

NOTICE AND CALL OF PUBLIC MEETING

Governmental Body: Winterset City Council

Date of Meeting: January 23, 2017

Time of Meeting: 7:00 PM

Place of Meeting: Library (123 N 2nd St)

PUBLIC NOTICE IS HEREBY GIVEN that the above-mentioned governmental body will meet at the date, time and place above set out. The tentative agenda for said meeting is as follows:

AGENDA:

- 7:00 1. Call to order, Pledge of Allegiance, roll call, adopt agenda
- 7:00 2. Report from Madison County Development Group
- 7:10 3. Report from Winterset Municipal Utilities
- 7:20 4. Store Front Renovation Project
 - public hearing on proposed CDBG application
 - community development & housing needs assessment
 - resolution finding slum & blight conditions
 - resolution approving grant application
- 7:40 5. Report on Airport Project
- 7:50 6. Pay Estimate City Hall HVAC Project
- 8:00 7. Tax Abatement applications
- 8:10 8. Plat of survey
- 8:20 9. FY 2017-18 Budget
- 8:30 10. Request for sewer charge adjustment
- 8:40 11. Administrator report
- 8:50 12. Claims
- 8:55 13. Minutes Jan. 9, 2017 meeting
- 9:00 14. Public comment
- 9:05 15. Adjournment

This notice is given pursuant to Chapter 28A, Code of Iowa and the local rules of said governmental body.

DATE POSTED: January 19, 2017

BY:

Title: City Administrator

City Council of the City of Winterset, Iowa met in regular session on January 23, 2017 in accordance with the above Notice and Call of Public meeting. The meeting was called to order by Mayor James C. Olson with the following members of the Council in attendance:

PRESENT: Mike Fletcher, Howard Harrell, Philip Macumber, Edmund Seaward

ABSENT: Scott Stover

The Mayor recognized the following students from the Winterset High School government class who were in attendance at the Council meeting this evening: Jonathan Hays and Jace Steenhoek.

The Mayor called for any additions or deletions to the agenda. The Mayor asked that the Council include a monthly report from the Fire Department because they were unable to attend the last Council meeting. Council Member Macumber then made a motion to approve the revised agenda. Council Member Fletcher seconded the motion. Roll call vote:

AYES: Harrell, Macumber, Seaward, Fletcher

NAYS: None

Whereupon the Mayor declared that the motion carried.

The Mayor recognized Assistant Fire Chief Jeff Johnston and asked for a report from the Fire Department. He reported that the Fire Department was called out 13 times during the past month. He stated that two of these involved car accidents. He stated that they also replacing the lights in the Fire Station. He stated that they are replacing the old fixtures with new energy efficient LED lights.

The Mayor recognized Tom Leners and asked for a report from the Madison County Development Group. Mr. Leners addressed the Mayor and Council and presented a written report of activities he has been involved in during the past month. He went on to discuss several items in his report in greater detail.

The Mayor recognized Scott Wesselmann and asked for a report from the Winterset Municipal Utilities. Mr. Wesselmann stated that they are planning to apply for a grant through DNR for a public restroom and improvements to the boat ramp at Cedar Lake. He stated that they are also including a watershed assessment in the grant application. He stated that the Water Department had a water main break at the corner of 4th Avenue and West Benton. He also stated that the Utility Board has decided to move their regular monthly meeting back to 8:30 A.M. the 3rd Monday of the month. He stated that if the Board has any public hearings or rate review discussion, those meetings will be held in the evening at City Hall.

The Mayor stated that this is the time and place for a public hearing on the proposed Community Development Block Grant application. The Mayor called upon Jeremy Rounds of the Southern Iowa Council of Governments to further report on this matter. Mr. Rounds stated that the purpose of the grant application would be to renovate store fronts in the Downtown area. He stated that it appears that 22 property owners have signed commitment letters to participate in this project. He stated that the grant, if awarded, would provide \$500,000 of the funds. He stated that the property owner's commitment is to pay 25% of the cost to renovate their building. He stated that with contingencies and alternates, the total for the project is approximately \$1.6 million and the City's share would be approximately \$764,000.

A period of general discussion with Council Members and members of the public followed. Following a period of discussion, the Mayor called for any additional comments to be made at this time, and hearing none, the Mayor declared that the public hearing was now closed.

