Odebolt City Council Work Session

June 6, 2022 6PM at the Odebolt Community Center

Present: Mayor Bengford, Council Members Carl Hemer, Peterson, Friedrichsen, & Lee Hemer. Also present: Christy Hoefling- City Clerk, Michael Grote-Public Works Supervisor and Chris Whitaker with Region XII

This was a work session for capital improvements to discuss the strengths, weaknesses, goals, that the council discussed and turned in last session. Chris Discussed as well what the council would like to see on the survey for the community. Chris will get the survey ready and get a link for Christy to share, have on the website and make copies for community members to fill out.

Christy Hoefling-Odebolt City Clerk

Odebolt City Regular Council Meeting

June 6 7PM at the Odebolt Community Center

Mayor Bengford called the meeting to order. Roll Call: Carl Hemer, Chad Peterson, Wanita Friedrichsen & Lee Hemer. Absent: Levi Thies

Others attending: Christy Hoefling- City Clerk, Michael Grote- Public Works Supt., Rick Roeder, Chris Hansen, Mark Hansen, Chris Wilken, and Lori Smith (not sure on this name signature hard to read).

Motion to approve agenda was made by Carl Hemer and seconded by Lee Hemer. Four ayes.

Motion to approve May regular meeting minutes was made by Carl Hemer and seconded by Lee Hemer. Four ayes.

Claims (May 2022)	
General	$,30,781.45
Library	4,623.20
Road Use Tax	5,142.76
Debt Service	60,641.69
Water	12,686.44
Sewer	4,638.13
Total	$118,513.67

Revenues (May 2022)	
General	$ 39,837.65
Library	117.75
Local Option Sale Tax	9,762.29
Road Use Tax	5,708.41
Employee Benefit	2,070.40
Emergency Fund	391.64
Debt Service	4,023.50
Water	17,133.10
Sewer	13,628.62
Storm Sewer	459.63
Total	$ 93,168.99

Claims Report May 2022

ACCO	Chemicals	$	1,184.55
AMAZON	Library Mtg Rm Tables	$	617.31
AUREON COMMUNICATIONS	Email Server	$	12.99
BADGER METER	Radio Host Meters	$	38.43
JEFF ALLEN RAASCH	Web Manager	$	75.00
BOMGAARS	Supplies	$	255.81

BROWN SUPPLY CO.	Supplies	$	100.00
C&N TREE SERVICE LLC	Trees	$	1,000.00
CALHOUN-BURNS & ASSOCIATE	Culvert Engineering	$	2,677.50
CANON FINANCIAL SERVICES INC	Copier Lease Lib	$	66.00
CAROL AUEN	Lib Mtg Rm Matts & Frames	$	45.76
CHRISTY HOEFLING	MTG EXP	$	168.48
COMPUTER MD	Technology Water/Sewer	$	341.50
CORY DUFF	Cert Umpire	$	300.00
CUBBY'S INC.	FUEL	$	462.00
CUMMINS INC	Service City Generator	$	884.43
D&T'S LLC	FUEL	$	242.00
DOUBLE DAY LARGE PRINT	Lib Book	$	30.98
EFTPS	EFTPS	$	2,315.85
EXAKTIME/ARCORO	Add Employee Timeclock	$	140.90
TAMERA HEMER	Softball Uniforms	$	145.95
FOUNDATION ANAYTICAL LAB	Labs	$	69.75
GCC ALLIANCE CONCRETE CO, INC	Concrete Repairs	$	579.00
HACH	Sewer	$	112.15
HALLETT MATERIALS	Gravel	$	660.85
HEMER'S PLBG & HTG	Water Leak Repair	$	3,275.49
HOLIDAY INN	MTG EXP	$	247.73
ISG	Water Operator Services	$	900.00
IOWA LEAGUE OF CITIES	Grant Finder	$	50.00
IOWA ONE CALL	Locates	$	30.70
IOWA STATE BANK	Principal Fire Truck	$	38,372.19
IPERS	IPERS	$	1,786.72
JULIE CHILDERS	OFFICE SUPPLIES	$	10.48
L. THIES LLC	Bathroom Repair after Mold	$	3,150.00
LOFFLER COMPANIES, INC.	Copier Maint. City & Lib	$	79.30
MBW PRODUCTS, LLC	Repairs	$	88.07
MICHAEL GROTE	MTG EXP	$	163.23
MIDAMERICA BOOKS	Lib 2 books	$	42.90
MIDAMERICAN ENERGY	Utilities	$	4,716.69
NORTHERN IA YOUTH SOFTBALL LEA	Major/Minor League	$	70.00
ODEBOLT LUMBER	Lib Paint	$	209.95
OFFICE ELEMENTS	OFFICE SUPPLIES	$	22.25
PETTY CASH	POOL START UP CASH	$	53.75
POOL FURNITURE SUPPLY	POOL FUNRITURE	$	4,290.25
POSTMASTER	POSTAGE MAIL BILLS	$	167.50
QUALITY DRAINAGE SOLUTIONS LLC	BORING N MAIN	$	1,000.00
REIMER, LOHMAN & REITZ	ATTORNEY FEES	$	1,260.00
REIS AUTO PARTS AND SERVICE	PICK UP REPAIRS	$	483.95
ROBERT A RUDD	CONTRACT	$	6,389.50
RUSTIC LILY	MEMORIAL	$	30.00
SAC CO MUTUAL TELEPHONE	Phone/Internet/Fax	$	899.36

