

CITY OF SIGOURNEY, IOWA
MINUTES OF REGULAR CITY COUNCIL MEETING OF
WEDNESDAY, APRIL 6, 2022

The Sigourney City Council met in regular session in the Council Chambers at City Hall on Wednesday, April 6, 2022, with Mayor Morlan presiding and the following Council members answering roll call: McLaughlin, Iosbaker, Atwood, Tish, Clark and Conrad. Others present were: Travis Wilcox and Cierra Dison-Wilcox; Justin Abell; Matt Walker, French-Reneker-Associates; Jerry Wohler; Amanda Kelly, Librarian; Don Northup, Director of Public Works I; and Angie Alderson, City Clerk.

The meeting was called to order at 6:01 p.m. Council member McLaughlin moved, seconded by Council member Tish, to approve the tentative agenda. Upon the roll being called, the following voted Ayes: McLaughlin, Iosbaker, Atwood, Tish, Clark and Conrad. Nays: None. Motion approved.

Council member Conrad moved, seconded by Council member Clark, to approve the following items on the Consent Agenda: minutes of March 16, 2022 Council meeting; minutes of March 18, 2022 Special Council meeting; Council accounts payable claims in the amount of \$25,258.85; Library accounts payable claims in the amount of \$6,742.92; City Clerk Financial Reports for March 2022; payroll expenses, miscellaneous expenses, ACH and monthly transfers for March 2022; ; Resolution No. 2022-04-01 Tax Exemption Application from Ben and Andrea Robison at 618 Ringgold Street; Resolution No. 2022-04-02 Appointment of Library Board Member; Mayor Proclamation for Sexual Assault Awareness Month; Resolution No. 2022-04-03 Temporary Street Closing for Manor House Event; community betterment project for \$6,000.00 for rerouting the chemical feed lines and valves at the swimming pool; credit card report; and the time and place for the April 20, 2022 regular Council meeting will be at 6:00 p.m. at City Hall. Upon the roll being called, the following voted Ayes: McLaughlin, Iosbaker, Atwood, Tish, Clark and Conrad. Nays: None. Motion approved.

Additional City Business: Travis Wilcox and Ciera Dison-Wilcox were present to discuss the ban on pit bull type dogs. They would like to have the ordinance reworded so it is not breed specific or specific to pit bulls. If it could be toward any dog being vicious or anything of that nature. They have three dogs all of which are pit bull or pit bull mix and Mr. Wilcox state that honestly, they are currently in town and if told to they would remove them. They are here as they would like for them to be legal as they are just as much a part of their family as if anyone had labs or any other dog. They are just a part of a person's family. They are no more vicious than the person training them. It is not the dog or anything special in the dog. They are just as good as any other dog. Mr. Wilcox does not feel they should be banned because although people have used them for fighting in the past, that is on the owner. Those dogs have been rehabilitated and a lot of them have shown a very good success rate as being family pets. Mr. Wilcox stated he would trust any of them around his son who is four months old. He takes his son out to say "hi" to his dogs and the dogs do not do anything. Mr. Wilcox stated one of his dogs got loose the other day and he is a big boy. When Officer Fortney stepped out of his car, the dog came running up and was as nice as could be. The dog was taken to the veterinary clinic and was still as nice as could be. The dog had not seen any of those people a day in his life. There were no issues and that is how all of them are and how any dog can be. Mr. Wilcox understands that maybe there was an attack that led to them being banned and he understands that. But that could happen from a pit bull, lab, a German shepherd, a little chihuahua or it could happen from anything. It is not right in his personal view to blame the dog for the owner's mistakes. Mayor Morlan stated that his wife and children are trying to change his mind regarding pit bulls as he was against them for a long time. His grandson has one and has four children under six years old and there are no problems. He is starting to realize it is how they are raised. Mayor Morlan stated that at this time the Council cannot make a decision on this, it will be reviewed and discussed by the Public Safety Committee who will bring a recommendation to the City Council. Council member Tish asked if there is a historic report of what breeds have been removed from the City. Council member Clark asked Mr. Wilcox if he had any special qualifications to be a dog trainer. Mr. Wilcox responded that he did not and the dogs they have are just family pets with the oldest one being five. Mrs. Dison-Wilcox explained that she has a pit bull mastiff mix that she has had since he was a puppy, and he was easy to train. She told of one incident where the dog was being protective. Mr. Wilcox explained that could have been any dog. If a dog is trained to protect, it is going to be protective. Mayor Morlan stated that he has a black lab and a standard poodle and either one of them would protect his family from anyone coming into the house. He also stated that he knows there are more bites from Labrador Retrievers than there are all the other dogs combined. Mr. Wilcox stated that he has done some research in the last few weeks and some people try to make the argument that pit bulls have a locking jaw or too much bite force. The locking jaw is a myth as pit bulls have no extra muscles or structure or anything that would allow that. They are sixth on the list for bite force. German Shepherds, Rottweilers, etc. have a higher psi in their bite than a pit bull would. Mayor Morlan asked for any other input and

informed Mr. and Mrs. Wilcox the Public Safety Committee would take this under consideration and would be in contact with them.

