

CITY COUNCIL MEETING

July 2, 2018

The City Council of the City of Montezuma met in regular session at Montezuma City Hall on July 2, 2018. The meeting was called to order at 6:00 p.m. with Mayor Corey Simpson presiding.

PRESENT: Willrich, C. Bolen & J. Bolen

ABSENT: C. Bolen & Willrich

ALSO PRESENT: Mark Ewing, Laura Manatt & Steve Burnett

The consent agenda was approved on a motion by Councilmember Duffy and a second by Councilmember J. Bolen. Ayes: all, Nays: none.

- Minutes from June 18, 2018
- Claims
- Liquor Licenses – Casey's General Store

Steve Burnett, representing MCG (Mahaska Communications Group), presented the option of providing fiber to the City of Montezuma. MCG is a department within MUSCO and has been providing their services to DeJong Manufacturing for a few years now and will be bringing in service to Peoples Savings Bank in the near future. Recently a survey was sent out to Lake Ponderosa residents inquiring about the interest in providing a faster and stronger internet service and the response was definitely in favor of having more than one option of service to choose from. MCG is presently installing fiber to New Sharon and they use electric poles to do this unless it is necessary to bury the line. The Council gave Burnett the go-ahead to begin the appropriate research needed to determine if the residents within the city limits of Montezuma would be in favor of MCG's services.

TK Concrete submitted pay request #1 in the amount of \$56,419.59. Councilmember Duffy made a motion to pay the claim. Councilmember Brownell seconded the motion. Ayes: all, Nays: none.

A Public Hearing on the Sale of Lot #11 in the South Diamond Addition Part 2 was opened at 6:25 p.m. No one was present for the hearing. Councilmember Duffy made a motion to close the public hearing with a second by Councilmember J. Bolen. Ayes: all, Nays: none.

Resolution #18-07-01: Resolution Approving the Sale of Lot #11 in the South Diamond Division Part 2. A motion to approve the resolution was made by Councilmember J. Bolen and was seconded by Councilmember Brownell. Ayes: all, Nays: none.

Public Hearing on the Sale of Lot #5 in the South Diamond Addition Part 1 was opened at 6:28 p.m. Councilmember Duffy made the motion to close the hearing since no one was present. A second was made by Councilmember Brownell. Ayes: all, Nays: none.

Resolution #18-07-02: Resolution Approving the Sale of Lot #5 in the South Diamond Division Part 1. Councilmember J. Bolen made a motion to approve the resolution with a second from Councilmember Brownell. Ayes: all, Nays: none.

The Streedrod Relocation Request was the next item to be addressed. Baethke and Manatt have been discussing how to go about preparing the relocation request while keeping in mind the best interest of the City. Councilmember Brownell advised Baethke to contact Pete Brownell for assistance in this matter.

Councilmember Duffy made a motion to table discussion on the Employee Policy Handbook. The motion died with the lack of a second. The Council continued going through the handbook and will follow-up at the next meeting as well.

Ewing advised that LL Pelling Company had finished up the street seal-coating project for this summer as well as at Bonham Trail.

Baethke brought up the possibility of turning the Burgett farm into a camp ground in order to supply the need for temporary housing for the wind turbine crews. More information is needed before a decision will be made on this topic.

The Memorial Hall has suffered some structural damage due to the age of the building along with the large amount of rain the City received. The east side of the building has started to sag causing a large crack in the outside wall and forcing some blocks and the window to bulge out. Currently the sidewalk running along the east side has been blocked off for safety. Mayor Simpson suggested getting a hold of Dick Hansen to have him come take a look and give the Council an estimate on the cost of repairs.

Baethke informed the Council that she received reimbursement from the Four Winds Construction, LLC., the company that cut through two sewer lines.

A motion to adjourn at 7:40 p.m. was made by Councilmember J. Bolen, with a second by Councilmember Duffy. Ayes: all, Nays: none.

City Clerk

Mayor

CITY COUNCIL MEETING

July 16, 2018

The City Council of the City of Montezuma met in regular session at Montezuma City Hall on July 16, 2018. The meeting was called to order at 6:00 p.m. with Mayor Corey Simpson presiding.

PRESENT: Brownell, Willrich, C. Bolen & J. Bolen

ABSENT: Duffy

ALSO PRESENT: Mark Ewing, Rick Talbert, Bret Warden, Roger & Richard Lyddon & DeVee Wandling

The consent agenda was approved on a motion by Councilmember Brownell and a second by Councilmember C. Bolen. Ayes: all, Nays: none.

- Minutes from July 2, 2018
- Claims
- Liquor Licenses – Just a Small Town Grill, Monte Super Valu
- Tax Abatement – Kevin Kudart

Richard and Roger Lyddon addressed the Council with their issues concerning the repairs made to the property located at 605 East Main Street. The City has had this location inspected several times and Lyddon informed them that the latest report should show that the necessary repairs should suffice for him to sell the property. McCaslen reminded Lyddon that the outstanding utility bill must be paid in full and the water and electricity turned back on before the property can be deemed habitable. Lyddon insisted this would be done in a timely manner. The Council stated that if the Safe Building report comes back and states that sufficient repairs have been made and the utilities are turned back on, that they will not have a problem with him selling the property.

Rick Talbert discussed the possibility of tearing down the property located at 502 South 3rd Street. He asked the Council that if he could obtain this property if they would then give him 90 days in order to salvage any usable lumber, appliances, etc. He would then tear down and remove the remains. The Council wanted to make sure he can get the site free and clear with no liens and if so, they are in favor of the changes Talbert has proposed.

The Council approved the offer to buy Lots #15 & 16 in South Diamond Development Part 2 for \$3,500 on a motion from Councilmember J. Bolen and a second from Councilmember C. Bolen. Ayes: all, Nays: none.

Resolution #18-07-03: Resolution Proposing Sale and Authorizing Public Hearing for Sale of Lots #15 & 16 in South Diamond Development Part 2. The hearing is set for Monday, August 6, 2018.

Councilmember Willrich made the motion to approve Resolution #18-07-03. A second was made by Councilmember Brownell. Ayes: all, Nays: none.

Mayor Simpson is going to make a call to Dick Hansen to have him take a look at the issues with the brick on the side of the Memorial Hall building.

Councilmember Duffy has submitted his resignation to the Mayor as he is moving. The Council and Mayor will need to approve and appoint a new member at the next meeting in August.

DeVee Wandling inquired about making her driveway wider. She was informed that as long as she was staying on her property and not digging, she didn't need Council's permission or any kind of permit.

A motion to adjourn at 7:05 p.m. was made by Councilmember J. Bolen, with a second by Councilmember C. Bolen. Ayes: all, Nays: none.

City Clerk

Mayor

CITY COUNCIL MEETING

August 6, 2018

The City Council of the City of Montezuma met in regular session at Montezuma City Hall on August 6, 2018. The meeting was called to order at 6:00 p.m. with Mayor Corey Simpson presiding.