SAMANTHA FERTIG	Painting Library	$ 337.50
SETH DUFF	Umpire Certified	$ 300.00
STATE W/H	State Tax	$ 367.00
TERESA FERTIG	Painting Library	$ 350.00
TREASURER STATE OF IOWA	Water Excise Tax	$ 938.55
U.S. CELLULAR	Cell Phones & Tablet	$ 185.54
UNITED BANK OF IOWA	Lagoon Loan Payment	$ 22,269.50
US BANK	Copier Lease Lib	$ 62.85
VISA	Pool Uniforms	$ 830.59
WELLMARK	WellMark	$ 3,159.61
Payroll Checks		$ 9,395.33
***** REPORT TOTAL *****		$ 118,513.67

Citizens to be heard: Chris Hansen- On Pee Wee Board for Summer baseball/softball for boys1-4 & 5-8th grades and softball 1-4th grade. Pee Wee's had to put more dirt/turf on the fields this year. Asking if the City would donate towards the project if they got the city a receipt. The total cost was $1,418.09. Motion was made by Lee Hemer and seconded by Carl Hemer to reimburse the Pee Wee's for half of the cost in FY23. Four ayes. Rick Roeder stated that he received a nuisance mowing letter for his apartments when he stated that last year he told the city that he was going to bale it 2x's per year. Rick stated "I'll do it when George's camper and properties is addressed." Council stated that not the subject at hand. Rick stated he is going to mow it twice per year. He stated that he would cut it tomorrow because it rained today and he could not get in to do it. Lee Hemer stated that it was oats and that last year he told the city council that he planted it to bring in grass, but it was oats and weeds this year. Rick said "I asked several neighbors if they mind out and around there and they said they didn't mind. I think I'm being targeted with what my property looks like verses when you come into town what the appearance of George's & other properties I'm not going to names" Rick kept changing the subject to focus on other nuisances or what he deems nuisances. The council returned to those are not what is being discussed at this time. It is keeping his yard mowed like everyone else. The clerk shared that she has sent over seventeen mowing nuisances. He states it is not a lawn, there are other agricultural property around. Peterson stated "it is an apartment complex, Rick." Council stated that it needed to follow ordinance end of discussion. Rick then stated that he is upset because he put in a bid for the trucks that the city sold last fall. The date of the paper ad was Oct. 21st with deadline. Christy stated that it was not legal to accept bids after that time and after the council motioned their orders for the trucks to go to Schau's Salvage. Rick brought the paper and stated that it was not in there. Christy asked for the paper. Christy found the ad in the paper and handed the ad back to Rick to show him that it was in there to bid the trucks.

Permits – Lee Hemer said Levi is not here to defend himself but I need to asked if there was any permission given to put asphalt into the alley off 2nd street between Dewey and Lawndale. He didn't know if the city put in the ok to put in part of that asphalt or what. Michael stated that he gave Levi the number when he asked for it. No council or mayor were aware of the situation. Lee thought he should have at least gotten a permit. Peterson agreed that he shouldn't be altering city streets on his own. Peterson stated that there were other changes that he was not aware of. The Council and Mayor agreed that it looks nice but that a permit should have been in place and that he should be made aware that in the future permits need to be in place before work begins. Carl stated at the very least he needs to be sent a letter stating that he needs to be getting a permit. Mayor stated well we just need to either send him a letter or tell him that from this point going forward he needs to get a permits for what he is doing even if it is a benefit. Motion was made by Lee Hemer and seconded by Peterson to approve the following Building Permits: Tom Wardrip- Patio, Shirley Schoonover- Fence, awning, gravel parking by gate and carport, Morgan Youngren- Landscaping, Dennis Jenkins- replace driveway, Jason DeJean-Deck, Albert Weaver-fence.

