

City of Menlo
Regular City Council Meeting
June 2, 2021 – 7:00 PM
City Hall

The Menlo City Council held a regular meeting on Wednesday, June 2 2021 in city hall. Mayor Griswold called the meeting to order at 7:00 pm with Korradi, Jacobson, and O'Brien present. Miller arrived at 7:25 pm. Attorney Eddie Fishman was also present. Motion by Jacobson seconded by Korradi to approve the agenda. All ayes.

Mayor waiting on call back have tried twice from City of Hampton regarding siren for the logistics and/or pricing.

Faust reported Guisinger's and R&D don't want to work on John Deere tractor's AC repairs. VanWall Equipment in Adair will do the work, estimates are \$1500 for parts and \$2500 labor depending on time repairs take. Motioned by Jacobson to move forward with AC repairs on John Deere tractor, seconded by Korradi. All ayes. He'll schedule once parts come in. Oil prices are \$2.39 per gallon, normally freight fee is for 5700 but he orders 4000 gallons. Cost would be around \$9560 checking to see if price includes delivery. Can order oil to have on hand but no summer help yet to do roads. Can do some patching by himself but full road would need help. Motioned by O'Brien seconded by Jacobson to purchase oil. All Ayes. Rock is 3/8" pea gravel at \$42 per ton normally get 150 tons. Will check back to verify price per ton and can wait for now to order. Will have prices for next meeting. Spent a lot of time getting prices, parts and mowing. Began fixing the alleys at Sherman/McPherson behind bar will do next block Sherman/Panora to west tomorrow. Got parts for tractor mower seal went out, replaced blades and dip stick was stripped so should seal better. Hoping for rain date to put door in community building. After drawdown last month at the lagoons notice getting milfoil, vines under water, will have to get chemicals to treat it or it'll fill the lagoon quickly and cause issues with testing, will check with DNR. Is the septic tank still a go in park, council had approved it. Can't do while campers are there as soon as they're gone will do lines first then set tank in. Trees dying ash tree in park but camper is by it, 2 maple trees in park are hollow and limbs falling out, and at school ash trees need removed. Will do when he can fit it in. House on Sheridan time is up. Lawyer said didn't know Monday was holiday wants extension to June 7 guarantee would have stuff out, council said no. No applications yet for summer help.

Clerk Berger reported calls about alleys, but Faust is working on them. Mice bad in community building, directed Faust to get something to take care of them, keep in mind kids in building for summer reading program. Mowing letters sent to 4 addresses, one address has left town lawyer stated Polly has direction on how to handle. Foundation grant likes to get pictures or some notation that money was given maybe a plaque. ARP city can get \$50,000 to use for sewer specifics haven't been given yet on how money will be awarded. ICAP suggestions after evaluation are in your packet, Faust already does some of their suggestions. ICAP bill is more than has been budgeted can't do an amendment to budget May 31 was last date. Bill must be paid in June. Pay next year but next year budget isn't enough either, will have to amend next year's budget also. Directed to see if partial payment can be made at this time.

Julie O'Brien/Library made request to council asking approval to raise library's credit card limit by \$500 finding to \$1500, personal check aren't accepted in most places when buying for reading program. Library board has already ok'd the change, but council has to approve since city financials have to be used. Also, Gwen's name is still associated with card and Library is trying to get that changed. Grant money has to be used by June. Motioned by Korradi to increase limit for card seconded by Jacobson. All ayes. Park & Rec gave library a baby swing to install in park. There are 2 spots for swings on the equipment will have to take one down to install new one unless want to install new place. Library board and Foundation want to spend money on books that's why asking city. Council suggested take 1 down and put new up, Julie to monitor swing use and report back to council.

Janet Dickson suggested council TIF old school area before lots are sold so city can capture the taxes received to do the infrastructure needed such as streets. Urban Renewal area must be set before you sell the lots. Certified debt is required to use TIF. Legal description needed for urban renewal and any change in value of land. Lawyer would be needed to set urban renewal and do legal description.

LOST money originally voted to be used for community betterment when set up, must be something new. Public measure needs to be put on ballot this fall to change how the money is to be spent. Ted Nielsen is the person at the State of Iowa to work with for changing the use. June or July is time frame for getting to Auditor's office.

Short's Place Cigarette/Tobacco/Nicotine/Vapor License needs council approval. Motioned by Miller to approve license seconded by Korradi. All ayes.

Annexation of ethanal plant currently allows Beaver Township tax money which helps Menlo Fire Department and cemetery. Motioned by Korradi seconded by Jacobson to have lawyer review file given him by Korradi to move forward researching and bring findings back to council in July. All ayes, motion passed.

Motioned Korradi seconded by Jacobson to amend Resolution 2021-11 from set public hearing to set publication in paper to fill city council vacancy and set meeting June 23, 2021, Menlo city hall at 7:00 pm. Roll Call: Miller A Jacobson A Korradi A O'Brien A. Motion passed.

Resolution to appoint someone to Landfill Board table to July meeting after vacancy on council is filled.

Motioned by Korradi to sell pole at old tennis courts on school property to Partlow's for \$10 seconded by O'Brien. All ayes. Partlow to pull pole and fill hole afterwards.

Motioned by Korradi to open Public Hearing for sale of 510 Sheridan seconded by Miller. Roll Call: Miller A Jacobson A Korradi A O'Brien. Motion passed. Opened bid received from Ed and Barb Lemke in amount of \$2500. but conditions of in resolution were not on bid. Amend resolution to accept bid in public hearing with condition he accepts conditions laid out in resolution with all nuisances be removed from property in 180 days if not accepted, this will be null and void. Motioned by Korradi seconded by Miller to close public hearing. Roll Call: A Miller A Jacobson A Korradi A O'Brien. Motion passed. Motioned by Korradi seconded by O'Brien to accept changes made by lawyer to resolution. Roll call: Miller A Jacobson A Korradi A O'Brien A. Motion passed.