Mayor Morlan explained the City has been asked to close a portion of the platted but undeveloped portion of Marion Court and at the south end of Marion Court there is a platted but undeveloped street. Mayor Morlan asked Don Northup, Director of Public Works I, if there were any utilities running east-west down this platted street and Northup responded there is a water main. Mayor Morlan stated he did not see a problem closing Marion Court but did not see a reason to close the east-west platted street. On the south side of the sale barn from Warren Street the water main goes east to Pershing Blvd and is probably under some of the pens and then continues underneath to the high school. Justin Abell stated that part of the reason they are asking to close this is they have recently purchased the ground to the south of their property from Warren Street to the high school. They would like to close this platted street from the east side of Warren Street to the west side of Pershing Blvd. Mr. Abell stated that they would be willing to sign an easement to the City for utilities. Council member Iosbaker asked what area was fed by the water main and Director of Public Works I Northup answered that it runs to the high school and loops around. Director of Public Works I Northup stated there are water mains under concrete all over town and he is not in favor of getting rid of the property the City owns for access to utilities and right of way. Mayor Morlan stated that he understood there was a housing development planned south of this platted street. He did not think the City should close this platted street in case there was an opportunity in the future to develop housing there and because of the utilities. Council member Iosbaker asked about utilities on the platted Marion Court street and Director of Public Works I Northup stated there were none the City had. There is a water main that comes up from Pleasant Valley Street south on Adair that stops near the Goeldner property and Abell fence. There is also a gravity sewer that is right in the same area (a manhole), and it goes east on Adair headed toward the high school. Council member Iosbaker stated his concern if you close the east west platted street and there is contiguous land to the south then in theory structures could be put on the land and that could compromise the City's ability to get to it. Council member Tish asked if Mr. Abell was going to keep the property tillable and Mr. Abell responded that he was. Council member Clark asked what the common practice for the City has been regarding, closing the road right-of-way with utilities under it. Council member Conrad sited different issues regarding alleys and reasons they were or were not closed. Council member Tish asked what could happen if the City did close the platted street and then needed to get to the utilities. Director of Public Works I Northup explained that with the concrete pens being on top of the water main if there was a water leak and the City had to find it you have concrete to contend with and concrete usually does not allow water to come up. If there is a struggle to find it, they would have to dig a hole on Warren Street and dig a hole past Marion Court and bore a whole new water main in. You are talking about a considerable price increase as opposed to digging down and finding it. That is the trouble you run into if you put something on top of utilities. Mr. Abell showed the Council what portion of the platted street was not already covered in concrete and Mr. Abell is not planning to add to this. Council member Conrad stated that the concrete was there when Abell's bought the property, and he is using it. Council member Conrad discussed the housing development and the process to close/vacate this east west street. Council member Iosbaker asked Mr. Abell what changes for him on a day-to-day basis if the City does not close the portion of the street requested. With Marion Court being closed the properties could still be consolidated. By not closing the east west portion does that create a problem. Mr. Abell responded that it does not as long as at some time the City puts a street through there. Council member Iosbaker stated there would have to be a neighborhood developed through there before the City would have any interest in doing anything with that property, so as long as Mr. Abell holds it, the theory would be there would not be any material problems from Mr. Abell. As long as there is not a water problem, there should not be any reason to tear out the concrete. Council member Conrad stated that if the City did have to tear out the concrete to get to the water main, they would probably not put the concrete back. Council member Clark moved, to close Marion Court, but to leave the east west platted undeveloped street as is. After discussion and no second to the motion, it was decided to table this until City Attorney John Wehr could review this. Council member Clark moved, seconded by Council member Tish to table the discussion for closing the undeveloped platted streets. Upon the roll being called, the following voted Ayes: McLaughlin, Iosbaker, Atwood, Tish, Clark and Conrad. Motion approved.

City Clerk Alderson stated the next three resolutions are the final documents for the General Obligation Bond process. They outline the Paying Agent, Note Registrar and Transfer Agent as well as the associated agreements. This is all standard process for borrowing money. Council member McLaughlin moved, seconded by Council member Conrad, to approve Resolution No. 2022-04-04 appointing Paying Agent, Note Registrar, and Transfer Agent, approving the Paying Agent and Note Registrar and Transfer Agent Agreement and authorizing the execution of the Agreement. Upon the roll being called, the following voted Ayes: McLaughlin, Iosbaker, Atwood, Tish, Clark and Conrad. Nays: None. Motion approved.

