

CITY OF SIGOURNEY, IOWA
MINUTES OF REGULAR CITY COUNCIL MEETING OF
WEDNESDAY, JANUARY 18, 2023

The Sigourney City Council met in regular session in the Council Chambers at City Hall on Wednesday, January 18, 2023, with Mayor Morlan presiding and the following Council members answering roll call: Conrad, McLaughlin, Iosbaker, Lentz, Tish and Clark. Others present were: Rodger Aller; Casey Jarmes, Sigourney News Review; Jerry Wohler; Matt Walker, French-Reneker Associates; Don Northup, Director of Public Works I; and Angie Alderson, City Clerk.

The meeting was called to order at 6:00 p.m. Council member Lentz moved, seconded by Council member McLaughlin, to approve the tentative agenda. Upon the roll being called, the following voted Ayes: Conrad, McLaughlin, Iosbaker, Lentz, Tish and Clark. Nays: None. Motion approved.

Council member McLaughlin moved, seconded by Council member Tish, to approve the following items on the Consent Agenda: Council Accounts Payable Claims in the amount of \$26,668.58; Library Accounts Payable Claims in the amount of \$4,567.71; City Clerk Financial Reports for December 2022; Payroll Expenses, Miscellaneous Expenses, ACH and Monthly Transfers for December 2022; Resolution 2022-01-01 re: Memorial Hall Reappointment; Resolution 2022-01-02 re: Providing for Financial Support of the Area 15 Regional Planning Commission; Don Northup to attend the 2022-2023 Aquatic CEU Workshop Sponsored by Iowa Parks and Recreation Association on Monday, March 6, 2023 at a cost of \$165.00; credit card report; and the time and place for the February 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, Tish and Clark. Nays: None. Motion approved.

Council member McLaughlin moved, seconded by Council member Lentz, to approve the remaining item on the Consent Agenda: minutes from the regular Council meeting of January 4, 2022. Upon the roll being called, the following voted Ayes: McLaughlin, Iosbaker, Lentz, Tish and Clark. Nays: None. Abstain: Conrad. Motion approved. *(Council member Conrad abstained as he was unable to attend the regular Council meeting of January 4, 2023.)*

Additional City Business: Council member Iosbaker stated the current firewall is running out of support and therefore the City needs to do something to maintain a support contract with the provider. There is a question as to whether we should go with an almost exact replacement in terms of capacity and capability with what we have now versus obtaining a firewall that has greater capacity than what we currently have. The reason this came up is because of the discussions the City has had regarding our ability to maintain sessions and to access some of the assets out on One Drive for example. Council member Iosbaker has done some testing and talked to our representative from Access Systems and currently it appears that the connectivity that we have with our internet provider is not really adequate for what we are asking of the system, because we have all these new laptops and are using Microsoft 365 which has a considerable amount of network access associated with it. We know we have to replace the firewall we have. Council member Iosbaker is asking for approval to replace a firewall, but after some additional research see whether we need the larger option or if the City can stay with the smaller option. It does make a difference in the terms of cost. Monthly we are now paying approximately \$51.00 a month and that would increase to \$52.00 or \$53.00 per month if the cost is prorated over 60 months. The option two unit is about \$2,000.00 more expensive and would prorate out to \$80.00 per month. The City should not invest in option two unless we need it. Council member Iosbaker would like the Council to approve a value not to exceed the cost of option two, but we will purchase option one if it is the right thing to do. Council member Tish asked if the firewall/software could be upgraded at some point in time. Council member Iosbaker stated that was possible. City Clerk Alderson stated that she has been in contact with MCG regarding some of our issues and they are going to increase our bandwidth. Council member Iosbaker stated that we have stopped doing the Teams Meetings and are self-limiting which is why the problem hasn't been as bad. Council member McLaughlin moved, seconded by Council member Conrad, to approve the purchase of a new firewall not to exceed \$4,810.00. Upon the roll being called, the following voted Ayes: Conrad, McLaughlin, Iosbaker, Lentz, Tish and Clark. Nays: None. Motion approved.

Mayor Morlan updated the Council members on the water damage to the Police squad room. There were some pipes that burst in the squad room and flooded the squad room and some of the rooms around it. ServPro came in to dry things up and they have torn things up to get to all the pipes and piping. City Clerk Alderson stated she has talked with our insurance agent (Horak Insurance) and our insurance company (ICAP – Iowa Community Assurance Pool). City Clerk Alderson had asked about having LDL Builders (per Council approval) do the work

as they did all the remodel work in 2011. ICAP said we could ask whomever we wanted to do the work. They just need to work with the adjustor and that could happen as early as next week. This would involve the adjustor pointing out what would need to be done from the insurance company's perspective and the contractor pointing out what they thought would need to be done. City Clerk Alderson asked the Council if they were okay with LDL Builders doing the work or would they prefer to go out for bids. Council member Tish stated she is good with LDL Builders, but did not want to show favoritism. The leak is stopped, but damage was done and a lot of walls or partial walls were damaged and torn out. This happened over the weekend there was a harsh wind that we think was the problem.

