The City of Eagle Grove has a need for residential rental units to help alleviate overcrowding in residential units in the City which fosters the potential for the rapid spread of airborne viruses such as COVID-19.

C. Nature of and Status of the Activities.
 The nature of the project involves the construction of a new residential rental units on the second floor of the downtown building located

at 106 N Lucas. The conversion of the currently vacant space includes demolition, construction of walls, interior finishes, replacements of doors and windows, installation of appliances, electrical and plumbing work to make the space available for use.

Torkelson Construction is the prime contractor for the work on the project. Work on the project is approximately 13% complete.

There has been no change to the project beneficiaries as proposed in the application submitted to State for funding.

D. Announce the estimated portion of funds that will benefit low-and-moderate income persons.
 The project will result in the construction of one one-bedroom rental unit. The unit will be rented to tenants who meet the low-to-moderate income guidelines for Wright County, Iowa for a minimum period of three years.

E. Announce where the activities are being conducted.
 The project activities are taking place at 106 N. Lucas, Eagle Grove, Iowa.

F. Announce plans to minimize displacement of persons and businesses resulting of funded activities.
 The project will not result in the displacement or relocation of any persons or businesses.

G. Announce plans to assist persons actually displaced.
 Since this project will not result in the displacement or relocation of any persons or businesses, there are no plans being made to assist displaced persons.

Hearing closed at 6:58pm with no written or oral comments received.

Mayor McGrath opened Public Hearing at 6:56pm on the 204 W. Broadway for the CDBG Upper-Story Housing Conversion Project.

CITY OF EAGLE GROVE 2021 Upper Story Housing Project – 204 W. Broadway STATUS OF FUNDED ACTIVITIES (SOFA) PUBLIC HEARING ANNOUNCEMENTS

A. Funding of Activities and Sources of Funds.
 This project is funded in part by Community Development Block Grant (CDBG). The City was awarded 2020 CDBG-CV (Covid) Funding for \$235,900. To date, \$77,370 of the CDBG allocation has been expended. There is a local obligation of \$72,719 committed towards project costs. To date, \$19,342 has been expended.

B. Explain how the need for the activities was identified.
 The City of Eagle Grove has a need for residential rental units to help alleviate overcrowding in residential units in the City which fosters the potential for the rapid spread of airborne viruses such as COVID-19.

C. Nature of and Status of the Activities.
 The nature of the project involves the construction of a new residential rental units on the second floor of the downtown building located

at 204 W Broadway Avenue. The conversion of the currently vacant space includes demolition, construction of walls, interior finishes, replacements of doors and windows, installation of appliances, electrical and plumbing work to make the space available for use.

Torkelson Construction is the prime contractor for the work on the project. Work on the project is approximately 31% complete.

There has been no change to the project beneficiaries as proposed in the application submitted to State for funding.

D. Announce the estimated portion of funds that will benefit low-and-moderate income persons.
 The project will result in the construction of one new two-bedroom rental unit and one new three-bedroom rental unit. The units will be rented to tenants who meet the low-to-moderate income guidelines for Wright County, Iowa for a minimum period of three years.

E. Announce where the activities are being conducted.
 The project activities are taking place at 204 W. Broadway, Eagle Grove, Iowa.

F. Announce plans to minimize displacement of persons and businesses resulting of funded activities.
 The project will not result in the displacement or relocation of any persons or businesses.

G. Announce plans to assist persons actually displaced.
 Since this project will not result in the displacement or relocation of any persons or businesses, there are no plans being made to assist displaced persons.

Hearing closed at 7:00pm with no written or oral comments received.

A motion was made by Weland and seconded by Limerick to approve Updating the City of Eagle Grove's Equal Opportunity Policy. Roll Call: All ayes. Motion passes.

A motion was made by Limerick and seconded by Weland to approve Change Order No. 2 to Site Services Asbestos Abatement Agreement for the CDBG Downtown Facade Project. Roll Call: All ayes. Motion passes.

A motion was made by Jergens and seconded by Weland to approve Amendment No. 1 to Grant Administration Services Agreement for the CDBG Downtown Facade Project. Roll Call: All ayes. Motion passes.

A motion was made by Weland and seconded by Jergens to approve Amendment No. 1 to Architectural Services Agreement for the CDBG Downtown Facade Project. Roll Call: All ayes. Motion passes.

A motion was made by Limerick and seconded by Lorenzen to approve Resolution 2022-112: A Resolution Approving Change Order No. 20 for the CDBG Downtown Facade Project. Roll Call Vote: All ayes. Motion passes.

A motion was made by Weland and seconded by Limerick to approve Amendment No. 1 to Grant Administration Services Agreement for 106 N. Lucas for the CDBG Upper-Story Housing Conversion Project. Roll Call: All ayes. Motion passes.

A motion was made by Limerick and seconded by Weland to approve Amendment No. 1 to Grant Administration Service Agreement for 204 W. Broadway for the CDBG Upper-Story Housing Conversion Project. Roll Call: All ayes. Motion passes.

A motion was made by Weland and seconded by Jergens to approve Pay Application No. 2 in the amount of \$282,661.40 to Heartland Asphalt, Inc. for the 2022 Street Improvement Project. Roll Call: All ayes. Motion passes.

A motion was made by Lorenzen and seconded by Limerick to approve Resolution 2022-113: A Resolution Setting a Public Hearing on Submission of CDBG Application. Roll Call Vote: All ayes. Motion passes.

A motion was made by Weland and seconded by Jergens to approve Resolution 2022-114: A Resolution Authorizing a Short-Term Pay Adjustment for Performing Temporary Captain Duties. Roll Call Vote: All ayes. Motion passes.

City Administrator Davis provided updates on the following Projects: CDBG Water/Sewer Project, CDBG Housing Sustainability Project, CDBG Downtown Streetscape Improvement Project, CDBG Downtown Facade Improvement Project, CDBG Upper-Story Housing Conversion Project

2021 Street Improvement Project, 2022 Street Improvement Project, 2023 Street Improvement Project

2023 Parkview Park Improvement Project, 2023 Flowing Well Improvement Project, Workforce Housing Tax Credit Housing Project and the Aquatic Center.

Department Reports were given.

A motion was made by Weland and seconded by Jergens to enter into Closed Session pursuant to Iowa Code 21.5(j) at 7:38 p.m. Roll Call: All ayes. Motion passes.

A motion was made by Weland and seconded by Lorenzen to exit Closed Session at 7:52 p.m. Roll Call: All ayes. Motion passes.

A motion was made by Weland and seconded by Jergens to give the City Administrator and the Mayor the authority to negotiate the purchase of the building based on the discussion held in Closed Session. Roll Call: All ayes. Motion passes.

A motion was made by Weland and seconded by Weland adjourn at 7:53 p.m. Roll Call: All ayes. Motion passes.

Mayor
 City Administrator