Council member Atwood moved, seconded by Council member McLaughlin, to approve Resolution No. 2022-04-05 approving and authorizing a form of Loan Agreement and authorizing and providing for the issuance, and levying a tax to pay the Notes; approval of the Tax Exemption Certificate and Continuing Disclosure Certificate. Upon the roll being called, the following voted Ayes: McLaughlin, Iosbaker, Atwood, Tish, Clark and Conrad. Nays: None. Motion approved.

Council member McLaughlin moved, seconded by Council member Iosbaker, to approve Resolution No. 2022-04-06 approving Post-Issuance Compliance Policy. Upon the roll being called, the following voted Ayes: McLaughlin, Iosbaker, Atwood, Tish, Clark and Conrad. Nays: None. Motion approved.

Council member Iosbaker moved, seconded by Council member Tish, to set the date and time for a Public Hearing for the Status of Funding Activity for the CDBG (Community Development Block Grant) Downtown Revitalization Grant (20-DTR-005) Façade Improvements Project for April 20, 2022 at 6:00 p.m. Upon the roll being called, the following voted Ayes: McLaughlin, Iosbaker, Atwood, Tish, Clark and Conrad. Nays: None. Motion approved.

Council member Atwood moved, seconded by Council member McLaughlin, to approve the Application and Certificate for Payment No. 5 to R.G. Construction for the Sigourney CDBG Façade Improvement Phase I Project. Upon the roll being called, the following voted Ayes: McLaughlin, Iosbaker, Atwood, Tish, Clark and Conrad. Nays: None. Motion approved.

Jerry Wohler stated there was a meeting at City Hall on April 4th to discuss the July 4th festivities. There were several people present. Things should start kicking off on July 1st and run through the 4th. The Committee is in the process of raising money to help the City defray some of the costs. They are hoping to have a tent, a band for July 2nd and DJ for July 3rd. Most of the activities on July 4th will remain the same at Legion Park. Melissa Bird stated she would manage the parade. This should run the same as usual. The Kiwanis is giving \$1,000.00 to the festivities. Kiwanis is planning a lunch on July 4th and firemen are planning a breakfast to coincide with the run. They will meet with Director of Public Works I Northup to discuss the route and possible street closures. Council member Tish asked if they could get a list of the potential activities understanding this will change.

City Clerk Alderson stated it is set up to hold a meeting for the building owners on April 20th at 5:00 p.m. before the Council meeting for the Façade Grant – Phase II. Brad Grefe, Area 15 Regional Planning Commission, will be present to field questions, etc. In order to do the application for the Façade Grant there has to be an architect on board to do some of the preliminary work. This cost is \$1,200.00 per façade and if the project is not funded the City would be out that money. There will be additional costs for the architect if the project is funded. The Council asked if the participants could help with those fees. There are some interested parties.

Mayor Morlan talked about a temporary Council Committee for Social Media and Communications. Council member Iosbaker stated there needs to be policies put into place and we need to understand how we want to communicate with the community over social media. It is not well defined at all. This would provide guidelines for the staff as to what items would be put on social media, etc. Council member Tish stated that like all committees they would bring recommendations to the Council for approval. Council members Tish and Iosbaker have volunteered to help with this committee, and they will be meeting often. Council member Clark volunteered to help with this. Council member Clark moved, seconded by Council member Atwood, to approve a council committee for social media and communications. Upon the roll being called, the following voted Ayes: McLaughlin, Iosbaker, Atwood, Tish, Clark and Conrad. Nays: None. Motion approved.

Council member Iosbaker stated SADC met with the Keokuk County Expo's Five-Year Planning Committee. The Expo group has done an assessment of their building (not the barns). It is getting old and in need of a considerable amount of work. They are investigating tearing the building down and replacing it with a new structure that is wider, longer and higher. The intent is to make it more utilitarian. They have a strong desire to attract more participation from the community, in terms of general activities other than the fair. The fair is the primary use of the property, and they would like to expand that. They also shared they would like to target a segment of the market in the local area for functions like family gatherings and weddings while avoiding direct competitions with some of the established entities. The Expo wants to provide something more affordable. They are examining what grants might be available and they have a general idea that it will cost \$700,000.00 to \$750,000.00. Council member Tish stated they are not taking any more reservations after September 2023, so their tentative plan is to tear the building down after that. They are very serious about moving forward if they can get some funding. Can we collaborate on this project.