Resolution 2021-12, approval of resolution and setting public hear for 510 Sheridan all tabled to next meeting.

Resolution 2021-13 set public hearing for sale of real property located on former school property. Korradi would like to hold off on sale. 3.1 acres involved. Mowing is 3 hours on mower and 2 on tractor once a week depending on growth of grass, about 20 hours per month. \$607 spend to survey land. Mayor request table at this time.

Clerk directed to send nuisance letter to be sent to 306 1st ST, more items left at curb after clean-up. Property from 510 Sheridan was moved to separate property in town can we do anything about it?

Community building rules asking for not hanging things on walls, nothing in rules now regarding this. Motioned by Korradi to add no taping of signs, balloons, or other items to walls no second motion died.

Junk ordinance change 2021 title 3 section 2, have part of League of cities information 2021 nuisance abatement conference for dangerous property added. DNR has grants for abandoned commercial property fund that maybe available. Lawyer nice to have specific information stated. Motioned by Korradi seconded by Jacobson to have lawyer add dangerous building information to ordinance. All ayes. Motioned passed.

No applications received for summer help at \$10 per hour. Can we get help on temporary basis from Casey, can if they're not busy other option is councilman can help but he can't be paid. Clerk directed to run add again Herald and The Four County Bulletin.

Korradi felt clerk isn't receiving adequate training when they call Casey's clerk for help. Wants to know who should be doing the training. Mayor said training using Casey would be the same nights or weekend just like current training. Previous clerk did not get property training either and she's doing the best she can with training new clerk. Casey's clerk is being taken advantage of by calling her for help. Miller wondered if Redfield clerk be available for training. After council discussion current clerk, Berger, read resignation letter due to stress effecting her health. Berger gave 2 weeks' notice, June 16, will be last day. Council needs to be upfront with whoever they hire for what this job entails. The system is very unforgiving and doesn't allow for easy corrections. Berger was asked by Korradi to make a list of things that would be helpful for training purposes. Job will need to be published in paper for 10 days then do interviews, can go back to previous applicants. Set special meeting for June 9, 2021 at 7:00 pm to discuss clerk position.

Abandoned properties and nuisance properties already covered abandoned properties. Property moved to another property do nothing, send letter, order to abate or have tow truck move. Table this until later.

Attorney has nothing further.

Motion by Miller seconded by Korradi to open public forum. All ayes. No one signed to talk. Motion by Miller seconded by Korradi to close public forum. All ayes.

Motion by Miller seconded by Jacobson to approve the consent agenda minutes of regular meeting 05/05/2021, special meeting minutes 05/06/2021 bills submitted for approval and clerk reports. All ayes.

Motion by Jacobson seconded by Korradi to adjourn the meeting. All ayes.

Mayor Griswold declared the meeting adjourned at 9:19 PM.

Lyle Griswold, Mayor

Attest: Deanna Berger, City Clerk

MAY BILLS SUBMITTED FOR APPROVAL

June 2, 2021 Council Meeting

VENDOR	DESCRIPTION	AMOUNT
Salaries		\$ 5,271.84
IPERS		\$ 1,089.67
EFTPS - US Treasury	Federal Withholding	\$ 1,526.83
State of Iowa	State Withholding	\$ 223.00
Total Payroll		\$ 8,111.34
Adair Co Health	Physical for Pinegar	\$ 152.00
Adair Co Landfill	City Wide Cleanup Day	\$ 388.40

Alliant	Utilities	\$ 1,541.56
Archer Home Center	Community Bldg Remodel	\$ 12,169.00
Deanna Berger	Mileage Reimbursement	\$ 18.14
Coon Valley Coop Telephone	Phone	\$ 241.58
Jake Faust	Mowing Gas Reimbursement	\$ 61.08
Farmers Electric Coop	Utilities	\$ 42.26
General Fire & Safety Equip	Inspection	\$ 79.25
Hopkins & Huebner	Attorney Fees	\$ 262.48
IA Dept of Natrual Resources	Animal Welfare License	\$ 75.00
KB Welding & Repair LLC	Lawnmower Frame Repair	\$ 106.25
Landus Cooperative	Weed Killer	\$ 57.63
Julie O'Brien	Sum Reading Supplies & Gift Cards	\$ 280.00
Office Depot	Toner	\$ 75.49
Raccoon Valley Land Surveying	Land Survey Old School	\$ 689.00
The Adair News	Summer Help Ad	\$ 70.50
The Stuart Herald	Publications	\$ 487.45
Verizon	Cell Phone	\$ 72.05
Visa	Door/Seed/Bks/Supplies/Patch/Fuel	\$ 1,193.15
Xenia Rural Water	Utilities	\$ 146.70
UHC Premium Billing	Health Insurance	\$ 964.90
		\$ 27,285.21
<u>May</u>	<u>Expense</u>	<u>Revenue</u>
General Fund	\$ 19,032.75	\$ 7,571.61
Library Fund 002	\$ 1,971.05	\$ 6,251.99
Road Use	\$ 2,251.90	\$ 3,190.54
Employee Benefits	\$ 1,569.33	\$ 1,754.26
Emergency	\$ -	\$ 123.63
LOST	\$ -	\$ 2,712.96
Centennial Committee Total	\$ -	\$ 0.20
Sewer	\$ 2,460.18	\$ 3.97
	\$ 27,285.21	\$ 21,609.16