PRESENT: Brownell, Willrich, C. Bolen & J. Bolen

ABSENT:

ALSO PRESENT: Mark Ewing, Whitney Baethke, Alexa Wheaton, Travis Johannes, Mike Cox & Brian Cline

The consent agenda was approved on a motion by Councilmember Willrich and a second by Councilmember J. Bolen. Ayes: all, Nays: none.

- Minutes from July 16, 2018
- Claims
- Liquor Licenses – Whimsical Wine Trailer (150th Celebration)

Pay application #2 for TK Concrete for the Fourth Street Project in the amount of \$78,925.81 was approved on a motion made by Councilmember C. Bolen. Councilmember Brownell seconded the motion. Ayes: all, Nays: none. Mayor Simpson said that he had looked at the work done so far and noticed that there needs to be some re-caulking done where the new street/curb meets the old sidewalk. There is a significant gap that needs filled in before the winter sets in. McCaslen said she would note the issue and relay the message at the next construction meeting.

Mike Cox, the Montezuma Gas Department Superintendent, was present to discuss if the need for a gas rate increase was necessary. Cox brought a detailed list of where the Gas Department had lost money the past few years. He was able to gather his data by going back 7 years. His findings showed that a few large capital outlay expenditures seem to claim much of the responsibility for the loss and Cox is concerned that with the Fourth Street Project as well as the upcoming Third Street Project, there could be more unexpected expenses. Cox also explained that a rate increase has not taken place since the latter part of 2011. Councilmember C. Bolen and Brownell thanked Cox for his time and effort on researching the losses that have taken place and preparing the information for the Council to review. Councilmember Brownell made the motion not to raise gas rates this year. A second was made by Councilmember J. Bolen. Ayes: all, Nays: none.

Councilmember C. Bolen made the motion to accept the Poweshiek County Sheriff's Office contract in the amount of \$122,170/year or \$10,180/month. A second was made by Councilmember Brownell. Ayes: all, Nays: none.

A Public Hearing for the sale of real property was opened at 6:20 p.m. Councilmember Brownell made the motion to close the public hearing at 6:21 p.m. Councilmember Willrich seconded the motion. Ayes: all, Nays: none.

Resolution #18-08-01: A Resolution Approving the Sale of Real Property. Councilmember J. Bolen made the motion to approve Resolution #18-08-01 and a second was made by Councilmember C. Bolen. Ayes: all, Nays: none.

A question had been brought to the Council regarding driveways and culverts in the South Diamond Addition. It was concluded that the property owners along the Barnes City Highway will be allowed to

purchase the materials for a culvert through the City and the labor for installing the culvert will be provided by the City.

Alexa Wheaton, owner of Zumazoo, inquired about options if the loop between 2nd Street and the platted alley that runs East of the daycare is closed off due to the alley protruding onto private property. The Council offered to widen the rocked area on 2nd Street. Wheaton was going to discuss bypass options with the adjoining property owner and see if a resolution can be made.

Councilmember Brownell made the motion pursuant to Iowa Code 362.3 to have the City Clerk publish the information on the vacant council seat. Councilmember Willrich seconded the motion. Ayes: all, Nays: none.

Baethke gave the Council an update on the plans for the 150th celebration. The festivities will be held on Friday and Saturday, August 24th & 25th. A football tailgate, bonfire, bands, 5k, kids activities and slow-pitch tourney are just some of the activities planned.

Councilmember C. Bolen made the motion to table the Employee Handbook review. A second was made by Councilmember Brownell. Ayes: all, Nays: none.

Ewing inquired about the 7th Street drainage issue and was instructed to go ahead with installing the pipe to alleviate the problem area.

SRC Montezma, LLC attended a special meeting discussing the need for the City to release their business and relocate to Grinnell. The company's new product line has made it necessary to move to a larger facility. A representative from Pritchard Companies discussed the possibility of a new business venture for the current Streetrod building in Montezuma was not at liberty to discuss any details except that it would require an increased power supply than what is currently available.

Mayor Simpson said he had met with Dick Hansen about the Memorial Hall's exterior deterioration issue. He is waiting on an estimate but will also contact American Masonry out of Grinnell and inquire if they would come take a second look.

A motion to adjourn at 7:21 p.m. was made by Councilmember Brownell, with a second by Councilmember C. Bolen. Ayes: all, Nays: none.

City Clerk

Mayor

CITY COUNCIL MEETING

August 6, 2018

The City Council of the City of Montezuma met in special session at City Hall on Monday, August 6, 2018. The meeting was called to order at 1:00 p.m. with Mayor Pro-Tem Frank Brownell presiding.

PRESENT: Willrich, C. Bolen & Brownell

ABSENT: J. Bolen

ALSO PRESENT: Whitney Baethke, Jim Brown & Scott Floy

The meeting was called to order at 1:00 p.m.

Streetrod Golfcars has been a business in Montezuma for many years and due to expansion, they are needing to move their production facility to Grinnell. Scott Floy and Jim Brown representing Pritchard Companies and Streetrod Golf Cars informed the Council the company has had rapid growth with its new product line and they have grown out of the Montezuma building space.

Councilmember Brownell made the motion to adjourn the meeting at 12:13 p.m. A second was made by Councilmember J. Bolen. Ayes: all, Nays: none.

City Clerk

Mayor

CITY COUNCIL MEETING

August 6, 2018

The City Council of the City of Montezuma met in special session at City Hall on Monday, August 6, 2018. The meeting was called to order at 1:00 p.m. with Mayor Pro-Tem Frank Brownell presiding.

PRESENT: Willrich, C. Bolen & Brownell

ABSENT: J. Bolen

ALSO PRESENT: Whitney Baethke, Jim Brown & Scott Floy

The meeting was called to order at 1:00 p.m.

Streetrod Golfcars has been a business in Montezuma for many years and due to expansion, it is a necessity for them to move their production facility to Grinnell. Scott Floy and Jim Brown representing Pritchard Companies and SRC Montezuma, LLC informed the Council that due to the company's rapid growth with its new product line, they have outgrown the size of their Montezuma production space. The City of Montezuma will need to release SRC Montezuma, LLC in order for them to pursue financial incentives from Grinnell.

It is the hopes of the Pritchard Companies to bring another business in to replace Streetrod but the building will need an increased power supply. The Council advised that they speak with Kevin Kudart, the superintendent of Montezuma Light and Power, to inquire about the new requirements. The new venture will have common ownership but nothing to do with Streetrod Golfcars.

The meeting closed with another special meeting set for Wednesday, August 8 at noon to make the final decision on the release of SRC Montezuma, LLC.

City Clerk

Mayor

CITY COUNCIL MEETING

August 6, 2018

The City Council of the City of Montezuma met in regular session at Montezuma City Hall on August 6, 2018. The meeting was called to order at 6:00 p.m. with Mayor Corey Simpson presiding.

PRESENT: Brownell, Willrich, C. Bolen & J. Bolen

ABSENT:

ALSO PRESENT: Mark Ewing, Whitney Baethke, Alexa Wheaton, Travis Johannes, Mike Cox & Brian Cline

The consent agenda was approved on a motion by Councilmember Willrich and a second by Councilmember J. Bolen. Ayes: all, Nays: none.

