

City of Preston
Regular City Council Meeting
February 1, 2021

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

The Pledge of Allegiance was recited by all.

ROLL CALL Present: R. Peterson, A. Reuter, M. Petersen, P. Hoffman, M. Gerardy arrived at 6:20 p.m.

OTHERS PRESENT: Dave Heiar, Cody Austin, Officer Stephen Thayer, Jack Michel, Nancy Kieffer, Travis Kieffer, Adam Naeve, Teena Franzen, Bobbi Jo Peterson Cox, Brenda Kunau, Larissa Ruchotzke, Candace Mercer, Ray Ernst, Eric Tietjens, Deputy Clerk Sheryl Ganzer, City Administrator Teresa Weinschenk.

APPROVAL OF AGENDA: Motion was made by P. Hoffman to approve the agenda with the change to move the Oath of Office for Stephen Thayer after the consent agenda. Seconded by R. Petersen. Ayes: RP, AR, MP, PH. Nays: 0. Motion carried.

CITIZEN/PUBLIC COMMENTS: NONE

CONSENT AGENDA: Motion was made by A. Reuter to approve the consent agenda as presented. R. Petersen seconded. Ayes: AR, PH, RP. Nays: 0. Motion carried.

OATH OF OFFICE: Mayor Sieverding performed the Oath of Office for Police Chief Stephen Thayer.

WALKING PATH FINANCIAL UPDATE: P. Hoffman presented Mayor and City Council with a Walking Path account reconciliation spreadsheet. The correct balance in the walking path should be \$8,463.12. T. Weinschenk concurs with the amount and explained that the walking path went from a positive revenue of approximately \$275,000 to a negative approximate amount of \$275,345.71. Weinschenk went onto explain that it is a software setup issue and the correction will be made. The Walking Path paid for itself and did not go into a negative balance. N. Kieffer went on to read a list of the improvements that have been done at the Walking Path. Mayor Sieverding thanked the group and all volunteers for the work they have done in making the park an improvement for Preston. City Council also extended their appreciation. A motion was made by P. Hoffman to approve T. Weinschenk to make an adjusting journal entry in the amount of \$8463.12 to correct the line item for the Walking Path balance. A. Reuter seconded. Ayes: AR, RP, PH. Nays: 0. Motion carried.

NINJA COURSE: N. Kieffer introduced Adam Naeve to Mayor and Council. Naeve has a lot of experience with different Ninja Courses. Naeve went on to explain the health benefits of a Ninja Course. P. Hoffman went on to explain that Council has already approved the project that Council will need to approve the quote and the financial commitment of the City. The Ninja Course Committee would like to go with Landscape Structures with the City Commitment of 15% of the total project not to exceed \$20,000. The City would also take on the future maintenance of the course. P. Hoffman stated that there is a Wellmark large grant for \$100,000. The Ninja Committee would like to apply and have \$35,000 go towards the Ninja Course and the other \$65,000 go towards sidewalks. Both the Ninja Course and Sidewalks were named as priorities by the Healthy Hometown Committee. The grant is a dollar-for-dollar matching grant. T. Kieffer stated that often times a successful project leads into other grants. R. Petersen wondered how far we are with Peppermint Park. Mayor Sieverding stated it should be completed this year. A. Reuter stated that COVID-19 slowed things down. N. Kieffer stated that the Ninja Course committee is working to help with funding for Peppermint Park also with a community breakfast and dividing the proceeds. T. Weinschenk questioned what the total City commitment would

be. P. Hoffman stated not to exceed \$20,000. P. Hoffman made a motion to approve Landscape Structures as the Ninja Course vendor with the City's financial support of the project of 15% up to a maximum of \$20,000. Also, to have permission to have a voluntary grant writer to apply for a \$100,000 large match Wellmark foundation grant proposing \$35,000 for a Ninja Course and \$65,000 towards City sidewalks and also have the City agree to on-going maintenance once the course is installed. M. Gerardy seconded. Ayes: AR, RP, PH & MG. Nays: 0. Motion carried

MARVIN ADDITION UPDATE: Cody Austin, from IIW Engineering, presented City Council with the design of a Final Plat for the Marvin Subdivision. The detention pond will take 4 lots so there will be a total of 26 lots available for sale. The Council needs to decide when to go out to bid and what work the City wants to bid out. T. Weinschenk stated that the Utility Employees and Weinschenk are meeting with IIW on Thursday, February 4, 2021. At this time, we are waiting on the Department of Natural Resources.

