

**CITY OF PRAIRIE CITY
MINUTES
MAY 12, 2021**

The City Council of Prairie City, Jasper County, Iowa, met on May 12, 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, Lindsay, and Taylor; Absent: McDonald and Berger. Also in attendance: Interim City Administrator and City Clerk, Jodie Wyman; Police Chief, Mike German; City Water and Sewer Operator, Carl Van Der Kamp; City Attorney, Matt Brick; and City Engineer, Andrew Inhelder.

Agenda Approval: Taylor moved to approve the agenda and was seconded by Townsend. The motion passed all ayes.

Consent Agenda: Taylor moved to approve the consent agenda and was seconded by Lindsay. The motion passed all ayes.

Public Comments: Kimberly Pierce addressed Council with concerns surrounding her property and the Marshall Street Reconstruction Project. Her first concern is that the project goes to Washington Street and not through the intersection. This concern is regarding the water run off to the southwest corner of her property, running south to this location from Marshall Street as well as running east from across the funeral home across Marshall Street. Ms. Pierce would like Council to consider expanding the project to include the intersection at Marshall Street and Washington, so the southwest corner of her property would be fixed.

The next concern that Ms. Pierce presented to Council was in regards to the Bike Trail. She is concerned the Bike Trail will devalue her property. Additionally, she feels that there will be a safety issue with it being close to her home. She has a grandchild that is special needs so having strangers on bikes or traveling quickly by her property will cause confusion for the child.

Old Business: Andrew Inhelder with MSA presented Council with an update of ongoing projects. Councilor Townsend asked for a status update for the Prairie Point Development. Andrew advised the developers submitted an initial site plan for review, but it did not meet current zoning code. MSA's recommendation was to go through the planned development; however, there has been nothing resubmitted for review at this time. Once received, it can be expedited, as it has to go through Planning and Zoning and then Council.

Andrew Inhelder with MSA presented Council with the Statement of Final Completion and Acceptance of the Work for the Water Main and Sanitary Sewer Extension 2020 Project. There are still four-year bonds associated with the project for any potential issues with the water and sewer mains within the scope of work holding the contractor liable. MSA recommends Council approve the submitted Final Completion and Release of Claims.

Taylor moved to approve the Final Pay Application #3 in the amount of \$16,678.27 releasing retainage for review and signature and was seconded by Townsend. The motion passed all ayes.

Townsend moved to open the Public Hearing on proposed plans, specifications, form of contract and estimate of cost for the Marshall Street Project. Councilor Taylor seconded the motion. On a roll call vote the motion passes all ayes. The Public Hearing opened at 6:11 p.m. No one was present, nor were any communications received.

At 6:12 p.m. Townsend motioned to close the Public Hearing. Councilor Taylor seconded the motion. The motion passed all ayes.

Taylor moved to approve the Resolution finally approving and confirming plans, specifications, form of contract and estimate of cost for the Marshall Street Reconstruction Project and was seconded by Townsend. The motion passed all ayes.

Sealed bids were due Monday, May 10, 2021, by 2:00 p.m. The results of the bidding included three bids: TK Concrete \$554,447.00, Absolute Concrete \$549,273.00, and Halbrook Excavating \$610,090.25. No action was taken by Council.

Taylor moved to approve the Resolution awarding the contract for the Marshall Street Reconstruction Project, per the recommendation of MSA, to Absolute Concrete in the amount of \$549,273.00. The motion was seconded by Townsend and passed all ayes.

Taylor moved to open the Public Hearing for 2020-2021 Budget Amendment. Councilor Townsend seconded the motion. On a roll call vote the motion passes all ayes. The Public Hearing opened at 6:21 p.m. No one was present, nor were any communications received.

At 6:22 p.m. Taylor motioned to close the Public Hearing. Councilor Townsend seconded the motion. The motion passed all ayes.

Taylor moved to approve the Resolution approving the 2020-2021 Budget Amendment and was seconded by Townsend. The motion passed all ayes.

Pumps at the lift station were repaired/replaced in March 2021. Over the last two weeks the high alarms and run times have increased drastically. After pulling the pumps, it was discovered that there was about a foot and a half of sand at the bottom of the lift station, which had completely worn out the pumps after only a month and a half. A company was brought in to vacuum out the sand, one pump was able to be repaired, but the other had sand and water in the motor, so a new pump was installed. The lift station was back in operation. However, the car wash continues to release sand into the system. A discussion is needed between the city and the car wash owners to stop this immediately. Interim Administrator Wyman will contact the car wash owner to set up time next week to discuss how to correct the issue. In the meantime, public works will inspect the lift station every two weeks and have vacuumed out when needed to prevent further repairs/replacement of pumps. No action was taken by Council.

Impact7G came out and gathered samples from the city building at 801 W Second Street for asbestos testing. The report outlined that both the linoleum and 9" x 9" floor tile contained asbestos. Impact7G recommended REW Services Corporation for remediation. A quote has been received in the amount of \$5,229.00 for this work. Upon Council approval, REW Services will need ten days to receive proper permitting and two to three days to complete the asbestos remediation. Interim Administrator Wyman has reached out to the three companies that had previously submitted quotes for demolition to ask for updated quotes to bring back to Council, one has been received at this time. Taylor moved to approve the quote from REW Services Corporation in the amount of \$5,229.00 for asbestos remediation at the city building located at 801 W Second Street. Councilor Townsend seconded the motion and passed all ayes.