Rodger Aller, Grant Observer, stated that about 20 of the items (*on the punch list*) have been completed. Hopkins Roofing has been there, but he has not been able to catch up with them. They are in and out working on the spouting and down spouting. He is not sure of what else they have done. Mayor Morlan stated it looked like they had trimmed off some of the roofing that was flopped over underneath there. They haven't trimmed it all off yet. Mr. Aller stated that someone took Tyler (*Snakenberg*) up to the roof and they took a bunch of pictures. The roof looks considerably worse today than it did two months ago, and he doesn't know why. There was spouting that was put up and it wasn't connected to the front. Mr. Aller hadn't caught that as he does not get up there very often. There were some pictures of those things, and they will need to be addressed some time. Mr. Aller stated that Tyler and Amanda (*Snakenberg*) are concerned about their windows. There are some parts that are supposed to be coming for the windows. Mr. Aller stated that he can hardly open and close them. They shouldn't be that way and will need to be addressed. There also appears to be hammer marks in one of the windows and drywall. Mr. Aller does not know where that came from or when it happened. Council member Iosbaker asked if there is enough information from the photographs to develop a punch list or a list of actions. Mr. Aller stated there are two or three pictures that look like there are holes punched in things and he would like to see those for himself before he says they are holes. It could be dirt, but it looks like someone punched a hole in them. The caulking along the front is definitely supposed to have a metal cap on it and it doesn't. The caulking is bad – you can see some places where the caulking not sealed up very well. Mr. Aller stated they need to get up on the roof sometime especially after Hopkins get done. There is concern as to what Snakenberg's (*119 East Marion Street*) roof looks like compared to Misty White's (*117 East Marion Street*). There are a lot of differences. The Snakenberg (*119 East Marion Street*) roof has a lot of patches and a lot of bubbles and stuff. Misty's (*117 East Marion Street*) is flat. There is something going on. Council member Tish stated that the windows at Snakenbergs (*119 East Marion Street*) are not sealed completely so their electricity bills are horrendous. Mr. Aller stated that supposedly you can see daylight out of one side of those windows. There was also a window open and Mr. Aller stated they closed it, but it was opened back up again. Mayor Morlan stated that there was not a catch to keep it closed. That is the window that the parts are supposedly ordered for. On the 103 South Jefferson Street Project they are supposed to be painting, but there isn't even any drywall on. The electrician showed up and they are about 85% done with the wiring – the rough in. The service and everything has to be done, but it is outside. At least the drywalling can be started after the inspection next week. They stated they are going to start drywalling next Monday – Wednesday at the latest. They are going to drywall the ceiling and then blow insulation – drywall then insulate. There is no way to get into the ceiling, so they are going to work together. They did insulate some of the outside inside walls. It is kind of shoddy, but it is insulated. The east and west walls have been foam insulated. But the electricians came in and dug out a lot of the foam. The plumber has been there. He made a couple mistakes that he had to change, but those are fixed. They tried to bring the bathtub upstairs, but the tub was damaged, and they couldn't get it up the stairs, so they took it down and reordered a new tub and shower, but they ordered a three piece this time. They are waiting on that. Some of the flooring was cut out that was not supposed to be and now it has to be patched back in with the old board as it has to be matching. The old floor should never have been cut out of there to get the plumbing across. This was in the hallway by the mechanical room. They cut in the hallway, and they should have put the piping underneath. The floor gets sanded and finished and they had a big hole cut in it and they were told twice not to do that. They are about 80% done with the rough in. The electrical inspector is supposed to be there sometime the first of next week to inspect the electrical part and then they can start drywalling if the electrical part is approved. Mr. Aller stated that he had talked with Larry Dietrich today and Larry had received a letter from Rod about the service on the back of the building. Mr. Aller did not know anything about it and didn't know if the City had received anything. They are trying to put a change order through because they want to change the existing buildings main breaker panel. Mr. Aller stated that Mr. Dietrich stated he did not want that and that he would do it himself. The electrician doing the job stated he did not know where that came from as they were not going there. They are going on the outside, drop a new meter and Alliant will hook into a new service. Change Orders have to go through the City. The letter came from Rod Curtis, and it was dated in August. Mr. Aller stated they are at least four or five weeks behind.

There is a Change Order to remove asbestos abatement from the contract and Mr. Claywell had approved the Change Order Request. Council member Iosbaker moved, seconded by Council member Conrad, to approve Change Order 101-#14 for 101 East Marion Street, Sigourney, Iowa. Upon the roll being called, the following voted Ayes: Conrad, McLaughlin, Iosbaker, Lentz, Tish and Clark. Nays: None. Motion approved.