MARVIN SUBDIVISION FINANCING OPTIONS: Heidi Kuhl, from Northland securities, presented City Council two options. The first option is a 10-year TIF (tax increment financing) option assuming there is the sale of five lots. D. Heiar along with Mayor and Council agree that five houses in the 1st year is too aggressive. P. Hoffman stated it would be better to error on the conservative side. The second option is for a 15-year TIF asking. There would need to be conversations and approval from the school and county. Council requested that Heidi scale back the houses in Year-1 to zero houses with five in Year-2. P. Hoffman asked about using the LMI (low to moderate income) set aside for down payment assistance. That may be an option once there is LMI set aside dollars. Interest rates are low right now so it is good timing for the project. However, new build costs are high. A motion was made by A. Reuter to direct T. Weinschenk to move forward with 1, Setting a public hearing date at the next (Feb. 8th) meeting establishing intent to move forward with entering into a loan agreement General Obligation bond and 2, reaching out to the School and County for considering approval to move forward with TIF funding. R. Petersen seconded. Ayes: PH, MG, AR & RP. Nays: 0. Motion carried.

DEPARTMENT BUDGET REVIEW: Ray Ernst, Electric Utility Superintendent, presented the expenses for the Electric Utility. Eric Tietjens presented the Garbage/Recycling budget expenses. It was discussed that the garbage truck is a 2014 and the life expectancy is 10 years. We need to be looking at setting revenue aside for a new truck. Tietjens and Weinschenk stated that with codification fees will be increasing. T. Weinschenk presented the Fire Department Budget on behalf of Fire Chief, Bill Yaddof. Weinschenk stated that Yaddof said that bunker gear is set except if there would be a new fire fighter. Weinschenk also stated that Yaddof is requesting if there are any budget dollars left to apply towards the fire truck loan. Weinschenk informed Council that with not having a surplus in the general fund, it is not a request that can be honored. P. Hoffman stated that if there is any surplus, even \$500 it should go to the Fire Department. End of department budget discussion.

RESOLUTION 2021-17 SET PAY FOR POLICE CHIEF STEPHEN THAYER: City Council already approved the salary for Chief Thayer this Resolution makes it official. P. Hoffman made a motion to approve Resolution 2021-17 as presented. M. Gerardy seconded the motion. Ayes: MG, AR, RP, PH. Nays: 0. Motion carried.

MAX LEVY PUBLIC HEARING February 22, 2021 at City Hall: Adam Reuter made a motion to set the hearing for the Max Levy as presented. R. Petersen seconded the motion. Ayes: PH, RP, MG, AR. Nays: 0. Motion carried.

CLOSED SESSION: A motion was made by P. Hoffman to adjourn to closed session pursuant to Iowa Code Section 21.5(1)(j) to discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property. M. Gerardy seconded the motion. Ayes: AR, PH, RP, MG. Nays: 0. Motion carried.

A motion was made by P. Hoffman to resume to open session. Seconded by R. Petersen. Ayes: RP, MG, AR, PH. Nays: 0. Motion carried.

SIGN CONTRACT WITH MUNICIPAL TOOL: T. Weinschenk informed Mayor and Council that the contract guarantees that the City will spend \$3,000 per year for three years. The City is already spending approximately \$10,000 a year so we will meet the terms. A motion was made by P. Hoffman to approve the contract as presented. Seconded by M. Gerardy. Ayes: MG, AR, RP, PH. Nays: 0. Motion carried.

P. Hoffman thanked Council and expressed her love of Preston, but that she will be moving to Bettendorf to be by family. Also, if Preston needs help, she is only a phone call away. Mayor and Council thanked Patti for her time and assistance with grants and projects. P. Hoffman will be missed, but is still on the Ninja Course/Healthy Hometown committee.

With no other business Mayor Sieverding requested a motion to adjourn. Motion made by P. Hoffman. Seconded by R. Petersen. Ayes: RP, MG, AR, PH. Nays: 0. Meeting adjourned at 8:30 p.m.

Mayor Tyler Sieverding

ATTEST:

Teresa Weinschenk, City Clerk/Administrator