

**CITY OF PRAIRIE CITY  
MINUTES  
MARCH 10, 2021**

The City Council of Prairie City, Jasper County, Iowa, met on March 10, 2021, in regular session at the Prairie City Council Chambers at City Hall and via ZOOM. At 6:02 p.m. Mayor Alleger called the meeting to order, and all joined in reciting the Pledge of Allegiance.

Roll Call: Roll was called showing members present and absent as follows: Present: Mayor Alleger; Councilors: Townsend, Berger, Lindsay, McDonald, and Taylor. Also in attendance: City Administrator, John Lloyd; City Clerk, Jodie Wyman; Police Chief, Mike German; City Water and Sewer Operator, Carl Van Der Kamp; and City Engineer, Andrew Inhelder.

Public Comments: Scott Devries, on behalf of Mound Prairie Ventures located at 101 through 107 South Main Street, addressed Council regarding the consideration of the sale of the parking lots within the city. He asked Council to please consider the limited amount of parking for current downtown business owners, workers, and customers when discussing future business growth on the square.

Agenda Approval: Amendments are needed for the current agenda including, items 8g and 8h. The wording for 8g needs to be modified to read "Council real estate discussion" due to communication received from the city attorney regarding closed session requirements not being met with this item. In conjunction with the removal of the closed session for 8g, 8h needs to be removed from the agenda. Also, remove item 5a under consent agenda due to February 10, 2021, meeting minutes not being received with adequate time for review. McDonald moved to approve the amended agenda and was seconded by Taylor. The motion passed all ayes.

Consent Agenda: McDonald moved to approve the amended consent agenda and was seconded by Berger. The motion passed all ayes.

Presentations: Taylor moved to approve to accept the Final Plat for Rolling Prairie Plat #3 and was seconded by Lindsay. The motion passed all ayes.

Tom Schendel, on behalf of the Prairie City Park Board, addressed Council regarding the current and future plans of Park Board. The current list of projects that was previously received by Council does have items that have now been completed including tree removal, the gutters on the community building are set to start Thursday, March 11, 2021, and the fence extensions at the ball fields are scheduled to begin later this spring. This is an ever-changing list and not all-inclusive, but the Park Board will do their best to make sure it is up-to-date and in front of Council for better transparency. Park Board has three large projects that are on their radar for discussion in the near future: (1) the pond, (2) rec complex improvements/addition, and (3) bike trail. As for the remainder of this year, they will be working through the remaining budget dollars to get equipment and supplies for the beginning of the park and recreation program this spring. There was no action taken by council.

Taylor moved to approve the purchase of a new pump in the amount of \$9,984.50 to replace well #1 and was seconded by Townsend. The motion passed all ayes.

Seth Shannon with Schemmer Design Build presented a proposal for a current facility assessment. A conditional assessment proposal was presented to Council three to four years ago when Mr. Shannon was with a previous employer. With the assessment, both conditional and functional assessments would be completed and a proposal on a granular level as to a recommendation to Council on the best action for each facility. Council will review the scope of the work and re-visit discussion at either the April or May

meeting, per Mayor Alleger.

The Bike Night Group addressed Council about the city's contribution toward 2021 Bike Nights. Council would like to not contribute financially since there was such a substantial loss last year in excess of \$9,000. The first proposed date for 2021 is April 16, 2021, and the Bike Night Group will need to have a request to Council for the street closure and proof of insurance prior to having a special Council meeting for approval. The Bike Night Group presented to Council that they have six to seven vendors ready to sign up for a full year's event permit, insurance is ready (pending dram shop), and clean-up will be requested with local clubs/groups for a donation to selected club/group. The cost of the rental of Garden Square will be \$100 without alcohol and \$250 with alcohol (no glass allowed). The security is an area of concern to The Bike Night Group, as it is the highest potential cost, with a proposed eight officers at \$55 an hour for each event. The question was brought to Chief German about a two-hour minimum in the event of weather causing cancellation of the event. Mayor Alleger expressed that further discussion may need to be had with the COOP about the September 17, 2021, event and increased traffic due to harvest. No action was taken by Council.

Old Business: Andrew Inhelder with MSA presented a map of the Marshall Street reconstruction project. As presented, the project scope encompasses Marshall Street, both lanes of traffic, parking areas on both sides of Marshall Street, new sidewalk on both sides of Marshall Street, storm sewer through the E. Jefferson and Marshall Street intersection, and electric pole being moved from the southeast corner of E. Jefferson, in front of the library to the northeast corner of E. Jefferson. The quote from Mid-American for this pole relocation and also to change the power that runs to the park underground is around \$9,500 and will be completed prior to June 1, 2021. Andrew also requested a quote for all of the electrical services in this area to be underground; however, it has not been received yet. The Marshall Street Reconstruction Project is anticipated to begin in June 1, 2021, and wrap up approximately 75 days later, by August 15, 2021. The recommendation to Council is to have complete closure of the entire area for the full time frame. The estimated total provided is \$606,000. No action was taken by Council.

McDonald moved to approve the setting of April 8, 2021, at 2:00 p.m. as the date and time for sealed bids for Marshall Street Reconstruction Project to be due and was seconded by Townsend. The motion passed all ayes.