The Mayor stated that another purpose of the meeting was to conduct a community development and housing needs assessment. Jeremy Rounds stated that part of the public hearing process is to determine the development needs of the City. A number of ideas were then mentioned, including renovation of Downtown buildings, construction of affordable housing, securing well-paying jobs, improving the water distribution system for the Downtown area and improving the storm sewer system of the City.

The Mayor stated that the next item on the agenda is a resolution amending project area on slum & blight conditions. The City Administrator stated that the Council previously adopted a resolution finding that slum & blighted conditions existed in the downtown area. He stated that as the process unfolded, the area that would be impacted by the store front project became more concentrated around the Winterset Square. He stated that the project area now coincides with the Winterset Courthouse Commercial Historic District listed on the National Register of Historic places by the United States Department of Interior National Park Service. Following a brief period of discussion, Council Member Macumber introduced the following resolution and moved for its adoption. Council Member Seaward seconded the motion. Roll call vote:

AYES: Harrell, Macumber, Seaward, Fletcher

NAYS: None

Whereupon the Mayor declared that the following resolution was duly adopted.

RESOLUTION DESIGNATING AREA OF
SLUM AND BLIGHTED CONDITIONS

WHEREAS, the City Council previously adopted Resolution No. 2016-149 designating a slum and blighted area suitable for rehabilitation, preservation, development, and redevelopment, or combination thereof; and

WHEREAS, the Winterset Courthouse Square Commercial Historic District has been listed on the National Register of Historic Places by the United States Department of the Interior, National Park Service; and

WHEREAS, a study has been conducted of the downtown area for the purpose of establishing the need to designate the area as being appropriate for commercial development; and

WHEREAS, the rehabilitation, preservation, redevelopment, development, or combination thereof of the designated area is necessary in the interest of the public health, safety, or welfare of the residents of the City of Winterset; and

WHEREAS, upon further study, the Council desires to revise to designated area to coincide with the Winterset Courthouse Square Commercial Historic District; and

WHEREAS, the revised area being designated for this purpose is described as follows:

Lots 1, 2, 5, 6, 7 & 8 in Block 10; Lots 3, 4, 5, 6, 7 & 8 in Block 11; Lot 5 in Block 12; S½ Lot 1, S½ of Lot 2, Lots 3, 4, 5, 6, 7 & 8 in Block 17; all of Block 18; Lot 1 in Block 19; Lots 1, 2, 3, 4, & N½ Lot 8 in Block 23; Lots 1, 2, 3 & 4 in Block 24; Lots 2, 3 & 4 in Block 25; and the Public Square Block, all in the Original Town of Winterset, Madison County, Iowa.

WHEREAS, the above area is located within the existing Winterset Urban Renewal Area; and

WHEREAS, the slum and blight designation does not amend or alter the existing urban renewal area; and

WHEREAS, a mandatory requirement of the Community Development Block Grant Downtown Revitalization Program is the fulfillment of the HUD National Objective to “eliminate or prevent slum and blight.”

NOW, THEREFORE, Be it resolved by the City Council of the City of Winterset, Iowa, as follows:

Section 1. Resolution No. 2016-149 is hereby repealed.

Section 2. The above described area is designated as a slum and blighted area suitable for rehabilitation, preservation, development, and redevelopment, or combination thereof.

Section 3. The designated slum and blighted area shall be established and shall remain in effect in order for redevelopment, reinvestment, and other improvements as long as blighted conditions remain.

Passed and approved this 23rd day of January, 2017.

James C. Olson, Mayor

Attest:

Mark Nitchals, City Administrator

The Mayor stated that the next item on the agenda is to consider approving the grant application and the City’s funding commitment. Following a period of discussion, Council Member Seward introduced the following resolution and moved for its adoption. Council Member Fletcher seconded the motion. Roll call vote:

AYES: Harrell, Macumber, Seaward, Fletcher

NAYS: None

Whereupon the Mayor declared that the following resolution was duly adopted.

RESOLUTION NO. 2017-10

RESOLUTION AUTHORIZING THE COMMITMENT OF
LOCAL FINANCIAL SUPPORT FOR THE
COMMUNITY DEVELOPMENT BLOCK GRANT
DOWNTOWN REVITALIZATION PROGRAM.