Motion was made by Carl Hemer and seconded by Friedrichsen for the City Attorney to get the paperwork ready to sale café to Alex Martin for $1 priding she is going to be putting in $40,000 in repairs to the building mold removal, roof and other repairs needed to open a diner. Four ayes.

Motion was made by Peterson and Carl Hemer to set the date for the July Council meeting to be July 11th, 2022 at 7pm due to the holiday. Four ayes.

Motion was made by Peterson and seconded by Carl Hemer to ask Pat Hoefling to hook the new Shed/Garage/Shop that he is building on the South side of the gravel road to city water. Four ayes.

Motion was made by Peterson and seconded by Lee Hemer to approve Bowling Alley Liquor License, Sunday Sales and Outdoor Sales. Four Ayes.

Motion was made by Peterson and seconded by Friedrichsen to approve the OCC's Special Temporary outdoor sales. Four Ayes.

Motion to approve bills was made by Lee Hemer and seconded by Chad Peterson. Four ayes.

Nuisances discussed: building downtown City will have ownership in a couple of months and can address any safety issues at that time. 317 S Locust - City has already had to mow it and interested persons came in to ask about it, clerk told them to get ahold of our attorney for the city. Attorney did not hear from them. Council agreed to continue pursuing. The house on 224 S Lincoln, contacted the city. Clerk asked her to contact our Attorney. Attorney is asking for a motion if the City is willing to work with this owner on timeline for repairs. Peterson made a motion and was seconded by Lee Hemer that the property owner remove the volunteer trees, either straighten or get rid of the fence on the property and then come up with a timeline for the following items before the next council meeting: roof replaced, gutters replaced, doors replace, hole in back of house (harboring wild Ferrell cats fixed) and the council will consider if the timeline is appropriate. Four ayes. Mayor Bengford stated that he cannot agree more with Rick on Georges properties. Peterson stated that he spoke with him about cleaning up the volunteer trees around his house and building along with getting rid of the camper. Council agreed to send him a letter on this. Council also agreed that a letter should go to the apartment at 500 S Main about sidewalk, trees trimmed and need to consistently mow & trim.

Discussed Housing needs and meetings that have been happening with other town representatives, Sac County and SETD. The City needs to send a representative with Clerk to meetings. Wanita stated that she would like to attend them. The city needs to develop a plan of what is needed in town for dilapidated and new housing possibilities and discuss ways that the county may be able to help. All agreed that affordable housing is needed along with addressing the dilapidated housing stock. Property maintenance code was discussed. The council will look at an example given by Region XII and look at possibly adopting it when they update their nuisance code. Motion was made by Peterson and seconded by Carl Hemer to have Region XII do a nuisance property survey for the City of Odebolt. Four ayes.

Ord. 04.22 Final Increase in Water & Sewer Rates for FY23. Motion was made by Peterson and seconded by Carl Hemer to approve the final reading of the water and sewer rate increases for FY23. Roll Call Ayes: Carl Hemer, Peterson, Friedrichsen, Lee Hemer. Full ordinance is available at City Hall and was published by law. Absent: Levi Thies.

Ord 05.22 Ordinance to set the Height of Grass/Weeds/Lawn/Yard. First Reading. Motion was made by Carl Hemer and seconded by Lee Hemer to set height of grass to be 6 inches for letter to be sent and 8 inches to be mowed by city if not done. Roll Call: Carl Hemer, Peterson, Friedrichsen, and Lee Hemer. Absent: Levi Thies.

Res 22.37 Transfer Local Option Sales Tax & Emergency Funds to General and Employee Benefits Motion was made by Peterson and seconded by Lee Hemer to transfer the Local Option Sales Tax Revenues and Emergency Funds to General and Employee Benefit fund as budgeted and amended for FY22. Roll Call: Carl Hemer, Peterson, Friedrichsen, And Lee Hemer. Absent Levi Thies. Full & Complete Resolutions can be reviewed at City Hall.