Townsend moved to approve the Resolution Setting a Public Hearing for April 14, 2021, at 6:00 p.m. at City Hall and via Zoom for the approval of the Plans and Specifications and potential award of contract for Marshall Street Reconstruction Project and was seconded by Taylor. The motion passed all ayes.

McDonald moved to open the public hearing for Budget for the City of Prairie City FY July 1, 2021 – June 30, 2022. Councilor Lindsay seconded the motion. On a roll call vote the motion passes all ayes. The public hearing opened at 7:40 p.m. No communication received.

At 7:40 p.m. Lindsay motioned to close the public hearing. Councilor Taylor seconded the motion. The motion passed all ayes.

Mayor Alleger requested a motion for the approval of the Resolution Budget Certification for the City of Prairie City FY July 1, 2021 – June 30, 2022. Taylor moved to approve and was seconded by McDonald. The motion passed all ayes.

Lindsay moved to approve the Resolution Accepting the Quit Claim Deed from The Prairie City Economic Development Corporation and Jasper County Economic Development Corporation and was seconded by Taylor. The motion passed all ayes.

McDonald moved to open the public hearing on Ordinance 382 Setting Park Facility Rates. Councilor Townsend seconded the motion. On a roll call vote the motion passes all ayes. The public hearing opened at 7:42 p.m. No communication received.

At 7:42 p.m. Lindsay motioned to close the public hearing. Councilor Taylor seconded the motion. The motion passed all ayes.

Townsend moved to approve the first reading of Ordinance 382 Setting Park Facility Rates. The motion was seconded by Berger. The motion passed all ayes by roll call vote.

McDonald moved to approve the Resolution waiving the second and third readings of Ordinance 382 and was seconded by Lindsay. The motion passed all ayes.

Taylor moved to approve the Resolution for the amended Prairie City Fee Schedule and was seconded by Townsend. The motion passed all ayes.

New Business: Townsend moved to approve the Resolution Setting the Time and Dates for the next regular Prairie City Council meeting for April 14, 2021, at City Hall and via ZOOM at 6:00 p.m. The motion was seconded by Lindsay. The Resolution passed all ayes.

McDonald moved to approve the Resolution Setting a public hearing for the a change to the Code of Ordinances to increase water, waste water, solid waste, and recycling for April 14, 2021, at City Hall Council Chambers and via Zoom at 6:00 p.m. The motion was seconded by Berger. The Resolution passed all ayes.

Melanie Umble with Shomo-Madsen-Umble Insurance addressed Council regarding the insurance renewal rates. Increases to the city's policy include: Property Insurance rates increased due to the Derecho; Liability Insurance rates increased due to Water Department payroll increase; Automobile Insurance rates increased with the addition of the 2021 Chevy Truck to the policy; Linebacker Insurance (Employee coverage and coverage for potential litigation) rates increased due to a global increase with EMC; Law Enforcement Insurance rates increased due to an increase in personnel; Cyber Insurance rates increased with the increased risk due to remote working; and the Umbrella Insurance rates increased due to General liability and Water Department payroll increases. The city currently has a \$1,000 deductible. The total policy cost associated with the current deductible is \$43,943; however, if the city would elect to increase the deductible to \$2,500 the total premium would be \$42,336. McDonald moved to approve renewing the insurance policy with a \$2,500 deductible and total premium cost of \$42,336. The motion was seconded by Townsend. The motion passed all ayes.

Taylor moved to approve the proposed 28E Agreement with Jasper County for Animal Control Services. McDonald seconded the motion. The motion passed all ayes by roll call vote.

McDonald moved to approve the amended seasonal employment posting with the deadline of April 6, 2021, at 4:30 p.m. Lindsay seconded the motion. The motion passed all ayes by roll call vote.

City Administrator Lloyd addressed Council regarding a quote in the amount of \$5,250 received from Septics and More Inc. to tear down the old Thermo Gas Building, haul to dump, remove concrete, haul in dirt, and level yard up. Three quotes, including this lowest bid quote from Septics and More Inc., were received back in 2020. Council requested Administrator Lloyd contact a vendor for asbestos testing in the building and then reach back out to each of these three companies for updated quotes. No action was taken by Council.

Lynton Jeffrey submitted a proposal to purchase multiple properties or parcels of land owned by the City in the area of W. Jefferson Street and N. Monroe for \$5,000. The desired purchase of these properties

would be to erect duplex or triplex housing or possibly a manufacturing facility for race car chassis. The assessor's website of the properties shows a value of \$13,000, which is well above the presented offer. Council tabled further discussion until the April meeting, when a public hearing may be scheduled. Closed Session: McDonald moved to enter into closed session, and Berger seconded the motion. The motion passed all ayes. The Prairie City Council moved into closed session at 8:54 p.m.

Open Session: Mayor Alleger brought the Council back into the open meeting at 9:53 p.m. with all ayes by roll call vote. Also in attendance was City Administrator, John Lloyd; and City Clerk, Jodie Wyman.

McDonald moved to accept the resignation of City Administrator, John Lloyd, effective immediately, and Berger seconded the motion. The motion passed all ayes.

Taylor moved to adjourn the Council meeting and was seconded by McDonald. The motion passed all ayes. The March 10, 2021, Prairie City Council meeting adjourned at 9:55 p.m.

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**Chad D. Alleger, Mayor**

**ATTESTED TO:**

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**Jodie Wyman, City Clerk**