- Minutes from July 16, 2018
- Claims
- Liquor Licenses – Whimsical Wine Trailer (150th Celebration)

Pay application #2 for TK Concrete for the Fourth Street Project in the amount of \$78,925.81 was approved on a motion made by Councilmember C. Bolen. Councilmember Brownell seconded the motion. Ayes: all, Nays: none. Mayor Simpson said that he had looked at the work done so far and noticed that there needs to be some re-caulking done where the new street/curb meets the old sidewalk. There is a significant gap that needs filled in before the winter sets in. McCaslen said she would note the issue and relay the message at the next construction meeting.

Mike Cox, the Montezuma Gas Department Superintendent, was present to discuss if the need for a gas rate increase was necessary. Cox brought a detailed list of where the Gas Department had lost money the past few years. He was able to gather his data by going back 7 years. His findings showed that a few large capital outlay expenditures seem to claim much of the responsibility for the loss and Cox is concerned that with the Fourth Street Project as well as the upcoming Third Street Project, there could be more unexpected expenses come up. Cox also explained that a rate increase has not taken place since the latter part of 2011. Councilmember C. Bolen and Brownell thanked Cox for his time and effort on researching the losses that have taken place and preparing the information for the Council to review. Councilmember Brownell made the motion not to raise gas rates this year. A second was made by Councilmember J. Bolen. Ayes: all, Nays: none.

A motion to adjourn at 7:05 p.m. was made by Councilmember J. Bolen, with a second by Councilmember C. Bolen. Ayes: all, Nays: none.

City Clerk

Mayor

CITY COUNCIL MEETING

August 8, 2018

The City Council of the City of Montezuma met in special session at City Hall on Wednesday, August 8, 2018. The meeting was called to order at 12:00 p.m. with Mayor Corey Simpson presiding.

PRESENT: Willrich, C. Bolen & Brownell

ABSENT: J. Bolen

ALSO PRESENT:

The meeting was called to order at 12:00 p.m.

A motion to proceed with the release for SRC Montezuma, LLC. was made by Councilmember Brownell with a second by Councilmember Willrich. Ayes: all, Nays: none.

The meeting adjourned at 12:05 p.m.

City Clerk

Mayor

CITY COUNCIL MEETING

August 20, 2018

The City Council of the City of Montezuma met in regular session at Montezuma City Hall on August 20, 2018. The meeting was called to order at 6:00 p.m. with Mayor Corey Simpson presiding.

PRESENT: Brownell, Willrich, C. Bolen & J. Bolen

ABSENT:

ALSO PRESENT: Mark Ewing, Whitney Baethke, Bret Warden & Brian Cline

The consent agenda was approved on a motion by Councilmember Brownell and a second by Councilmember J. Bolen. Ayes: all, Nays: none.

- Minutes from August 6, 2018
- Claims
- Tax Abatement – Riser Fitness (Corey & Athena Simpson)

A motion to appoint Brian Cline as Councilmember to fulfil the remainder of Adam Duffy's term was made by Councilmember Brownell. A second was made by Councilmember Willrich. Ayes: all, Nays: none.

Councilmember Brownell made the motion to table the Employee Handbook Review. Councilmember Willrich seconded the motion. Ayes: all, Nays: none.

The Council and Mayor discussed the standing water issue in the parking at 4th Street and Main in front of Manestreet Hair Designers. The problem is worse now than before the street repair took place. McCaslen informed the Council that pictures were given to Veenstra & Kimm at the last construction meeting and it was placed on the list to be repaired.

Other items discussed included the 150th celebration and several properties that could use some attention. McCaslen will make some calls in order to get some progress made on the much needed upkeep on a few of these properties.

A motion to adjourn at 6:21 p.m. was made by Councilmember Brownell, with a second by Councilmember Cline. Ayes: all, Nays: none.

City Clerk

Mayor

CITY COUNCIL MEETING

September 4, 2018

The City Council of the City of Montezuma met in regular session at Montezuma City Hall on September 4, 2018. The meeting was called to order at 6:00 p.m. with Mayor Corey Simpson presiding.

PRESENT: Brownell, Willrich, C. Bolen, J. Bolen & Cline

ABSENT:

ALSO PRESENT: Mark Ewing, Whitney Baethke, Bret Warden, Joel Kercheval, Matt Simpson, Peggy Gregson, Randy Vinton, John McWilliams, Connie Horst, Cynthia Pinney, Curt Gauley, Matt Ogan, Donna Fraker, Victoria Thomas, Angie Worrall, Oscar Diaz & Maria Pedrosa

The consent agenda was approved on a motion by Councilmember J. Bolen and a second by Councilmember C. Bolen. Ayes: all, Nays: none.

- Minutes from August 20, 2018
- Claims
- Liquor License – Montezuma Floral

Joel Kercheval, representing the Montezuma Ambulance Service, explained to the Council that the radio currently being used in the ambulance is not compatible with the new ambulance. The quote from Raycom was in the amount of \$5,914. This price would include a base unit in the front of the ambulance as well as a unit in back to be used while tending to a patient. Currently, the new ambulance is scheduled for delivery the first part of November. Councilmember Brownell made the motion to approve the purchase of the new radio with a second from Councilmember Cline. Ayes: all, Nays: none.

Councilmember C. Bolen made the motion to table discussion on the FY18 financials. A second was made by Councilmember J. Bolen. Ayes: all, Nays: none.

Resolution #18-09-01: A Resolution Vacating Prior Actions of the City Council of Montezuma, Iowa Including Resolutions #18-06-03 and #18-06-04. Councilmember Willrich made the motion to approve the resolution with a second by Councilmember J. Bolen. Ayes: all, Nays: none. Councilmember Brownell made the motion to retain the earnest money. A second was made by Councilmember Willrich. Ayes: all, Nays: none.

A motion to table the employee handbook review was made by Councilmember Brownell and was seconded by Councilmember C. Bolen. Ayes: all, Nays: none.

Several community members were in attendance to discuss their issues with the sewer backup problems they experienced over the weekend of September 1st-3rd, 2018. Residents expressed their frustrations due to their loss of personal items, appliances and foundation damage. The City has contacted the project engineers and legal counsel. Once a cause has been determined, the City will follow-up on the process required to move forward with restitution.

Mayor Simpson brought to the Council's attention that the bowing exterior wall of the Memorial Hall had finally fallen due to the excess rainfall. An estimated cost of \$30-50,000 would be needed to fix this wall depending upon what materials are used. A much higher cost would be needed in order to restore the entire building due to it being a historical building. Grant money could also be a possibility but there could be restraints on how the building is repaired due to the location being part of the historic downtown. Additional discussion is essential when more information has been collected.

A motion to adjourn at 7:00 p.m. was made by Councilmember J. Bolen, with a second by Councilmember C. Bolen. Ayes: all, Nays: none.

City Clerk

Mayor

CITY COUNCIL MEETING

September 4, 2018

The City Council of the City of Montezuma met in regular session at Montezuma City Hall on September 4, 2018. The meeting was called to order at 6:00 p.m. with Mayor Corey Simpson presiding.