Res 22.38 Wage Resolution FY23 Christy Hoefling submitted a wage analysis of wages in surrounding towns according to experience. Pool manger wage analysis has not been done but Friedrichsen will look into this for the future. Motion was made by Lee Hemer and seconded by Carl Hemer to raise the following wages: City Clerk to $39,741.76 per year, Rob Litzenberger to $13.86 per hour and Michael Grote to $58,941.75 per year. Roll Call: Carl Hemer, Peterson, Friedrichsen, Lee Hemer. Absent: Levi Thies.

Res 22.39 tabled

Res 22.40 Approve Financial Assurance for Walnut Bridge Culvert Mitigation. Motion was made by Peterson and seconded b Carl Hemer to approve the financial assurance resolution plan to maintain the stream mitigation plan priorly approved that will result in construction of the bank, shaping and riparian buffer zones. This will cost up to $25,000 and is budgeted. Roll Call: Carl Hemer, Peterson, Friedrichsen, Lee Hemer. Absent: Levi Thies. Complete resolution details can be viewed at City Hall.

Motion was made by Peterson and seconded by Lee Hemer to set annual exam for FY22 with Cornwell, Friders & Maher. Four Ayes.

Sheriff's report was available.

Library just came in this morning. It will be added to the agenda for approval next month. Library board has made motion that they do not want to have their employees use the time clock app on their phones that the city has paid for already. Their concern was privacy. Mayor Bengford talked with the Library President Jim Mickelson about the city purchasing a tablet for the library staff to clock in and out on and asked if this would work. He also stated that this company has been in business for years and has never had a breach of information. Clerk stated that the only information that is kept on the app is the employees name and their pin number. Motion was made by Carl Hemer and seconded by Lee Hemer to purchase a tablet for the library. Four ayes.

Delinquent water bills. There are several. If payment is not received by the next day water will be shut off.

Public Works Supt Report: Broken Water main, sand kept caving off. DOT stated they had to stop digging and bore a new line to be connected. This was done. Discussion on having plan for water at RV Park hook up in future sooner for residents affected. Michael shared that DNR said the wells need to be mowed as well and the lift station. Michael checked with Hoefling Lawn Service & cost increase would be $60 per time for all extra. Motion was made by Peterson and seconded by Friedrichsen. Four ayes. Michael asked if there were anymore applicants. There has been and Lee Hemer, Carl Hemer, Michael and Todd will do interviews. Michael also stated that Stand from Acco is supposed to be getting him an estimate on pool liner so that grants can be applied for.

Committee reports: Peterson reported that Creek Walk looks great. He received a complaint about odor he believes is coming from lift station. Several council report that there is not an odor when you go by there. Peterson reported that a sign for 4th & Willow is needed and there is a storm drain that is clogged with grass clippings. Peterson asked about the railroad to see if they have given any information to the city about the Walnut crossing. City stated no but she would try again. Friedrichsen gave council an update on pool things completed: roof, ceilings, rotted parts of wood on chemical bld replaced, showers and toilets up and running, ambulance gate ordered, has calls into tuck pointing people, Volunteers to paint but not while up and running. Friedrichsen reported she has a countertop that can be installed later this year at the pool , light poles need checked, waiting on electrician for wires at chemical bld and wondered if the hot water heater works or not at the pool. Pool Rules boards will need replaced due to fading, she has calls into people that are to get back to her. Rubber stops have been installed at the bottoms of the shower house doors to try to prevent leaves and stalks from getting in under the door. She has a presentation to give the 100 people who care group and shared pictures with council. The goal is to raise funds for additional work that needs done to pad underneath the high dive and apply for grants, raise funds for a pool liner. Waiting on information to come in for this. Michael stated Wall Lake has had a liner for 8 years and has never had an issue. The city has the basin painted and power washed every couple of years for over $18,000 or more each time. She will continue to ask for donations.

The City of Odebolt would like to thank Elaine & Paul Neumann and Kathy & Chuck Gunderson for their donation to the pool in memory of Roger Fineran.

The City of Odebolt would like to thank UBI for their donation to the pool in memory of Jack Henrich.

The city would like to thank Hemer's Plumbing and Heating for their donation to the pool.

Motion to adjourn was made by Peterson and seconded by Carl Hemer at 9:23pm. Four ayes.

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Mayor Bengford

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City Clerk: Christina Hoefling