Council member Iosbaker did an in-depth tour of the Indian Hills facility by the high school. It is very impressive. They have two large multi station remote learning facility rooms. They have nice video conferencing facilities around a board room table (not a classroom). They have the ability to help high school students graduate with an AA Degree right out of that building with no charge to the student or the student's parents. Adults can attain an AA Degree out of that building exclusively by signing up for the Indian Hills curriculum and they can take all their classes remotely. The facility is under utilized for what it is capable of in Council member Iosbaker's opinion. Looking for ways to promote this facility.

Park and Recreation: Council member McLaughlin stated there has been an ad in the newspaper for a Flag Football Director and the City received an application from Alan Sellers, who has held this position in the past. Council member Atwood moved, seconded by Council member Tish, to approve hiring Alan Sellers as the Flag Football Director. Upon the roll being called, the following voted Ayes: McLaughlin, Iosbaker, Atwood, Tish, Clark and Conrad. Nays: None. Motion approved.

City Clerk Alderson stated there were a few mentions in the pool handbook of season passes, so there have been a couple of changes from season pass to punch card. Council member Clark moved, seconded by Council member McLaughlin, to approve the pool handbook. Upon the roll being called, the following voted Ayes: McLaughlin, Iosbaker, Atwood, Tish, Clark and Conrad. Nays: None. Motion approved.

Street and Sanitation: Matt Walker, French-Reneker-Associates, stated there are approximately 37 blocks that are going to get resurfaced with an asphalt overlay. Some of the streets are asphalt now and they will get milled and put back so there are some curb lines. The streets that are existing concrete will get three inches asphalt on top of them. Council member Clark moved, seconded by Council member Conrad, to set the date and time for a Public Hearing to Place Plans and Specifications on File and Bid Letting for the Street Improvements Project as May 4th, 2022 at 6:00 p.m. Upon the roll being called, the following voted Ayes: McLaughlin, Iosbaker, Atwood, Tish, Clark and Conrad. Nays: None. Motion approved.

A Street and Sanitation Committee meeting was set for Thursday, April 14th, 2022 at 6:00 p.m.

Water and Wastewater: Director of Public Works I Northup stated that each year he has to complete a Consumer Confidence Report to let the citizens know that the City is following our permit. The report shows what we test for and the levels. The City is not in violation. Council member Iosbaker moved, seconded by Council member Tish to approve the 2021 Water Quality Report (Consumer Confidence Report). Upon the roll being called, the following voted Ayes: McLaughlin, Iosbaker, Atwood, Tish, Clark and Conrad. Nays: None. Motion approved.

Items 7-2 and 7-3 need to be tabled until the next Council meeting.

A Sewer Committee meeting was set for Thursday, April 14th, 2022 at 6:30 p.m.

Finance: City Clerk Alderson explained this is for All Paid, the credit card company the City uses. They are raising their fee from 2.65% to 2.95% per transaction. The consumer absorbs these fees. Council member McLaughlin moved, seconded by Council member Tish, to approve the increase to payment acceptance fees effective April 28, 2022. Upon the roll being called, the following voted Ayes: McLaughlin, Iosbaker, Atwood, Tish, Clark and Conrad. Nays: None. Motion approved.

City Clerk: City Clerk Alderson stated gWorks software is the City's financial software. gWorks is moving to the cloud and they are slowly moving all the modules. This effects utility billing allowing citizens to see their own history, etc. Payroll is the next module they are upgrading. It would change the way we currently do payroll but has a lot of nice features. One of the features is a time clock. A web site can be set up through gWorks. A demonstration would take about 45 minutes if anyone would like to look at this as well. Council member Iosbaker commented that we need to determine if we can gain some efficiencies by upgrading. They are ultimately going to force the City to move to the cloud as they will have their modules converted within the next 24 to 36 months. The support fees for our current system will start to increase in time, but this is an opportunity for us to look at this.

Public Input: Amanda Kelly stated the Library is open back full time to pre-Covid times. Attendance did not take a huge hit as they do a lot of on-line things.

Council member Tish stated the school had a stakeholder meeting in February and they are having another on April 27th at 6:00 p.m.

Mayor Morlan stated he wanted to thank the City and Council for approving himself and Council member Iosbaker to attend the Municipal Leadership Academy. It was the third one and a great learning experience. The final one is in September. Mayor Morlan encouraged the other Council members to attend. There is a lot of great communication.

Council member Iosbaker stated there is a Nuisance Abatement Workshop in June.

The meeting was adjourned by acclamation at 7:21 p.m.

Jimmy Morlan, Mayor

ATTEST: _____
Angela K. Alderson, City Clerk