This Change Order is for the installation of the guard rail at 105 East Marion Street and the sign allowance at 117 East Marion Street. Council member Iosbaker asked if the railing was fixed. Mr. Aller stated the railing is missing a bolt and is scratched up. Mr. Wohler stated it is not acceptable as far as he is concerned. He also stated that there are pieces that if somebody is actually using the guard rail they could cut or scratch their hand on it. Mayor Morlan stated it looks rusty and it is supposed to be stainless steel. Council member Clark asked about what happens if they vote to not pay it. Council member Lentz asked if we could pay for the rest of the pay estimate and City Clerk Alderson was not sure we could do that. Mr. Aller asked if R.G. Construction had been notified that the railing is damaged. Mayor Morlan has talked with them, but we haven't heard anything. Mr. Aller stated that a magnet does not stick to it and that some stainless will rust in certain conditions. Mr. Wohler agreed that it is rusty and is pretty rough. Council member Iosbaker moved, seconded by Council member Clark, to not approve payment number 13 to R.G. Construction at this time. Upon the roll being called, the following voted Ayes: Conrad, McLaughlin, Iosbaker, Lentz, Tish and Clark. Nays: None. Motion approved.

Council member Iosbaker reported SADC is working on the preparations for the annual members meeting. He is optimistic they are going to get pretty good attendance from the businesses in the area. They are meeting to discuss the results of the childcare survey that was conducted last August and to use this as part of their strategic planning for childcare hopefully in conjunction with other municipalities within the County.

Park and Recreation: A Park and Recreation Committee was set for Wednesday, January 25th at 5:30 p.m.

Water and Wastewater: Matt Walker, French-Reneker-Associates, stated that the pay estimate No. 21 to Boomerang is essentially for all of the work that has been completed at the wastewater treatment plant other than retainage. The project called for a five (5) percent retainage to be held back which amounts to \$281,482.92. Mr. Walker is working through the punch list with Boomerang. They have three or four items that still need to be completed, but they can't be done until spring as much of it has to do with seeding, cleaning up debris and addressing the grading issues. Boomerang is requesting a partial release of their retainage, not all of it - just some of it as a majority of the work has been completed. They are asking for everything, but \$50,000.00 dollars. Don Northup, Director of Public Works I, stated they have more items to add to the punch list. There are some doors that leak and some overhead doors that rattle and when the wind blows, they leak. Northup also stated that the entire area needs to be picked up as there is trash, rock, stumps, etc. out there. Northup stated that the more we hold back the quicker they will get out there and Mr. Walker did not disagree. Mr. Walker stated that typically whatever the cost is to do the remaining work is withheld times two. It looks like Boomerang went through the area with a plow and left little ridges and then seeded right over the top of it without doing any sort of pick up. They are large (6 inch in diameter) chunks of concrete, stones and chunks of wood that they just mowed right over. There was no hand work done whatsoever. Anything around the buildings was not touched. Northup stated they are going to have to regrade some things for water to flow. Council member Tish asked if we had any idea what an approximate cost to do all these things would be. Mr. Walker stated that he thought the cost to seed the whole thing was around \$35,000.00 to \$40,000.00 and that included the grading and all the erosion control work that wouldn't have to be redone. He thought \$35,000.00 to \$40,000.00 probably is not unreasonable. Northup stated he thought it would be a little more than that as they tore up about every square inch of the property. Mr. Walker stated Boomerang is hoping they can roll it out in the spring. He and Northup do not think that will work. Mr. Walker stated the other items are minimal, it is just getting them there to do it. Northup is concerned if they have multi million dollar projects to do, how quick are they going to get to Sigourney to do the remaining work. Council member Iosbaker asked if they had more than \$50,000.00 worth of work left to do. Northup thought \$75,000.00, but Mr. Walker stated he thought \$50,000.00 would cover it. Northup listed out several items that needed to be addressed. Council member Tish asked if there were any repercussions if the request is denied. Mr. Walker stated that he felt they would come back with another request and come before the Council and present their case. Legally he is not sure and maybe we should talk to our City Attorney as far as withholding all of it. Substantial completion has already been achieved. Council member Conrad asked what we should reasonably do. If Boomerang is substantially done, then maybe the City do half. That leaves some retainage there until they are completed. They aren't completed until everything is done. There are not any guarantees when they will be here. This topic is for discussion only and a pay estimate would be presented at the next Council meeting for that amount. Council member Conrad stated

that he wants this done and if Boomerang stated they would be done by April 1st, he would be happy to give them more of the retainage, but at this point in time, he would be happy with fifty percent. Council member Tish asked if there is a completion date and Mr. Walker stated they are past the original completion date. It was decided to do around \$140,000.00.

Council member Conrad moved, seconded by Council member Iosbaker, to approve Pay Estimate No. 21 for Boomerang Corp. for Proposed Wastewater Treatment Plan Improvements – CDBG #19-WS-009 – Sigourney, IA – SRF #CS192087001. Upon the roll being called, the following voted Ayes: Conrad, McLaughlin, Iosbaker, Lentz, Tish and Clark. Nays: None. Motion approved.

Public Input: Northup stated that we are all but completed with the lagoons and we are online and the testing we have done puts us in compliance with our ammonia limits. This entire project was done because we were out of compliance for two months during the cold months. The ammonia limits have been taken down, so the system is working.

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

The meeting was adjourned at 6:44 p.m.

Jimmy Morlan, Mayor

ATTEST: _____
Angela K. Alderson, City Clerk