WHEREAS, Title 1 of the Housing and Community Development Act of 1974, as amended, authorizes the Community Development Block Grant Non-entitlement Program for cities and counties, except those designated as entitlement areas by the US Department of Housing and Urban Development; and,

WHEREAS, the State of Iowa has chosen to exercise its option to administer the Community Development Block Grant Program for Program Year 2017; and,

WHEREAS, the primary goal of this program is the development of viable communities, by providing decent housing and suitable living environment and expanding economic opportunities, principally for persons of low and moderate income and the elimination of slums and blight; and,

WHEREAS, the City of Winterset has been determined to be an eligible applicant for Community Development Block Grant funds; and,

WHEREAS, the City of Winterset has identified its priority community development needs through needs assessments, and public meetings and hearings, and activities eligible under the guidelines of the Community Development Block Grant Program are proposed to address those needs,

NOW, THEREFORE BE IT RESOLVED, by the Winterset City Council that the City of Winterset does hereby authorize and direct the Mayor to file or cause to be filed an application for a Community Development Block Grant under the State of Iowa Community Development Block Grant Non-entitlement Program; and,

BE IT FURTHER RESOLVED, that the application shall include a request for \$500,000 in Community Development Block Grant funds for the improvement of facades of an estimated 22 buildings; and,

BE IT FURTHER RESOLVED, that the funds will be limited to a target area. The proposed target area is the same as the slum and blight area outlined in Resolution No. 2017-9, which is defined as the Winterset Courthouse Square Commercial Historic District; and,

BE IT FURTHER RESOLVED, that the City of Winterset commits local financial support for the proposed Community Development Block Grant project in the amount of not to exceed \$764,015 to be used for half of the cost of the design fees, half of the cost of legal fees, and not to exceed 47.6% of the actual cost of façade renovation construction fees. The provision of funds is subject to a successful CDBG grant request. Any other funds raised from third parties, such as local banks and grants, toward this project, except for the CDBG and building owner matching funds, will be used to offset the City's match.

Passed and approved this 23rd day of January, 2017.

James C. Olson, Mayor

Attest:

Mark Nitchals, City Administrator

The Mayor recognized Dave LaGrange and asked that he present a report on the Airport Project. Mr. LaGrange stated that he recently prepared information on the cost for the Airport Expansion Project. He presented a written report to the Council detailing the short range and long range cost associated with the proposed Airport Expansion Project. The Mayor thanked Mr. LaGrange for providing this information to the Council.

The Mayor then called for a report on the next item on the agenda dealing with the City Hall HVAC Project. The Administrator stated that the contractor has submitted Pay Estimate No. 3 providing for a payment of \$42,134.86. The Administrator stated that this is for work completed through January 13, 2017 and amounts to 64% total contract amount. He stated that the Project Engineer has reviewed the pay estimate and recommends approval. A motion was then made by Council Member Macumber and seconded by Council Member Harrell to approve the following resolution. Roll call vote:

AYES: Harrell, Macumber, Seaward, Fletcher

NAYS: None

Whereupon the Mayor declared that the following resolution was duly adopted.

RESOLUTION NO. 2017-11

RESOLUTION APPROVING PAY ESTIMATE
CITY HALL HVAC IMPROVEMENT PROJECT

WHEREAS the City has previously entered into a contract with SME Mechanical, Inc. for construction of the City Hall HVAC Improvement Project; and

WHEREAS the contractor has submitted Pay Estimate No. 3 requesting payment in the amount of \$42,134.86; and

WHEREAS the Project Engineer from Resource Consulting Engineers LLC has reviewed said pay estimate and has recommended approval of Pay Estimate No. 3.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Winterset, Iowa that Pay Estimate No. 3 providing for payment in the amount of \$42,134.86 to SME Mechanical, Inc. for work completed on the City Hall HVAC Improvement Project be hereby approved and that the City Administrator is hereby directed to issue payment to SME Mechanical, Inc. in the amount of \$42,134.86

Passed and approved this 23rd day of January, 2017.

