

UNDERWOOD CITY COUNCIL REGULAR MEETING MINUTES - July 12, 2022

Call to Order: Mayor Dennis Bardsley called the regular council meeting to order on July 12, 2022, at 6 p.m.

Roll Call: In attendance: Forbush, Madsen, Dose. Absent: Pingel and Tiarks. Also present: Dave Powell, Cindy Sorlien, Woody Mahan, Jeff Godwin-Engineer (Snyder and Associates), Nate Summers-Municipal Advisor (DA Davidson), Dave Smith (Shiloh Properties).

Pledge of Allegiance: Recited by all.

Approval of Agenda: Forbush moved, Madsen seconded to approve the agenda. Motion carried 3-0. No council member stated a conflict of interest with any agenda items.

Approval of Minutes: Dose moved, Madsen seconded to approve the May 10, 2022, meeting minutes. Motion carried 3-0.

Public Forum: Woody Mahan spoke to concerns about he believes stormwater is getting into his basement on 3rd Street. City will get topography completed for elevations and direction of water flow. No street over-payment has been completed on 3rd Street and 2nd Avenue in over 15 years. Mahan left at 6:08 p.m.

Public Hearing on Proposed Development Agreement with Shiloh Properties, LLC: Madsen moved, Dose seconded to open the public hearing on the proposed development agreement with Shiloh Properties. Motion carried 3-0. Mayor Bardsley opened the public hearing at 6:09 p.m. No written comments or questions at hearing. Madsen moved, Forbush seconded to close the public hearing. Motion carried 3-0. Mayor Bardsley closed the public hearing at 6:11 p.m.

Resolution 22-07-01 Approving Development Agreement with Shiloh Properties, LLC, Authorizing Annual Appropriation Tax Increment Payments, and Pledging Certain Tax Increment Revenues to the Payment of the Agreement: Madsen moved, Forbush seconded to approve Resolution 22-07-01 Approving the development agreement with Shiloh Properties LLC authorizing annual appropriation tax increment payments and pledging certain tax increment revenues to the payment of the agreement. Roll Call Vote: Forbush-Yes, Madsen-Yes, Dose-Yes. Resolution adopted 3-0. Absent: Tiarks and Pingel. Dave Smith left at 6:15 p.m.

Wastewater Treatment Plant Alternatives/Action (Snyder and Associates Engineer): Discussion by Jeff Godwin, Engineer-Snyder, and Associates, on three wastewater treatment plant alternatives: LEMNA lagoon improvements, Fluidyne ISAM treatment plant or an Aero-Mod treatment plant. No action taken. City Administrator will set up a workshop only in August for council members to learn more about each system. Jeff Godwin left at 7:15 p.m.

Sewer Rates and Financing Wastewater Treatment Plant Improvement/Replacement (DA Davidson Municipal Advisor): Nate Summers, Municipal Advisor-DA Davidson, discussed options to finance an upgrade lagoon or new wastewater treatment plant. SRF Loan Financing would be used for the infrastructure construction cost. He provided 3 examples at cost of an upgrade at the \$3 million-\$5 million and \$8 million and how sewer rates would be affected. GO General Bonds can be levied through property taxes but would go against the constitutional debt limit. The City’s median household income precludes from receiving grants from CBDG or USDA. Rates have not been raised for 3 years and operating costs are increasing and inability to expand with current lagoon system. No action taken. Nate Summers left at 7:32 p.m.

Charles Drive Reconstruction – Streets Committee Recommendation - Present Final Plans and Specifications: Madsen moved, Forbush seconded to approve the final plans and specifications for Charles Drive reconstruction. Motion carried 3-0.

Resolution 22-07-02 Authorizing Bid Letting and Setting Public Hearing: Madsen moved, Dose seconded to approve Resolution 22-07-02 authorizing bids for Charles Drive Reconstruction and that the notice of date of letting shall be on Monday, August 8, 2022 at 2:00 p.m. and setting the public hearing on proposed plans, specifications, form of contract, and estimate of cost for the Charles Drive reconstruction for Tuesday, August 9, 2022, at 6 p.m. Roll Call Vote: Madsen-Yes, Dose-Yes, Forbush-Yes. Absent: Pingel and Tiarks. Resolution adopted 3-0.

Approve Truck Stop Tobacco License: Dose moved, Forbush seconded to approve the Tobacco License for KC Mart Truck Stop. Motion carried 3-0.