PRESENT: Brownell, Willrich, C. Bolen, J. Bolen & Cline

ABSENT:

ALSO PRESENT: Mark Ewing, Whitney Baethke, Bret Warden, Joel Kercheval, Matt Simpson, Peggy Gregson, Randy Vinton, John McWilliams, Connie Horst, Cynthia Pinney, Curt Gauley, Matt Ogan, Donna Fraker, Victoria Thomas, Angie Worrall

The consent agenda was approved on a motion by Councilmember J. Bolen and a second by Councilmember C. Bolen. Ayes: all, Nays: none.

- Minutes from August 20, 2018
- Claims
- Liquor License – Montezuma Floral

Joel Kercheval, representing the Montezuma Ambulance Service, explained to the Council that the radio currently being used in the ambulance is not compatible with the new ambulance. The quote for the new radio is from Raycom and in the amount of \$5914. This price would include a base unit in the front of the ambulance as well as a unit in back to be used while tending to a patient. Currently, the new ambulance is scheduled for delivery the first part of November. Councilmember Brownell made the motion to approve the purchase of the new radio with a second from Councilmember Cline. Ayes: all, Nays: none.

Councilmember C. Bolen made the motion to table discussion on the FY18 financials. A second was made by Councilmember J. Bolen. Ayes: all, Nays: none.

Resolution #18-09-01: A Resolution Vacating Prior Actions of the City Council of Montezuma, Iowa Including Resolutions #18-06-03 and #18-06-04. Councilmember Willrich made the motion to approve the resolution with a second by Councilmember J. Bolen. Ayes: all, Nays: none. Councilmember Brownell made the motion to retain the earnest money. A second was made by Councilmember Willrich. Ayes: all, Nays: none.

A motion to table the employee handbook review was made by Councilmember Brownell and was seconded by Councilmember C. Bolen. Ayes: all, Nays: none.

A motion to adjourn at 6:21 p.m. was made by Councilmember Brownell, with a second by Councilmember Cline. Ayes: all, Nays: none.

City Clerk

Mayor

CITY COUNCIL MEETING
September 17, 2018

The City Council of the City of Montezuma met in regular session at Montezuma City Hall on September 17, 2018. The meeting was called to order at 6:00 p.m. with Mayor Corey Simpson presiding.

PRESENT: Brownell, Willrich, C. Bolen, J. Bolen & Cline

ABSENT:

ALSO PRESENT: Mark Ewing, Whitney Baethke, Bret Warden, Matt Simpson, Peggy Gregson, Randy Vinton, John McWilliams, Connie Horst, Cynthia Pinney, Donna Fraker, Angie Worrall, Oscar & Brian Diaz, Randy Caldwell, Judy Hall, Gary Morse, Ben Steele, LaNeva Gauley, Cynthia Pinney, Doc VerMeer, Jerry & Dottie Hicks, Lori Duggan, Forrest Aldrich & Diane Gregson

The consent agenda was approved on a motion by Councilmember Brownell and a second by Councilmember C. Bolen. Ayes: all, Nays: none.

- Minutes from September 4, 2018
- Claims
- Tax Abatement – John Breniman

Resolution #18-09-02: A Resolution of the City of Montezuma, Iowa, Approving the 2018 Street Financial Report. Councilmember Willrich made the motion to approve the resolution. A second was made by Councilmember J. Bolen. Ayes: all, Nays: none.

Randy Caldwell, one of the city's attorneys, gave a statement and answered questions about the recent rain incident that resulted with many residents with water and sanitary sewer back-up in their basements. Forrest Aldrich from Veenstra & Kimm, the engineers on the 4th Street Project was also at the meeting to give some clarification on how the issue happened and what is needed to keep the process moving forward. Several residents that have experienced destruction of property and goods were able to speak and ask questions as well. One of the main concerns is how the property owners are supposed to get their necessities replaced while this investigation, claims and possible legal issues run their course. Unfortunately, neither Caldwell or Aldrich can give any kind of time-frame regarding these matters. Aldrich made sure to tell the residents to submit their pictures and itemized lists of damages to the city clerk so that all information is noted and will be on file. Both Ben Steele, Steele Excavating and Doc VerMeer, TK Concrete stated their insurance adjusters have been contacted to look into this matter.

Baethke stated that John Bushong had been out of the office all last week and that he is still working on bids for the Memorial Hall. Councilmember J. Bolen made the motion to table this topic until we had more information. A second was made by Councilmember Brownell. Ayes: all, Nays: none.

The FY18 year ended well. The city was well prepared for some big developments such as the Mill Street and 4th Street construction projects along with the purchase of a different dump truck. By rearranging some reserves into accounts with higher interest rates, Baethke has been able to generate a much larger return on these funds.

A quote in the amount of \$5300 for updating the city's code book was provided by Iowa Codification. It was suggested that we also elect to sign-up for having them host our code book online as well. An online code book will allow anyone access to look up the city's codes. A motion to move forward with the codification was made by Councilmember C. Bolen and seconded by Councilmember J. Bolen. Ayes: all, Nays: none.

Councilmember Brownell moved to table the review of the personnel policy handbook. It was determined that there is not much left to discuss and the council will review and be ready to finish this task at the next meeting. A second was made councilmember Willrich. Ayes: all, Nays: none.

Aldrich discussed the plans for the new wastewater plant as well. The DNR had held onto our review which has since put the city on hold from hearing about our block grant. Once the city is approved, more information will need to be collected.

Other items discussed included the need for more signage to keep semi's off the residential streets and Mayor Simpson updated the progress on the new playground coming to the east park.

A motion to adjourn at 7:16 p.m. was made by Councilmember C. Bolen, with a second by Councilmember J. Bolen. Ayes: all, Nays: none.

City Clerk

Mayor

CITY COUNCIL MEETING

September 27, 2018

The City Council of the City of Montezuma met in special session at the Montezuma Community School Elementary Library on Thursday, September 27, 2018. The meeting was called to order at 6:00 p.m. with Mayor Corey Simpson presiding.

PRESENT: Willrich, C. Bolen & J. Bolen

ABSENT: Brownell & Cline

ALSO PRESENT: Dave Hoeger, Stacey Cameron, Michael Zydzik, Cori Henkle, Vince Johnson & Pete Ross

The meeting was called to order at 6:00 p.m.

Michael Zydzik, executive director of Fusion Farm, a firm the city and Montezuma School partnered in hiring to aid in the rebranding of the community. The school board and council directed some questions, comments and concerns to Zydzik. It was then to decided to proceed with the events of the reveal of the new brand. He will be in touch with both the school and council with further information on this process.

The meeting adjourned at 6:50 p.m.

City Clerk

Mayor

CITY COUNCIL MEETING
October 1, 2018

The City Council of the City of Montezuma met in regular session at Montezuma City Hall on October 1, 2018. The meeting was called to order at 6:00 p.m. with Mayor Corey Simpson presiding.