James C. Olson, Mayor

ATTEST:

Mark Nitchals, City Administrator

The Mayor called for a report on the tax abatement applications. Assistant City Administrator Bob Hendricks presented a list of applications for tax abatement that were received for projects that were completed in 2016. He stated that in order to qualify these projects, these projects must increase the value of the property by at least 25%. He stated that this determination will be made by the County Assessor. Following brief discussion, Council Member Fletcher introduced the following resolution and moved for its adoption. Council Member Seaward seconded the motion. Roll call vote:

AYES: Harrell, Macumber, Seaward, Fletcher

NAYS: None

Whereupon the Mayor declared that the following resolution was duly adopted.

RESOLUTION NO. 2017-12

RESOLUTION APPROVING APPLICATIONS FOR
TAX ABATEMENT PROGRAM

WHEREAS the City has previously established an Urban Revitalization Program providing for tax abatement for qualifying residential and commercial projects; and

WHEREAS the following list of property owners have submitted application for tax abatement for improvements constructed on their property in 2016.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Winterset, Iowa that the following list of tax abatement applications are hereby approved.

<u>NAME</u>	<u>ADDRESS</u>	<u>PROJECT</u>
Myron Hirschman	502 N 10 th St.	Remodel
Tim Hunt	321 W Buchanan St.	Remodel
James Hansen	214 N 8 th Ave.	Remodel
Eric Pugh	222 E South St.	New Garage
Winterset Hotel Group LLC	1304 N 4 th Ave.	New Hotel
Mark Hays	316 E Jefferson St.	New Garage
Marcia Hendricks	517 W Short St.	New Garage
Orton Homes	5007 Cedar Lane	New Home
Beth Schwertfeger	1023 N 3 rd Ave.	New Home
John Kuster	302 S 4 th Ave.	Addition
Jeremy Klobnak	1515 Madisyn Circle	Finish Bsmt
Stromax Construction Inc	1515 Mackensie Circle	New
Home		
James Ascione	715 W Benton St.	New
Garage		
Glenna Finney Trust	1026 N 3rd Ave.	New Home
Iowa Quilt Museum	68 E Court Ave.	Remodel
Jay Kelley	1520 Madisyn Circle	Addition
Joyce Binns	815 N 4 th Ave.	3-Season Rm
Myron Hirschman	515 W Fremont St.	Additions
Union State Bank	611 W Highway 92	Addition
Kile Callahan	411 E Filmore St.	New Garage
Fred Stoeffler	824 E Court Ave.	New Garage
Skip Chapman	423 E Filmore St.	New Garage
Colt Eyerly	908 E Benton St.	New Garage
Jared Young	316 W Jefferson St.	New Garage
Barbara Kellogg	815 N 3 rd Ave.	Bsmt Bath
Marguerite Clark	915 E Highway 92	New Building
Michael Morehouse	1328 W Jefferson St.	Remodel
Steve Snow	715 E Benton St.	New Garage
Bill Kingery	616 N 2 nd St.	Remodel
Matthew Floden	113 E Court Ave.	Remodel
Steven Fauser	218 S 2 nd Ave.	New Garage
Todd Good	924 E Lane St.	New Garage
Randy Roghair	811 N 6 th Ave Circle	3-Season Rm
Jane Reed Trust	2216 204 th Court	New Garage

Passed and approved this 23rd day of January, 2017.

James C. Olson, Mayor

ATTEST:

Mark Nitchals, City Administrator

The Mayor called for a report on the plat of survey. Assistant City Administrator Bob Hendricks presented the plat of survey for a property owned by Michael K. Johnson. He stated that this is a 30 acre parcel of land located at the intersection of Highway 92 and North

8th Avenue, just west of the Fareway Store. He stated that this property is located outside of the City limits but that the new owner has indicated that he intends to apply for annexation. He stated that this plat of survey will require further subdivision when the area is developed. Mr. Hendricks stated that the Planning & Zoning Commission met earlier today and recommends approval of this plat of survey. A motion was then made by Council Member Seaward and seconded by Council Member Fletcher to approve the following resolution. Roll call vote:

AYES: Harrell, Macumber, Seaward, Fletcher

NAYS: None

Whereupon the Mayor declared that the following resolution was duly adopted.