Consent Agenda and Claims: Forbush moved, Madsen seconded to approve the consent agenda and claims. Motion carried 3-0. Senior Citizens of Underwood-\$650.00, US Postmaster-\$60.80, LMI-\$13,500.00, Salvo’s-\$771.50, UMBA-\$3400.00, Matt Woods-\$5155.00, IA DNR-\$85.00, Accutec-\$17187.87, US Postmaster-\$68.00, Secretary of State-\$30.00

AgriLand	Fuel-Fire/City-June 22	\$1,266.84
Bomgaars	Pump for gator-parks	\$246.91
Casey Baragary	Operator by Affidavit June 2022	\$600.00
Csorlien	Mileage May-Jun 22 & 7/8	\$108.23
Computer Systems	Mo. IT svcs/backup/Warranty	\$824.50
Council Bluffs Library	Library Svcs 7/1/22-6/30/23	\$3,839.60
Counsel Office and Doc.	Copier RT 6/26-7/25/22	\$132.34
Daily Nonpareil	Legal publish x 2	\$273.90

EMS Billing-QMC	Volunteer Ambulance	\$146.40
FLSCO	Boom lift rental x 1 day	\$350.00
Great America Fin Svcs	Monthly copier lease pmt	\$114.50
Gworks	FrontDesk-SimpleCity	\$3,707.49
Heiman	1 deluxe armor coat and pants	\$2,892.83
Hol Inn Air	Hotel IMFOA Spring 22	\$224.00
Ideal Pure Water	Wtr disp/bott-June 22	\$30.20
IMWCA	Work Comp Prem1 22-23	\$720.00
Iowa League	Member Dues	\$870.00
Iowa One Call	17 locate emails	\$15.30
JDW	Building Permit Fees June 22	\$9,193.95
Life Assist	Adhesive bandage, nitro	\$50.28
Marne Elk Horn	Ph/Cble-FDept/Ph-City-Jul22	\$262.25
Max I Walker	6/15 rug changes	\$52.40
Menards	Repair kits and supplies	\$156.33
Midwest Benefit	June 22 Frmn Death ben 31 @ 1.25	\$38.75
Midwest Lab	Wastewtr Tests June 22	\$1,554.12
M & K Tree Svc - MTS	June 22 Garbage	\$3,514.50
MidAmerican Energy	Electricity Read Date 6-7-22	\$2,964.98
Paco's Tires	tube installed	\$28.00
Regional Water	Civil div Post 3/12/2022	\$215.00
Salvo's Contracting	Dig/Set 2 poles for Road Bldg	\$3,100.00
Snyder and Associates	Engineer Svcs Fldrst San Sew Ext	\$9,330.82
SWICAA	22-23 dues	\$20.00
SWIPCO	22-23 DUES	\$620.00
United Healthcare	Health ins August	\$2,800.25
US Bank Visa	Lagoon sampler, ph testers, lagoon	\$508.89
Verizon Wireless	5/26-6/25/22 cell-FDept/Lag	\$166.03
Wellmark	Dental Ins July 22	\$339.29
	Sub-total	\$51,278.88
June 22 Payroll	Staff	\$12,779.47
	Total	\$64,058.35

Reports:

Fire/Rescue Department: 175 runs for the year

Mayor: The State of Iowa 2-mile radius only applies if the county does not have ordinances. A 28-E agreement was never pursued by the city with the County. It would need to go through public hearings, ordinances, work with Pottawattamie County, then in front of the Board of Supervisors as well.

Maintenance: Last items received for light kits for grant to upgrade to LED lights. 60-day timeline is 9/9/22. Direct retaining wall design to go through building permit application, Building Inspector reviews plans, and then to city council for approval if tie into easement area.

Clerk: Insurances up for renewal: Wellmark will increase by 10%.

Council Committees: Economic Development: None Finance: None Personnel: None

Streets: Committee met Thursday, 7/7/2022 at 10 a.m. with Dave Sturm, Engineer-Snyder and Associates, over plans and specifications for Charles Drive.

Sewer: None Cemetery: None Parks: Bench will be ordered for Fire Dept Park.

Water: None Code Compliance: None

Adjournment: Madsen moved, Dose seconded to adjourn the meeting. Motion carried 3-0. Mayor Bardsley adjourned the meeting at 8:21 p.m.

These minutes are as reported by the City Administrator/Clerk and subject to approval at the next regular council meeting.

Dennis Bardsley, Mayor

(attest) Cindy Sorlien, City Administrator/Clerk