

PRAIRIE CITY COUNCIL AGENDA AND ZOOM MEETING
6:30 P.M. WEDNESDAY, MARCH 8, 2023

CALL MEETING TO ORDER AND PLEDGE OF ALLEGIANCE: The City Council of Prairie City, Jasper County, Iowa, met on March 8, 2023, at the Prairie City Council Chambers at City Hall and via Zoom. At 6:32 p.m., Mayor Chad Alleger called the meeting to order, and all joined in reciting the Pledge of Allegiance.

ROLL CALL: Members present and absent as follows: Present: Mayor Chad Alleger; Councilors Holland, Ingle, Simmons. Absent: Councilor Townsend. Councilor Laidig joined at 6:50 via zoom. Also present: City Administrator Jerry Moore, City Clerk Christie Busby; Public Works Superintendent Carl Van Der Kamp; Library Director Sue Ponder; Officer Kevin Gott; City Engineers Andrew Inhelder and Preston Moon; several citizens. Via Zoom Jamee Pierson, NDN.

AGENDA APPROVAL: Simmons motioned to approve the agenda. Motion seconded by Holland. Motion carried.

CONSENT AGENDA: Simmons asked if minutes from 2.8.23 meeting had been updated to include Jerry Moore in attendance. City Clerk Busby indicated they had been. Simmons motioned to approve the consent agenda with the corrected minutes. Motion seconded by Ingle. Motion carried.

- a) Council Meeting Minutes from February 8, 2023
- b) January Financials
- c) February Claims
- d) Resolution 3-8-23-1 Approving Bills and Transfers
- e) Park Commission Minutes from 2-20-23
- f) Prairie City Celebration Committee Minutes from 2-22-23
- g) Library minutes from January 2023
- h) Jake Nolin, Public Works Department Annual Pay Increase (Sending memo)

PUBLIC COMMENT: No public comments

OLD BUSINESS

MSA Update (Andrew): Updates in packet, some items are later in the agenda. No questions or comments. No action taken.

Public Works Update (Carl): Jake and Ryan continue to take classes and Jake made the President's List last semester; Several lift station alarms daily. One pump rebuilt on scene, one sent back to be rebuilt so loaner pump installed; Vessco fixed the valve at water treatment plant but recommends replacing all valves with newer version. Softener system is now 23 years old; Several new houses going up in town so locating water/sewer lines and doing inspections; As weather gets warmer and time permits, will be working on filling potholes, cleaning parks, taking trees down. No action taken.

Police Update (Interim Chief Gott): Responded to 184 service calls. Note an increase in high speeds from State St to Veverka Dr. Will monitor with handheld camera and deploy the speed trailer to bring awareness of speed in that zone; Citations from stationary cameras are up; Assisted on seven EMS/Fire calls and performed 44 DOT inspections; Animal control is becoming an issue with several loose dogs, many have no collars or tags. Likely to become larger issue if any changes to the chicken ordinance; Department may begin enforcing the ordinances and issuing citations; Three arrests; Average five to seven calls daily on speed enforcement cams; GTSB enforcement will be 3/11 through 3/19. No action taken by council.

City Administrator Update (Jerry Moore): Month two and things are going well. Continue meetings with councilors, met with Derek Ingle and pleased to hear his vision for the city; Went with Sue Ponder, library director, to IEDA for her catalyst grant application, she did a great job; Public Works staff is doing a training session for Mayor and city council on 3/30, 5-7pm to provide tour of all facilities, an overview of operations and learn what they do and improve communication with general public; Mediacom notified us of rate increase by \$0.81. No action taken by council.

NEW BUSINESS

Discussion and Consideration of Property & Casualty Insurance Costs, Melanie Umble, Shomo-Madsen-Umbles Insurance: Melanie provided a breakdown of policy components provided in the packet. EMC provides blanket coverage to replace all property. Catastrophic events in Jasper the last few years is cause of rates increase. Depending on deductible chosen, premium changes. EMC is the gold standard in municipality coverage. Simmons motioned to approve EMC Property and Casualty insurance with \$2500 deductible and \$64,722 premium. Motion was seconded by Holland. Motion carried.

Resolution 3-8-23-2 Setting Public Hearing for the 2023-2024 Budget: Simmons motioned to set Public Hearing for the 2023-2024 Budget for April 12th, 2023, 6:30pm at City Hall and via Zoom. Motion seconded by Ingle. Motion carried.

Public Hearing on Alley Reconstruction Project Located South of City Hall to Approve Plans, Specifications, Form of Contract, and Estimate of Cost: No public comment and no written correspondence received. Hearing closed and no action taken by council.