PRESENT: Brownell, Willrich, C. Bolen, J. Bolen & Cline

ABSENT:

ALSO PRESENT: Mark Ewing, Whitney Baethke, Bret Warden, Matt Simpson, Peggy Gregson, Randy Vinton, Connie Horst, Donna Fraker, Angie Worrall, Randy Caldwell, Judy Hall, Lori Duggan, Forrest Aldrich, Diane Gregson, Dennis Latcham, Jerome Sheets, Rae & Brigitte Van Roekel, Roger Cox, Ron Hensel, Christine Wilson, Roger Allen, Doug VerMeer, Uwe & Diane Meyer, Joe Barrow & Boyd Sparks.

The consent agenda was approved on a motion by Councilmember Brownell and a second by Councilmember C. Bolen. Ayes: all, Nays: none.

- Minutes from September 17, 2018
- Claims

Bushong Construction submitted proposals pertaining to the repairs of the Memorial Hall's damaged wall.

Option #1: \$57,300 quote includes installing a new brick veneer along with removing the existing wall, gutters and downspouts.

Option #2: \$45,400 quote includes installing new metal siding and associated flashing, etc. along with demo of the damaged brick for \$45,400.

Both options also include a new commercial insulated metal exit door, frame and panic hardware. Members of the Lions Club, Legion and community members were able to voice their concerns on making sure the building was repaired as they rely on it for many public-based fundraisers throughout the year. The City is not only concerned with the safety on the outside of the building but the inside as well. Grant money could possibly be utilized for some of the repairs, but since it is a historical building, certain guidelines must be followed in order to use these funds. Councilmember Willrich questioned selling the property. Over the past five years, the City has spent over \$33,000 in HVAC, appliances and floors. The bathrooms and kitchen need upgrading desperately as well. The Legion and Lions members present, stated they would be willing to start paying the rent of the hall in order to help support the City's efforts in making the repairs. Councilmember J. Bolen made a motion to approve option #2 seconded by Councilmember Cline. Ayes: Brownell, C. Bolen, J. Bolen & Cline. Nays: Willrich. The motion passed. It was asked to have Bushong present the council with a rendering of the proposed steel in order to see what the façade may look like after the repairs are finished.

Christine Wilson, representing the Montezuma EMS, informed the council that the on-call shirts that the City purchased prior, are worn out. There are currently 15 members that are on the on-call calendar and 8 of them are on the schedule twice a week. They are asking to purchase new t-shirts, long-sleeve shirts and sweatshirts for these members. A quote received from Elite Sports includes 2 of each option for the members on-call more than once a week and one for the other on-call members.

Councilmember Brownell asked that "fire" be removed from the back of shirt and Wilson said she would have the changes made and report back with a new price.

Randy Caldwell, one of the city attorneys, stated that he had talked to Steele Excavating's insurance adjuster from United Fire Group. He stated that are continuing to investigate the rain event and the

limits of liability are sufficient. The City has received a damages total of \$140,641.08. Forrest Aldrich and Randy Caldwell discussed the project specs and recommend the payment should be held at this point. Councilmember C. Bolen made the motion to hold payment until further advised. A second was made by Councilmember J. Bolen. Ayes: all, Nays: none. The City will continue to monitor the process.

Randy Vinton discussed the issues he has with sharing his service line and asked if the city could help cover the cost of resolving this issue. The council stated that the private line is the responsibility of the property owner.

Roger Allen addressed the water issue he has on his property located at 406 W Washington. During the prior rain event, he stated that the water had come over the road and down his drive and into his home. Allen would like the city to take a look and see if there is anything that can be done to try and prevent this from happening in the future. Ewing said he would go about seeing what options are workable.

The city received a request from TK Concrete to extend the completion date for their work on the 4th Street project to November 16, 2018. Due to the large amount of rain Montezuma has received since they broke ground on this project, it was recommended by Aldrich to go ahead with the extension request. Councilmember Brownell made the motion to approve the request with a second from Councilmember Willrich. Ayes: all, Nays: none.

The council made a few revisions to finish up the work on the employee handbook. Doug VerMeer, an electric board member, stated that once the handbook is approved to submit it to his board to review as well.

The Omnisite recently upgraded their app that Bret Warden uses to keep tabs on all of the lift stations in town. Because of this new technology, Warden's outdated app does not allow him to access any of the vital information needed to maintain the lift stations. Aldrich mentioned that he knows of several communities that use the Omnisite and would recommend upgrading and paying the increased cost. Councilmember Willrich made the motion to approve the increase cost of the Omnisite. A second was made by Councilmember J. Bolen. Ayes: all, Nays: none.

Baethke discussed an issue with the Community Development Block Grant that was submitted this past June. Marty Wymore submitted the information for the city and was informed that the submission had been rejected due to incomplete notice requirements. The affidavit for publication had the wrong date on it. This issue requires the grant application to be resubmitted and an expected decision in December. This would still allow bid letting in February-March 2019.

Dennis Latcham wanted the city to be aware that the heavy rain had washed away the street around the culvert on Ogden Street and this issue needs attention. He asked if a fence could be put up so that the children in the area could not get hurt as well. Ewing said he would go down, take a look and see what can eliminate the problem.

The new pipe that is to be installed on 7th Street had to be put on hold due to the ground being too wet to disturb. As soon as it dries up, the installation will take place.

Mayor Simpson directed a question to Doug VerMeer. He inquired if there had been any discussion on employee conduct at the electric board's last meeting. VerMeer stated that there had been a conversation but two members were absent at that meeting. Even though those members have been

brought up to speed, VerMeer suggested that the council and electric board come together at the next meeting to discuss the matters at hand.

A motion to move to closed session pursuant to Iowa Code Chapter 21.5(i) at 7:25 p.m. was made by Councilmember Brownell, with a second by Councilmember Willrich. Ayes: all, Nays: none.

Councilmember Willrich motioned to adjourn at 8:14 p.m. A second was made by Councilmember Brownell. Ayes: all, Nays: none.

City Clerk

Mayor

CITY COUNCIL MEETING

October 15, 2018

The City Council of the City of Montezuma and Montezuma Light & Power Board met in regular session at Montezuma City Hall on October 15, 2018. The meeting was called to order at 6:00 p.m. with Mayor Corey Simpson presiding.

PRESENT: Brownell, Willrich, C. Bolen, J. Bolen & Cline

ABSENT:

ALSO PRESENT: Mark Ewing, Whitney Baethke, Bret Warden, Peggy Gregson, Randy Vinton, Connie Horst, Judy Hall, Lori Duggan, Diane Gregson, John McWilliams, Lori Duggan, Whitney Baethke, Keith Hudnut & Sheryl Freeborn

The consent agenda was approved on a motion by Councilmember Willrich and a second by Councilmember Brownell. Ayes: all, Nays: none.

- Minutes from September 27th & October 1st, 2018
- Claims

At a previous meeting, new on-call t-shirts were discussed for those members that are on the on-call calendar. Councilmember Brownell had suggested that the shirts only have EMS on the back. Councilmember J. Bolen explained that the reason they wanted both fire and EMS on the back of the shirts is so that all members could place orders and keep the costs down. Councilmember Brownell made the motion to approve \$1100 to go towards the purchase of the on-call shirts. A second was made by Councilmember Willrich. Ayes: all, Nays: none.

