

City of Menlo
Regular City Council Meeting
February 5, 2020 – 7:00 PM
Clerk's Office

Mayor Griswold called the meeting to order at 7:00 pm with Korradi, Jacobson, O'Brien and Jones present and Miller absent. Attorney David Grapentine was also present. Jones moved to approve the agenda, O'Brien seconded the motion. Ayes - Korradi, Jacobson, O'Brien and Jones. Miller absent.

Motion by Jacobson, seconded by O'Brien to open public hearing at 7:00 pm. Ayes - Korradi, Jacobson, O'Brien and Jones. Miller absent. There were no written or oral comments. Motion by Jones, seconded by Jacobson to close public hearing at 7:05 pm. Ayes - Korradi, Jacobson, O'Brien and Jones. Miller absent.

Mayor Griswold reported that from time to time he will bring public comments he receives to the council, there were non to report at this meeting.

Faust reported both back tires on the tractor were punctured while cleaning up burn pile at lagoon. Tires were able to be patched. Honey wagon has been fixed. Dump truck has a hole in box from rust that Faust patched, but will need further repairs due to storing salt/sand in box. Faust will order another load of salt/sand before going on vacation if needed. Faust requested to take Friday off, Mayor Griswold approved.

Motion by Jacobson, seconded by Jones to approve Resolution #2020-04 – Maximum Property Tax Dollars. Roll Call Vote: Jones – Aye, O'Brien – Aye, Korradi – Aye, Jacobson – Aye, Miller Absent. Motion passed.

Motion by O'Brien, seconded by Jacobson to approve Resolution #2020-05 – To set FY21 Budget Public Hearing. Roll Call Vote: Jones – Aye, O'Brien – Aye, Korradi – Aye, Jacobson – Aye, Miller Absent. Motion passed.

O'Brien ask Attorney Grapentine if he had read Region XII agreement changes. Attorney stated he had and were basically changes regarding civil rights mandates under the law and a primary obligation for Region XII. Motion by Korradi, seconded by Jacobson to approve amended Region XII CDBG contracts and agreements due to federal language changes. Ayes - Korradi, Jacobson, O'Brien and Jones. Miller absent.

Attorney Grapentine stated that he had not had time to make ordinance revision regarding fence location on property lines and Street Parking/Snow ordinances. Motion by Jacobson, seconded by Jones to table both items #9 and #10 until March meeting. Ayes - Korradi, Jacobson, O'Brien and Jones. Miller absent.

Sales of School lots were discussed. Attorney Grapentine stated that council needed to determine parameter requirements and existing document gives some ideas and the council can make changes. Jacobson provide examples of housing agreements from Stuart and Menlo Development Corps. Mayor Griswold states that the City needs to consider other or all alternatives, such as Rural Housing 360 who has shown interest to provide housing for Ethanol Plant and Rose Acres employees. Proposed houses valued at \$200K to \$250K with preapproved loans. Interested parties and the City would need to meet certain specifications to qualify. Mayor Griswold feels it is viable to listen to all options. Scott Guttenfelder was present and wants to build 2 houses for himself and his mother valued at approximately \$120K to \$150K. He would purchase all three lots and eventually build a third house to rent out. Korradi stated that the council has voted to put lots out to bid with minimum of \$1000 for each lot, sold separately with a single dwelling unit. Council questioned if purchasing a lot for a rental house was even an option. Jones commented about time spent mowing lots. Guttenfelder stated houses would be either stick built or a post frame house with steel siding and roof and would not have a basement. Mayor asked for discussion on sidewalks, garages, and value of house. Faust state that the sewer was already established on the 3 lots. Mayor reiterated that council needs to come up with parameters and listen to other parties before deciding. There is also concern if financing falls through. Attorney Grapentine state the City currently has a contract that includes a reverter clause if the houses do not get building according to the City requirements. O'Brien stated that he has a problem with someone coming in and building houses and then in 2 to 3 years leaving if the Ethanol Plant closes. Comment made that the homeowner would be responsible for reselling house not the City. City would still have the benefit of property valuation. Jacobson suggested using 1300 square feet guideline as suggested in the Stuart agreement. Attorney stated that the City's main priority is to have a house building on each lot, needs to decide on price of each lot and what City wants built on each lot. Motion by O'Brien, seconded by Jacobson to bring in Rural Housing 360 to March 4th

council meeting. Ayes - Korradi, Jacobson, O'Brien and Jones. Miller absent. O'Brien asked Attorney Grapentine who pays deed and abstract expenses when lots are sold. Attorney stated that it is usually the seller. O'Brien would like to try to recoup some of the expenses. Attorney will review school contract to see if it can be taken from cost of lots.

Nuisance properties were reviewed. Notice to Abate letter was sent to property owners of 417 7th Street on January 27th, giving them 10 days to comply. O'Brien asked if council was addressing issue of 612 – 2nd St. Council voted in January to discuss nuisance properties in April.