Taylor moved to approve the City of Prairie City paying for the rental of the lift from Contractor Sales and Services in the amount of \$1,847.42 and was seconded by Lindsay. The motion passed by aye votes from Councilors Taylor and Lindsay and a nay vote from Councilor Townsend.

New Business: Townsend moved to approve the Resolution Setting the Time and Dates for the next regular Prairie City Council meeting for June 9, 2021, at City Hall and via Zoom at 6:00 p.m. The motion

was seconded by Lindsay. The Resolution passed all ayes.

Taylor moved to approve the second reading of Ordinance 383 to increase water rates. Townsend seconded the motion. The motion passed all ayes by roll call vote.

Resolution 4-14-21-4 waiving the third reading of Ordinance 383 failed without a super majority present; therefore, the third reading of Ordinance 383 will be scheduled for the June 9, 2021, meeting.

Taylor moved to approve the second reading of Ordinance 384 to increase waste water rates. Lindsay seconded the motion. The motion passed all ayes by roll call vote.

Resolution 4-14-21-5 waiving the third reading of Ordinance 384 failed without a super majority present; therefore, the third reading of Ordinance 384 will be scheduled for the June 9, 2021, meeting.

Taylor moved to approve Resolution 5-12-21-3 Setting Employee Wages 2021-2022 and was seconded by Lindsay. The motion passed all ayes by roll call vote.

Carl Van Der Kamp, Water/Sewer Superintendent, addressed Council regarding installing a sidewalk on the west side of State Street heading south from South Street to the Community Park. By doing so, the route to school would be altered slightly to improve the safety of the children by reducing the number of locations for crossings. Superintendent Van Der Kamp has met with homeowners that would be affected by the installation, as well as the school, and has received support for the project. Andrew Inhelder with MSA presented Council with two options: Option #1 - sidewalk near road (\$190,000.00) and Option #2 - sidewalk set back from road (\$60,000.00). The rough estimates would be vastly different due to the requirement of grading and storm installation for Option #1 – sidewalk near road. Andrew informed Council that there is a potential for applying for TAP Funding (Safe Routes to School) which opens in October for applications. This funding is available for 80/20 match, but awards are typically to the largest projects that apply. No action was taken by Council at this time, but request that it be added to the June 9, 2021, Council Meeting where all Council Members will be present.

Townsend moved to approve the Resolution approving the installation of a stop sign at the intersection of N. Marshall Street and W. Sixth Street and was seconded by Taylor. The motion passed all ayes.

Carl Van Der Kamp, Water/Sewer Superintendent, addressed Council regarding the future need to expand the cemetery. Superintendent Van Der Kamp has provided Beacon maps displaying the current cemetery capacity, greenspace available for cremains plots, and undeveloped city owned property to the west of the current cemetery. The cemetery is reaching capacity with all of the new plots that have been sold. There is some greenspace available in the north central section of the current cemetery. This space is comprised of black dirt, which is not believed to have the ability to hold a normal casket burial. It is recommended that Council plat this section for cremains plots, half the size of a burial plot at a reduced rate (\$200.00 instead of \$300.00) with a requirement for only flat grave markers. Superintendent Van Der Kamp would recommend trying to get donations to build a gazebo to be placed by the north fence in this cremains section, where individuals could purchase plaques and place flowers in memory of their loved ones. With the development of this cremains section, there may be a slight delay on needing to expand into a new addition, but still a need to begin the discussion and surveying. No action was taken by Council at this time, but request that it be added to the June 9, 2021, Council Meeting where all Council Members will be present.

Carl Van Der Kamp addressed Council regarding the Colfax Well and a notice received at City Hall regarding the land surrounding it. Colfax held a Planning and Zoning Meeting on Thursday, May 6, 2021, to vote on rezoning the surrounding land currently owned by Doug Rogers from agricultural to residential, multi-family residential, and commercial. Despite the request by Superintendent Van Der Kamp, Colfax Planning and Zoning voted to pass the motion to rezone this area. The board

recommendation then went to Colfax City Council on Monday, May 10, 2021. Again, Superintendent Van Der Kamp asked that this land not be rezoned, as requested for the development of the Timber Hill Project. Unfortunately, Colfax City Council passed the motion to rezone and approve the development for the Timber Hill Project. Interim Administrator Wyman was tasked with calling property owner Doug Rogers requesting the sale of four acres to the south of Prairie City's wells for future new wells. No action was taken by Council.

Todd with ICE Performance addressed Council requesting the rental fee of \$20.00 per hour for the soccer fields be waived for the months of June through October 2021. ICE Performance offered to donate \$500.00 to the Parks and Recreation Department in the event that the rental fee is waived. The program that Todd will be having at the soccer field is for local children, to keep active for one hour two days a week (11:00 – 12:00 p.m.). Lindsay moved to approve waiving the rental fee June through October 2021 with the donation of \$500.00 and was seconded by Townsend. The motion passed all ayes.

Taylor moved to approve the hiring of Ryan Martin as a reserve police officer and was seconded by Lindsay. The motion passed all ayes.

Lindsay moved to adjourn the Council meeting and was seconded by Townsend. The motion passed all ayes. The May 12, 2021, Prairie City Council meeting adjourned at 8:36 p.m.

Chad D. Alleger, Mayor

ATTESTED TO:

Jodie Wyman, City Clerk