The rain event deadline for claims was October 12, 2018. All information has been forwarded to Veenstra & Kimm for review. Bret Warden will be meeting with city attorney and the insurance adjuster for Steele Excavating to provide a statement. John McWilliams discussed the fact that no one could have foreseen the probability of receiving the amount of rain that Montezuma received. Because of the continued rain since Labor Day weekend, the City is looking at an alternate plan in order to get the 4th Street Project finished up. Engineers at Veenstra & Kimm presented a revision to the specs that included using a more substantial rock and a geogrid in order to meet compaction so that paving can take place. A small amount of the contingency plan of \$90,000 has been allocated at this point. The new revisions will cost \$39,525. Councilmember Willrich made the motion to approve the changes with a second by Councilmember Cline. Ayes: all, Nays: none.

Two applications/resumes have been submitted for the Director of Finance position. Baethke's current position includes the reins of Montezuma Community Development Director as well. Councilmember J. Bolen believes this should not be part of the finance director's duties. Councilmember Willrich stated that he thinks the finance director's position should be filled first. All councilmembers agreed that the deadline for accepting applications should be extended to December 1st, 2018 and the job description and information should be published in the local newspapers as well as on the IAMU website. There was a difference of opinions when salary was discussed. A motion from Councilmember Willrich was made to set the salary range for the director of finance position at \$40,000-50,000. A second was made by Councilmember C. Bolen. Ayes: Willrich, C. Bolen & Cline. Nays: Brownell & J. Bolen. The motion passed. Baethke will continue to work and advise the City of Montezuma via contract labor as she helps with the transition of her position.

A motion to close the open session at 6:52 p.m. was made by Councilmember Willrich. A second was made by Councilmember C. Bolen. Ayes: all, Nays: none.

A motion to move to closed session pursuant to Iowa Code Chapter 21.5(i) at 6:55 p.m. was made by Councilmember Brownell, with a second by Councilmember Willrich. Ayes: all, Nays: none.

City Clerk

Mayor

CITY COUNCIL MEETING

November 5, 2018

The City Council of the City of Montezuma met in regular session at Montezuma City Hall on November 5, 2018. The meeting was called to order at 6:00 p.m. with Mayor Corey Simpson presiding.

PRESENT: Brownell, Willrich, C. Bolen & J. Bolen

ABSENT: Cline

ALSO PRESENT: Mark Ewing, Bret Warden, Peggy Gregson, Randy Vinton, Connie Horst, Judy Hall, Lori Duggan, John & Shari McWilliams, Tami Wilhelm, Mike Cox, Andy Erselius, LaNeva Gauley, Angie Worrall, Peggy Gregson & Sheryl Freeborn

Mayor Simpson called the meeting to order at 6:00 p.m.

The consent agenda was approved on a motion by Councilmember Willrich and a second by Councilmember Brownell. Ayes: all, Nays: none.

- Minutes from October 15th, 2018
- Claims

An update on the new ambulance had been emailed to the Council previously. The new rig will be picked up this weekend, gone through and once the radio is installed, will be ready to be put into service.

Tami Wilhelm was present in order to help the Council go over the new plans for healthcare coverage. Baethke, along with Wilhelm, had done some research on what options would be most beneficial for the City and its employees. After discussing the rates and coverages, Councilmember C. Bolen made the motion to go with the recommended plan from Wellmark BC/BS. Councilmember J. Bolen seconded the motion. Ayes: all, Nays: none.

Andy Erselius, AE Realty, Inc., presented an offer to the Council to purchase six lots in the South Diamond Addition. The lots would be divided into two lot sections for three spec homes to be built. Lots 1 and 2 (O&N), 12 and 13 (E&D), and 17 and 18 (U&T). The builder is looking to take advantage of the incentives offered by the City and after some debate, Councilmember C. Bolen made the motion to accept the offer. Before a second was made, C. Bolen amended his motion to proceed with a counteroffer of \$7250. Councilmember J. Bolen seconded the motion. Ayes: all, Nays: none. Erselius was in contact with the builder during this time and informed the Council, his client accepts the counteroffer. Mayor Simpson asked Erselius to draw up the paperwork with the changes in order to keep the process moving forward.

Pay app #5 from TK Concrete was brought up for discussion. The Council had agreed to hold pay app #4 in order to expedite the insurance claim process for the residents that had back-up in their basements due to the rain event. It was asked by Greg Roth, of Veenstra & Kimm, to have the city attorney advise the Council on how to proceed with the pay request. After speaking with McCaslen about the issues at hand, it was determined that pay app #5 did include the funds that had been held from pay app #4. Some of the residents affected by the rain event were in attendance and offered their opinion on how to proceed. The possible threat of the job not being completed due to withhold funds, gave them the fuel to say, go ahead with the payment so that

the project can be finished. Councilmember Brownell made the motion to pay TK Construction Pay App #5 but to withhold Veenstra and Kimm's payment until further discussion with legal counsel. Councilmember Brownell retracted his motion. After taking all information into consideration, the Council decided to go ahead and agree to the reimburse pay app #5 in the amount of \$133,056.61 with a motion by Councilmember J. Bolen and a second was made by Councilmember C. Bolen. Ayes: all, Nays: none.

RESOLUTION #18-11-01: A Resolution Approving the City of Montezuma 2018 Annual Financial Report for Fiscal Year Ended June 30, 2018. Motion to approve the resolution was made by Councilmember Brownell and seconded by Councilmember Willrich. Ayes: all, Nays: none.

RESOLUTION#18-11-02: A Resolution to Provide Public Notice of Hearing on Adopting the Iowa State Revolving Fund Environment Information Document for the Wastewater Treatment Facility Improvements. Motion to set the public hearing date for December 3, 2018 was made by Councilmember C. Bolen and seconded by Councilmember J. Bolen. Ayes: all, Nays: none.

RESOLUTION #18-11-03: A Resolution Proposing Conveyance and Authorizing Public Hearing on Transfer of Easement for Building Encroachment to Granite Reit America Inc. Councilmember Brownell made the motion to set the public hearing on November 19th, 2018. A second was made by Councilmember J. Bolen. Ayes: all, Nays: none.

A question from Sugar Creek Township about how they were supposed to pay their 28E agreement if the taxes in that particular township are not paid. It was discussed and suggested by Mayor Simpson to talk to Missy Eilander, Poweshiek County's Auditor, to see about the process of delinquent tax payments and how to proceed with these properties. The 28E agreements are imperative in order to keep the Montezuma ambulance service up and running and provide service for the surrounding townships.

The City Attorney drew-up an independent contractors' agreement for continued part-time work with Whitney Baethke. Councilmember C. Bolen made the motion to approve the contract with a second from Councilmember Willrich. Ayes: all, Nays: none.

Mike Cox, the Gas Department Superintendent, wanted to inform the Council on some of the changes coming up in operators' qualifications. These changes will increase the amount of training the increase the cost that goes along with it.