Motion by O'Brien, seconded by Jones to open public forum. Ayes - Korradi, Jacobson, O'Brien and Jones. Miller absent. Jeanie Wallace spoke regarding school lots. Wallace stated that the building specifications have already been decided on at prior council meetings. Council needs to determine cost and city requirements. Wallace stated that Guttenfelder has been to several meetings and wants to build 2 houses, her opinion is to not wait any longer and sell the lots to him. Since the payment goes to the school, City should sell to a local person and work with school on repayment of selling price to take out abstract expense. She feels that a decision should be made soon. Evelyn Jacobson stated she didn't want to see just 2 houses on 3 lots, and that Doug O'Brien was told he could only purchase a single lot. Mayor Griswold will set up a meeting with Rural Housing 360 on February 10th at 10:00 am in order to get back to Guttenfelder sooner. All Council members agreed.

Motion by O'Brien, seconded by Jacobson to close public forum. Ayes - Korradi, Jacobson, O'Brien and Jones. Miller absent.

Mayor Griswold wants to amend January 8th regular meeting minutes in two places where comments are listed he did not say. The first revision is to insert Council instead of Mayor Griswold, would like Faust to take pictures of snow ordinance violators to be sent a citation warning letter, and remove if problem persists, Mayor will have County Sheriff come issue a citation. The second revision is to change, Mayor would like to have vehicle at 417 7th St. towed if not moved to Mayor said he will contact sheriff about abandoned vehicles. Motion by O'Brien, seconded by Jones to amend minutes per Mayor's request. Ayes - Korradi, Jacobson, O'Brien and Jones. Miller absent.

Motion by Jacobson, seconded by O'Brien to approve the consent agenda, amended minutes of regular meeting of 1/8/20 and minutes of special meeting of 1/24/20, bills submitted for approval, and clerk reports. Ayes - Korradi, Jacobson, O'Brien and Jones. Miller absent.

Motion by Jacobson, seconded by O'Brien to adjourn the meeting. Ayes - Korradi, Jacobson, O'Brien and Jones. Miller absent.

Mayor Griswold declared the meeting adjourned at 8:15 PM.

Lyle Griswold, Mayor

Attest: Dorothy Korradi, City Council

JANUARY BILLS SUBMITTED FOR APPROVAL

Salaries		\$ 6,384.40
IPERS		\$ 1,319.16
EFTPS - US Treasury	Fed Withholding	\$ 1,828.66
State of Iowa	State Withholding	\$ 287.00
	Total Payroll	\$ 9,819.22
Agriland FS	Fuel	\$ 112.97
Alliant	Utilities	\$ 2,234.03
Auditor of State	Audit Fee	\$ 237.50
Coon Valley Coop Telephone	Phone	\$ 67.32
Jensen & Grapentine	Atty Fees	\$ 1,590.00
Midwest Partnership	Dues	\$ 350.00
Office Depot	Paper	\$ 61.41
Solutions	Computer	\$ 1,032.45
Stuart True Value	Plow Rpr	\$ 77.85
The Stuart Herald	Publications	\$ 107.55
US Post Office	Postage	\$ 55.00
Wallace Auto Supply	Plow Rpr	\$ 14.58
Xenia Rural Water	Utilities	\$ 97.80

	Fund 001 Total	\$ 6,038.46
Coon Valley Coop Telephone	Phone	\$ 98.40
IA Secretary of State	Notary	\$ 30.00
Jacobson, Earl	Supplies	\$ 49.69
Visa	Supplies	\$ 144.58
	Fund 002 Total	\$ 322.67
Alliant	Utilities	\$ 257.82
Coon Valley Coop Telephone	Phone	\$ 33.64
Visa	Gas	\$ 57.34
	Fund 110 Total	\$ 348.80
United Healthcare	Health Ins.	\$ 1,170.85
	Fund 112 Total	\$ 1,170.85
Region XII COG	CDBG Match	\$ 4,000.00
	Fund 121 Total	\$ 4,000.00
Region XII COG	CDBG Draw #13	\$ 43,819.00
	Fund 301 Total	\$ 43,819.00
Agriland FS	Fuel	\$ 112.97
Alliant	Utilities	\$ 95.74
Auditor of State	Audit Fees	\$ 237.50
Coon Valley Coop Telephone	Phone	\$ 33.66
Farmers Electric Coop	Utilities	\$ 44.62
IA One Call	One Call	\$ 14.40
Omni Site	Lift WIFI	\$ 144.00
United Healthcare	Hlth Ins.	\$ 294.07
Verizon	Cell Phone	\$ 57.12
Xenia Rural Water	Utilities	\$.72
	Fund 610 Total	\$ 1,034.80
	TOTAL EXPENSES	\$ 66,553.80

January Income

General Fund	\$ 4,036.53
Library	\$ 5,209.87
Road Use	\$ 4,387.41
Employee Benefits	\$ 287.49
Emergency	\$ 21.16
LOST	\$ 2,272.71
Capital Projects	\$ 43,819.00
Sewer	\$ 12,728.70
TOTAL REVENUE	\$ 72,762.87