

CITY OF SIGOURNEY, IOWA
MINUTES OF REGULAR CITY COUNCIL MEETING OF
WEDNESDAY, FEBRUARY 15, 2023

The Sigourney City Council met in regular session in the Council Chambers at City Hall on Wednesday, February 15, 2023, with Mayor Morlan presiding and the following Council members answering roll call: Conrad, McLaughlin, Iosbaker, Lentz and Tish. Others present were: Rodger Aller; Casey Jarmes, Sigourney News Review; Jerry Wohler; Tyler and Amanda Snakenberg; and Angie Alderson, City Clerk.

The meeting was called to order at 6:00 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: Conrad, McLaughlin, Iosbaker, Lentz and Tish. Nays: None. Motion approved.

Council member McLaughlin moved, seconded by Council member Lentz, to approve the following items on the Consent Agenda: Council Accounts Payable Claims in the amount of \$15,916.35; City Clerk financial reports for January 2023; payroll expenses, miscellaneous expenses, ACH and monthly transfers for January 2023; Liquor License Application for Tobias Garcia-Romero (DBA: Tobys Pizza) at 102 East Washington Street for Class C Retail Alcohol License; Application for Tax Exemption for William and Joyce Bender Revocable Trust at empty lot on corner of Shuffleton Street and Marion Street; community betterment project; credit card report; and the time and place for the March 1, 2023 regular Council meeting will be at 6:00 p.m. at City Hall. Upon the roll being called, the following voted Ayes: Conrad, McLaughlin, Iosbaker, Lentz and Tish. Nays: None. Motion approved.

Council member Iosbaker moved, seconded by Council member McLaughlin, to approve the remaining item on the Consent Agenda: minutes of the regular Council meeting of February 1, 2023. Upon the roll being called, the following voted Ayes: Conrad, McLaughlin, Iosbaker and Lentz. Nays: None. Abstain: Tish. Motion approved. *(Council member Tish abstained as she was unable to attend the regular Council meeting on Wednesday, February 1, 2023.)*

Additional City Business: Council member Conrad moved, seconded by Council member Iosbaker, to approve Windstream proposal to bore 45 feet of fiber under West Skillman Street to provide services to 614 West Skillman. Upon the roll being called, the following voted Ayes: Conrad, McLaughlin, Iosbaker, Lentz and Tish. Nays: None. Motion approved.

Rodger Aller stated that on the south side of the square the window project was stopped today as we are waiting on a representative to show up. At 103 South Jefferson Street the Upper Story Project is moving along. The drywall is on and the first taping. It is cleaned up and looks better.

Mayor Morlan introduced the letter from Amanda Snakenberg regarding the Sigourney Façade Project. The letter outlines the current issues and trying to work through the order we need to take in order to solve all of them. Hopefully we will be getting together tomorrow with the architect and the *(window)* representative, but with the weather coming in that might have to be put off. The representative needs to be looking at 119 East Marion Street and 101 East Marion Street buildings. Mayor Morlan thanked Mrs. Snakenberg for her letter. The Council viewed pictures of the roof at 119 East Marion Street. Mr. Aller stated there is a 2 x 4 framing around a vent on the roof and the picture shows the material is raised up and it is hollow underneath. The corners of the 2 x 4s are sharp and this will not last. This is not a good situation as this could easily be punctured. This and several of the pictures showing other issues are on the punch list. Some of the pictures show the spouting not being fastened. The roof appears to be bubbling up and it should be flat. There are some areas worse than others. Mayor Morlan stated that he thinks part of this is the underlayment. He has a sample and it looks like it would really absorb water and that could cause this to swell up. Mr. Aller stated that two months ago the roof did not look like that. There are pictures from the beginning, and it was not raised. It appears that every place there is a fastener it looks to be raised / swelled around the fastener. Council member Iosbaker stated his concern is that if the roof condition is as it is and Mrs. Snakenberg moves forward with the apartment work and a hole is punched into the roof for the air conditioning, the question is what does that do from the perspective of the Façade Project itself. Mrs. Snakenberg stated that knowing the situation and how things have been going so far, that would open up room for them (Mr. and Mrs. Snakenberg) to be blamed. Even if there is an okay to work from Area 15 Regional Planning Commission, they (Mr. and Mrs. Snakenberg) are scared to touch that with it being the way it is when she does not feel it would pass a warranty inspection. They are hoping to have an inspection done to prove that it would pass warranty. If it will, they will have to figure it out from there. Mayor Morlan stated that part of the concern of punching a hole through the roof for the HVAC system is would it void the warranty or does Hopkins need to come in and do that? There are questions that need to be taken care of. And according to the contract they can't do

any finishing to the apartments until the contract is finished as there cannot be two contractors working in the same building. That is why they (Mr. and Mrs. Snakenberg) are trying to get the emergency situation taken care of so they could do that. Right now, they can't as there are issues with the windows and the HVAC system. Mr. Aller asked if the manufacturer of this roofing company comes out and inspects the roof? There was discussion as to who will warranty the roof. Council member Iosbaker stated that he believes Mr. and Mrs. Snakenberg are looking at what to do next and what can they do. This is an outstanding issue and we do not know what they can do at this point in time. This factors into how we close out the Façade Project. Mayor Morlan stated that we are wanting to get together with the architect, the contractor (Rod Grooms himself) and also the people responsible for the grant to come here and let us know what can be done, when it can be done and so on before we can go ahead and finish.