Councilmember Brownell brought up the issue with an accessory building that had been approved without consult of the Zoning Administrator for Colin and Keegan Watts. They had recently purchased three lots in the South Diamond Addition and have recently started construction on their house taking advantage of the incentives being offered by the City. The accessory building will be used for her business. A poll was taken to determine if the Council wanted to pursue the issue regarding the permit not being submitted to the Zoning Administrator. It was determined to go ahead and proceed with the approved permit.

Mayor Simpson informed the Council that the new playground equipment that was donated by Mid-American Energy, has been installed at the East City Park. Several kids have already taken advantage of the new addition. It will be especially beneficial now with numerous Little League games being played at the east ball field.

Councilmember C. Bolen made the motion to adjourn at 7:27 p.m. A second was made by Councilmember J. Bolen. Ayes: all, Nays: none.

City Clerk

Mayor

CITY COUNCIL MEETING
November 19, 2018

The City Council of the City of Montezuma met in regular session at Montezuma City Hall on November 19, 2018. The meeting was called to order at 6:00 p.m. with Mayor Corey Simpson presiding.

PRESENT: Brownell, Willrich, C. Bolen, J. Bolen & Cline

ABSENT:

ALSO PRESENT: Mark Ewing, Bret Warden, Randy Vinton, Connie Horst, Judy Hall, Lori Duggan, John McWilliams, Angie Worrall, Jamie Robinson, Oscar & Brian Diaz

Mayor Simpson called the meeting to order at 6:00 p.m.

The consent agenda was approved on a motion by Councilmember Brownell and a second by Councilmember C. Bolen. Ayes: all, Nays: none.

- Minutes from November 5th, 2018
- Claims

Councilmember Brownell made the motion to appoint Meryll Hicks to the CLG. A second was made by Councilmember C. Bolen. Ayes: all, Nays: none.

Roxanne Goudy's term on the Montezuma Library Board will expire on December 31, 2018. A motion to approve new member, Nicole VerMeer, was made by Councilmember Brownell. A second was made by Councilmember J. Bolen. Ayes: all, Nays: none.

A public hearing on a proposal to convey an easement for building encroachment was opened at 6:13 p.m. No one was present for the hearing so it was closed at 6:15 p.m.

Resolution #18-11-04: A Resolution Approving Conveyance of Easement for Building Encroachment was approved on a motion from Councilmember Cline with a second from Councilmember C. Bolen. Ayes: all, Nays: none.

One sealed bid was submitted for the purchase of the old ambulance. A bid for \$4000 was received from Chris Brennan. Councilmember J. Bolen made a motion to accept the bid and it was seconded by Councilmember C. Bolen. Aye: all, Nays: none.

Rick Talbert gave an update on a property located at 502 S 3rd Street. Talbert has purchased the property and is asking for 90 days to remove any salvageable items and have the structures taken down. Steele Excavating is going to be doing the demolition work and he is hoping it can be done by the end of the year.

TK Concrete submitted an extension request for the remaining work still needs to be finished on the 4th Street Project. The request explained that they have had set-backs due to the weather which then pushed back the need for the road paver. When it was time to do the paving, the road paver was then booked and there was another delay to get it into town. Many people that reside on 4th Street and had experienced back-up in their basements this fall expressed their concerns on the extension request. Councilmember Willrich took all information into consideration and made

a motion to deny the request for an extension from TK Concrete. A second was made by Councilmember J. Bolen. Ayes: all, Nays: none.

Jamie Robinson, Mahaska County's EMA Director, reported that the Montezuma Ambulance Service goes into Mahaska's coverage area every time a patient is transported to Mahaska Health Partnership. Due to this, he was inquiring if anyone would be interested in sitting on their board and becoming an active member. Mayor Simpson advised he would be in touch and he also went ahead and signed-off on the by-laws submitted by Robinson.

McCaslen presented a zoning issue for a building permit for Marty Powell and Patty White. The address of the proposed construction site is 119 Forest Home Road and it is currently zoned agricultural. Since some of the adjoining lots have already been rezoned for residential purposed, Councilmember Willrich made the motion to approve the rezoning variance for this property from agricultural to residential as well. A second was made by Councilmember C. Bolen. Ayes: all, Nays: none.

The city of Newton has developed a way to offer grants to those that are willing to rehab some of their dangerous and dilapidated structures. Mayor Simpson presented the information he had on this program to the Council in order to get feedback on whether they would want to try and implement something like this in Montezuma. The Mayor and Council will readdress this at a later meeting when more data is available.

Councilmember Brownell made a motion to go into closed session pursuant upon Iowa Code Chapter 21.5(i). A second was made by Councilmember J. Bolen. Ayes: all, Nays: none.

Councilmember C. Bolen made the motion to adjourn at 7:27 p.m. A second was made by Councilmember J. Bolen. Ayes: all, Nays: none.

City Clerk

Mayor Pro-tem

CITY COUNCIL MEETING

November 29, 2018

The City Council of the City of Montezuma met in special session at City Hall on Thursday, November 29, 2018. The meeting was called to order at 6:00 p.m. with Mayor Corey Simpson presiding.

PRESENT: Willrich, C. Bolen, J. Bolen, Cline & Brownell

ABSENT:

ALSO PRESENT:

The meeting was called to order at 6:00 p.m.

A motion to go into closed session was made by Councilmember Brownell with a second by Councilmember J. Bolen. Ayes: all, Nays

Review of Employee Professional Competency in Closed Session

a. Closed Session Pursuant to Iowa Code Chapter 21.5(i)

i. *To evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session.*

The meeting adjourned at 7:45 p.m.

City Clerk

Mayor

CITY COUNCIL MEETING
December 3, 2018

The City Council of the City of Montezuma met in regular session at Montezuma City Hall on December 3, 2018. The meeting was called to order at 6:00 p.m. with Mayor Pro-tem Frank Brownell presiding.

PRESENT: Brownell, Willrich, C. Bolen, J. Bolen & Cline

ABSENT:

ALSO PRESENT: Mark Ewing, Randy Vinton, Connie Horst, Judy Hall, Lori Duggan, John McWilliams, Angie Worrall & Olivia Patton

The meeting was called to order at 6:00 p.m.

Mayor Pro-tem Brownell asked for any comments from the audience to start off. Several residents had questions about the progress on the 4th Street Project. Olivia Patton, a representative from Veenstra & Kimm, was able to give some clarity to their questions and stated she would make sure and get some answers from the engineers as well.

The consent agenda was approved on a motion by Councilmember Willrich and a second by Councilmember C. Bolen. Ayes: all, Nays: none.

- Minutes from November 19th, 2018
- Claims

A public hearing on adopting the Iowa State Revolving Fund Environmental Information Document for the Wastewater Treatment Facility Improvements was opened at 6:18 p.m. Olivia Patton, representing Veenstra & Kimm, fielded a few questions on what the wastewater improvements entailed. With no more questions or comments, the public hearing was closed at 6:22 p.m.

A public hearing for the Proposal to Sell Real Property was opened at 6:22 p.m. No one was present for the hearing so it was closed at 6:25 p.m.