Resolution 3-8-23-3 on Alley Reconstruction Project Located South of City Hall to Approve Plans, Specifications, Form of Contract, and Estimate of Cost: TK Concrete bid was lowest at \$220,370. Contractor given until June 16th to be substantially done and then one month additional to be finalized. Simmons motioned to approve plans, specifications, form of contract, and estimate of cost. for alley reconstruction project located south of City Hall. Motion was seconded by Holland. Motion carried.

Resolution 3-8-23-4 for Awarding Contract for Alley Reconstruction Project Located South of City Hall: Holland motioned to award contract for alley reconstruction project south of City Hall to TK Concrete with their bid of \$220,370. Motion seconded by Ingle. Motion carried.

Public Hearing on new Library Renovation Project to Approve Plans, Specifications, Form of Contract, and Estimate of Cost: No public comment and no written correspondence received. Hearing closed and no action taken by council.

Resolution 3-8-23-5 on new Library Renovation Project to Approve Plans, Specifications, Form of Contract, and Estimate of Cost: Simmons motioned to approve plans, specifications, form of contract, and estimate of cost. Motion seconded by Holland. Motion carried.

Resolution 3-8-23-6 for Awarding Contract for new Library Renovation Project:

Laidig asked about the previous estimate against the bids received. Accurate Commercial was the lowest bid at \$987,000. Ponder presented summary of project funds committed of approximately \$780,000 and stated there are two outstanding grant applications totaling \$299,000 and still options for more donations to come in. Contractor is present and will guarantee bid for 45 days and will work with Ponder and architect. Simmons motioned to award the contract for new library renovation project to Accurate Commercial with their bid of \$987,000. Motion seconded by Holland. Motion carried.

Resolution 3-8-23-7 Discussion and Action on Appointment of Police Chief: Mayor stated that he and Jerry conducted interviews on March 3rd. Mayor Alleger gave recommendation to appoint Officer Kevin Gott to Police Chief at \$33 an hour effective immediately. Ingle motioned to approve the appointment of Kevin Gott to Police Chief. Motion seconded by Simmons. Motion carried.

Discussion and Possible Action on Chicken Ordinance: Simmons recommended to set a public hearing be held for public discussion with citizens due to past comments. Council set special meeting for Friday 3/10 at 11:45 am to set a public hearing for April 12th. City Administrator will provide documentation again at public hearing. Once public hearing is set, City Clerk will post the notice on all available city platforms.

Discussion and Possible Action on Contract for Joe's Old-Fashioned Fun, LLC for Prairie City Days: Simmons had questions about the contract regarding request for restrooms/showers and control over concessions. Requirement of contract seem to be above and beyond what is necessary. No action taken by Council, tabled until April 12th meeting pending Moore receiving further information, discussion, and clarification of contract terms with Joe's Old-Fashioned Fun, LLC.

Discussion and Possible Action on Wastewater Treatment Plant Communications Upgrade: Van Der Kamp clarified information in packet. Upgrading will allow remote disarming of alarms and gives more options to control and update PLC that were installed in 2013. If approved, recommendation would be to allow him to start process of getting started on getting pumps purchased on delayed billing so \$13,075 is paid in FY24 budget. Holland motioned to approve Wastewater Treatment Plant communications upgrade with Electric Pump of \$13,075.27 with delayed billing to FY24. Motion seconded by Laidig. Motion carried.

Discussion and Possible Action on the Commerce Drive Lift Station Pump Replacement: Andrew (MSA) addressed analysis of the Commerce Dr area and past scenarios. Provided four (4) quotes for full build out and partial build out

with two larger pumps. Alarms since 2020 have been increasing and 43 alone in March 2023. Current pumps have been in a year and since January 2023 have had \$6,600 in repairs. With further development in the area would cause more issues. Pump failure would cause immediate shut down of all businesses in the area. No action taken by council, tabled to Special Council Meeting on 3/10 at 11:45 am pending warranty information and delayed billing approval with Iowa Pump Works.

Discussion and Possible Action on additional Window and Building Cleaning Services: Information and pricing provided for window cleaning and carpet cleaning services offered by our current contractor Iowa Office Cleaning. No action taken by council.

Enter into closed session Pursuant to Iowa Code 21.5.1.j: Ingle motioned to go into closed session and seconded by Simmons. Motion carried and meeting moved into closed session at 8pm.

Council returned to open session at 8:21pm. Simmons motioned to present real estate agreement to Douglas and Kelly Rogers in amount of \$255,000 for 3.4 acres of land in Colfax. Motion seconded by Ingle.

Simmons motioned to adjourn. Motion seconded by Ingle. Motion carried and meeting adjourned at 8:24pm