Mayor Morlan stated the contractor is saying they are basically finished with just a few little touch up things to do but would like to get paid as they are basically finished. Mayor Morlan believes there are enough items here that need resolved that he does not feel comfortable giving them substantial completion. Council member Iosbaker stated he does not think the project is in a state where it is wise to issue a certificate of substantial completion. Mr. Aller asked when the \$500.00 per day starts. Council member Tish asked if there were any legal issues with the City not approving this. City Clerk Alderson stated she was not aware of any. Council member Iosbaker moved, seconded by Council member Conrad, to not approve the Certificate of Substantial Completion for the Sigourney Façade Project at this time. Upon the roll being called, the following voted Ayes: Conrad, McLaughlin, Iosbaker, Lentz and Tish. Nays: None. Motion approved.

Mayor Morlan reviewed the change order for 101 East Marion Street. This is to have the windows finished on the inside. It has been approved by Mr. Claywell. There has been a lot of discussion on this. The contractor did not feel that it was in the plans to finish it on the inside as there was additional finishing that needed to be done. The original windows went up so high and the new windows go up about another foot and a half to two feet. But it is above the ceiling. The contractor is saying there has not been any detail and nothing that says they had to tear out part of the ceiling and replace it. This change order is to get this completed. Council member Conrad asked if these are the same windows there are problems with and Mayor Morlan replied yes. Mayor Morlan stated that it is currently on hold. Most of the windows are as far as framing in and putting drywall on. They have not finished the drywall yet and they are calling a halt to it until the window situation is inspected. Council member Conrad moved, seconded by Council member Tish, to approve Change Order 101 - #20 for 101 East Marion Street – Sigourney Facades Phase I. Upon the roll being called, the following voted Ayes: Conrad, McLaughlin, Iosbaker, Lentz and Tish. Nays: None. Motion approved.

Council member Iosbaker reported they have been busy. There were roughly 20 members that attended the annual meeting, and it was successful. There was a new voting members board elected. They had some very productive conversations about what should be accomplished in the coming year. They had a meeting with regard to the Child Care Initiative they have been working on. They are in the strategic planning phase, and it is being very well administered by the First Children's Finance representative. SADC gave a presentation at the last school board meeting of the work that has been done by their school technician on the SADC website. The school has been asked to expand the program so a few more students may be brought in.

Street and Sanitation: City Clerk Alderson explained that she has received quotes for the large sanitation bags. The City is not low yet, but sometimes people are waiting eight months to get their orders. This was during COVID and at that time they quit doing the "City of Sigourney" garbage bags. Currently we have to purchase 200 cases, but we are being offered a deal. The yellow personalized bags had risen in cost to \$90.00 per case. They have been reduced to \$77.30 per case. The staff would like to go back to the yellow personalized bags. Council member Conrad asked for a sample to be sent. Council member Iosbaker moved, seconded by Council member Tish, to table the purchase of the sanitation bags until the Council sees a sample. Upon the roll being called, the following voted Ayes: Conrad, McLaughlin, Iosbaker, Lentz and Tish. Nays: None. Motion approved.

Council member McLaughlin left the meeting at 6:25 p.m. as she is attending a Keokuk County Community Endowment Foundation meeting as a representative of the City.

Water and Wastewater: Council member Lentz moved, seconded by Council member Iosbaker, to approve the letter for contract time extension request for the Sigourney Wastewater Treatment Plant Improvements (CDBG 19-WS-009). Upon the roll being called, the following voted Ayes: Conrad, Iosbaker, Lentz and Tish. Nays: None. Motion approved.

City Clerk: City Clerk Alderson stated she would like to move forward with hiring the Deputy City Clerk position. Ashley Fry is interested in the position and legally this has to be posted for ten days. City Clerk Alderson stated she would like to change the due date to February 27th and post this in the window of the front door. If qualified candidates do apply, interviews will be done. Hopefully this decision can be made on March 1st. Then the City can move on. Council member Tish asked about what the pay might be if someone asks. City Clerk Alderson stated that we would use the City's wage caps resolution. Unless someone is qualified, interviews do not have to be done, but have agreed that should someone qualify interview(s) would be done and a decision made from there. The hiring can be pushed to March 15th if necessary. Council member Conrad moved, seconded by Council member Lentz, to approve posting a display ad for the Deputy City Clerk position. Upon the roll being called, the following voted Ayes: Conrad, Iosbaker, Lentz and Tish. Nays: None. Motion approved.

City Clerk Alderson stated she is asking for a \$0.79 per hour raise for Ashley Fry. This would take her from \$16.21 to \$17.00 per hour. She would like to do this for all the extra work she has been putting in for the last several months. She has been learning all the duties of the Deputy City Clerk. This would allow her to be a backup, etc. This would come to \$400.00 to \$500.00 including FICA and IPERS. Council member Tish asked if this was still in the wage cap range. City Clerk Alderson is sure this is, but she wanted to double check. Council member Tish moved, seconded by Council member Conrad, to approve wage increase for Ashley Fry retroactive to February 1, 2023 to \$17.00 as long as it is in the already approved wage range. Upon the roll being called, the following voted Ayes: Conrad, Iosbaker, Lentz and Tish. Nays: None. Motion approved.

Public Input: Jerry Wohler stated that while they were out of town last week they received a phone call about some water leaks on the front windows. Mr. Wohler stopped into the H & R Block office and the contractor told him it was a leak around the H & R Block signage on the front and they said they caulked around it and it would be just fine now. We will not know until we get another rain. The doors that were put out front still need to be trimmed and painted. There was a little bit of sanding done on the top of the railing to take the sharp edge off, but it is still rusty, and he is not willing to accept that as the new stainless railing.

Council member Tish moved, seconded by Council member Lentz, to adjourn the meeting. Upon the roll being called, the following voted Ayes: Conrad, Iosbaker, Lentz and Tish. Nays: None. Motion approved.

The meeting was adjourned at 6:36 p.m.

Jimmy Morlan, Mayor

ATTEST: _____
Angela K. Alderson, City Clerk