Resolution #18-12-01: A Resolution Proposing Sale and Authorizing Public Hearing for Sale of Lots 1, 2, 12, 13, 17 & 18 (formally known as Lots O, N, E, D, U & T) in South Diamond Addition Parts One and Two. Councilmember J. Bolen made the motion to approve the resolution with a second from Councilmember C. Bolen. Ayes: all, Nays: none.

The new ambulance is now in service and the Council was asked to purchase a grill guard to protect the rig. Councilmember Willrich made the motion to approve the new grill guard. A second was made by Councilmember Cline. Ayes: all, Nays: none.

Pow I-80, Poweshiek Iowa Development, sent the City of Montezuma their annual shareholders dues in the amount of \$2,924. The Council asked McCaslen to contact Laura Manatt and ask if someone could attend a council meeting and explain how the cost of these dues benefit the City of Montezuma. Councilmember C. Bolen motioned to table paying the dues until more information can be provided to the Council. Councilmember Willrich seconded the motion. Ayes: all, Nays: none.

Ewing stated that everything is running smoothly for the street and sewer departments.

It was determined to hold a closed session special meeting on Thursday, December 6th, 2018 at 7:30 p.m. for an interview for the director of finance position.

Mayor Pro-tem Brownell closed the meeting at 6:40 p.m.

City Clerk

Mayor Pro-tem

CITY COUNCIL MEETING

December 6, 2018

The City Council of the City of Montezuma met in special session at City Hall on Thursday, December 6, 2018. The meeting was called to order at 7:30 p.m. with Mayor Pro-tem Frank Brownell presiding.

PRESENT: Willrich, C. Bolen, J. Bolen, Cline & Brownell

ABSENT:

ALSO PRESENT:

The meeting was called to order at 7:30 p.m.

Councilmember Willrich made the motion to enter into closed session for
Review of Employee Professional Competency in Closed Session

- a. Closed Session Pursuant to Iowa Code Chapter 21.5(i)
 - i. *To evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session.*

Councilmember C. Bolen seconded the motion. Ayes: all, Nays: none.

The meeting adjourned at 8: 30 p.m.

City Clerk

Mayor

CITY COUNCIL MEETING

December 11, 2018

The City Council of the City of Montezuma met in special session at City Hall on Tuesday, December 11, 2018. The meeting was called to order at 12:00 p.m. with Mayor Corey Simpson presiding.

PRESENT: Willrich, C. Bolen & Brownell

ABSENT: Cline & J. Bolen

ALSO PRESENT:

The meeting was called to order at 12:00 p.m.

The public hearing for a proposal to sell real property was opened at 12:03 p.m. No one was present for the hearing.

Resolution #18-12-02: A Resolution Approving Sale of Real Property.

Councilmember C. Bolen made the motion to approve the resolution selling lots #1, 2, 12, 13, 17 & 18 (formally known as lots O, N, E, D, U & T) in the South Diamond Division Part One & Two in the City of Montezuma. Councilmember Willrich seconded the motion. Ayes: all, Nays: none.

Motion to close the public hearing at 12:05 p.m. was made by Councilmember Brownell and seconded by Councilmember Willrich. Ayes: all, Nays: none.

A motion to approve the final signature on the easement for building encroachment was made by Councilmember Brownell. Councilmember C. Bolen seconded. Ayes: all, Nays: none.

The meeting adjourned at 12:08 p.m. with a motion from Councilmember Brownell and a second by Councilmember Willrich. Ayes: all, Nays: none.

City Clerk

Mayor

CITY COUNCIL MEETING
December 17, 2018

The City Council of the City of Montezuma met in regular session at Montezuma City Hall on December 17, 2018. The meeting was called to order at 6:00 p.m. with Mayor Simpson presiding.

PRESENT: Brownell, Willrich, J. Bolen & Cline

ABSENT: C. Bolen

ALSO PRESENT: Mark Ewing, Randy Vinton, Connie Horst, Judy Hall, Lori Duggan, John McWilliams, Bret Warden, Laura Manatt, Brian Diaz & Greg Roth

The meeting was called to order at 6:00 p.m.

The consent agenda was approved on a motion by Councilmember Brownell and a second by Councilmember Willrich. Ayes: all, Nays: none.

- Minutes from December 3rd, December 6th & December 11th, 2018
- Claims

Laura Manatt was present to clarify the role POW I80 plays in Poweshiek County and the surrounding communities. The annual share-holders dues invoice is being considered and Manatt explained that POW I80 is partially funded by public funds as well as private contributions. Currently there is no representative on the board serving the Montezuma area, which also includes Deep River and Searsboro. Councilmember Brownell expressed his frustration on POW I80's assistance with the relocation of Street Rod Productions. Manatt explained that the business had already decided to relocate and she was able aid them in the transition as well as support them in trying to get another business in their current Montezuma location. Mayor Simpson made it clear that POW I80 is essential in the growth of Montezuma and the entire Poweshiek County area with its networking capabilities. Councilmember J. Bolen made the motion to proceed in paying the annual shareholders dues in the amount of \$2924.00. Councilmember Cline seconded the motion. Ayes: Willrich, J. Bolen & Cline. Nays: Brownell. The motion passed.

Pay application #6 in the amount of \$245,551.86 for TK Concrete was the next item to be discussed. Greg Roth, an engineer from Veenstra & Kimm, updated the Council on the 4th Street Project as well as answer any questions on finalizing the plan. Roth stated that the street has officially been opened to the public but final grading, seeding and rock for the drive-ways will be finished up in Spring 2019. Councilmember Willrich wanted Roth to clarify that TK Concrete will return in order to perform the items on the punch list before this payment was to be approved. Roth explained that there is still the final payment that will not be paid until all work is complete. The 4th Street Project had an extended completion date of November 16, 2018. The work was in fact, not completed by the extension date, and an \$800/day fine will be applied for 28 days the project was not completed and \$22,400 subtracted from the final retainage payment once all work has been satisfied and before the City signs off on the project. Mayor Simpson and Councilmember J. Bolen wanted to make sure there were a few items buttoned-up before the crew leaves for the winter. Roth said he would make sure the items would be taken care of with the current decent temperatures. Councilmember J. Bolen made the motion to go ahead and pay TK Concrete's pay application #6 with a second by Councilmember Cline. Ayes: all, Nays: none.

A program for the rehabilitation of dangerous and dilapidated houses in Montezuma was discussed. The program has been implemented in other cities and has helped clean up and revitalize growth in the participating communities. The primary goal of this type of program is to spark private participation and investment in the program's goals of neighborhood revitalization, renewal and improved curb appeal in the city. Mayor Simpson instructed the Council to go over the proposed booklet outlining the rules and limitations and report back with suggestions and changes. Councilmember Brownell made the motion to table this topic until the Council is ready to review the changes. A second was made by Councilmember Willrich. Ayes: all, Nays: none.

Councilmember Brownell made a motion to go into closed session pursuant to

- a. Closed Session Pursuant to Iowa Code Chapter 21.5(i)
 - i. *To evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session.*

Councilmember Willrich seconded the motion. Ayes: all, Nays: none.

The regular meeting adjourned at 8:25 p.m.

City Clerk

Mayor