RESOLUTION NO. 2017-13

RESOLUTION APPROVING PLAT OF SURVEY

WHEREAS there was filed in the office of the Zoning Administrator of the City of Winterset, Iowa, plat of survey of property owned by Michael K. Johnson; and

WHEREAS the parcel of land comprising said plat of survey is described as follows:

Parcel "N" - All that part of the East Half (E ½) of the Southwest Quarter (SW ¼) in Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., lying North of Highway 92, more particularly described as follows:

Commencing at the South Quarter (S ¼) Corner of said Section 25, thence North 00°23'29" East, along the East line of SW ¼ of said Section 25, a distance of 165.80 feet, to the Point of Beginning; thence North 89°36'31" West, a distance of 33.00 feet, to the West Right of way line of N 8th Avenue; thence North 82°38'50" West, along the North Right of way line of Highway 92, a distance of 467.53 feet; thence North 86°39'33" West, along the North Right of Way line of Highway 92, a distance of 496.57 feet; thence North 00°23'29" East, parallel to the East line of the SW ¼ of said Section 25, a distance of 1,320.45 feet; thence South 89°26'59" East, a distance of 993.00 feet, to the East line of the SW ¼ of said Section 25; thence South 00°23'29" West, along the East line of the SW ¼ of said Section 25, a distance of 1,399.91 feet to the Point of Beginning and containing 1,343,887 square feet or 30.85 acres of land, more or less. Subject to all restrictions and easement of record.

WHEREAS the Planning & Zoning Commission of the City of Winterset, Iowa, has reviewed said plat of survey and finds that the plat of survey conforms to the provisions of the land use plan and is in compliance with the Ordinances of the City of Winterset, Madison County, Iowa, and recommends that the plat of survey should be approved by the City Council of the City of Winterset, Iowa.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Winterset, Iowa:

1. The plat of survey on property owned by Michael K. Johnson as described above is hereby approved.
2. Submittal of this plat of survey is to facilitate the transfer of title and the further subdivision of this parcel. As such, no building permits will be issued for this plat of survey until the subsequent submittal and approval of a subdivision plat.
3. The Zoning Administrator of the City of Winterset, Iowa, is hereby directed to certify this resolution which shall be affixed to said plat to the County Recorder which should be filed and recorded in connection therewith.

Passed and approved this 23rd day of January, 2017.

James C. Olson, Mayor

ATTEST:

Mark Nitchals, City Administrator

The Mayor called for a report on the FY 2017-18 budget. The Administrator presented copies of the first draft of the budget to the Mayor and Council Members. The Administrator explained the format and layout of the budget document. The Administrator stated that in the past the Council has conducted a special Council meeting at the end of January to hear requests from various agencies and to discuss budget requests from various City departments. The Administrator suggested that this meeting will be held next Monday, January 30th. The consensus of the Council was to agree with this suggestion.

The Mayor stated that the next item on the agenda is to consider sewer charge adjustments. The Administrator stated that two requests have been submitted. He stated that one request was from the owner of Little Dublin who had sent an email request indicating that they have had a malfunctioning toilet. The Administrator stated that the usage in the month of August 2016 was 13,800 cubic feet and with the sewer charge of \$839.85. He stated that this high usage continued in September with usage of 8,700 cubic feet for a charge of \$533.85. The Administrator stated that subsequent usage in the following months was back to normal for this customer. The Administrator stated that previously policy is established by the Council which provides for normal for the first 2,000 cubic feet and then a reduced charge for additional usage would result in sewer credit of \$649 for the August billing period and \$368.50 for the September period. The Administrator stated that he is concerned that this request is being made several months after the high usage, and that the high usage continued for over two billing periods. The Administrator stated that the Utility Board adjusted the first month of the high usage and he suggested that the Council consider adjusting only the August bill.

The Administrator stated that the other request is for a mobile home located at 1624 W Summit for the account of Jim and Virginia Stuart. He stated that the letter from this customer indicated that the home had been unoccupied for several months because they stay in Arizona during the winter. He stated that the letter indicated that during extreme cold period in December, the furnace stopped working and the pipes froze. He stated that as a result the usage was 13,300 cubic feet. The Administrator stated that this usage has not yet been billed, but that the charge will be \$809.85 for this usage. He stated that following the standard policy, the charge would be reduced by \$621.50.

The Council then discussed the two sewer charge adjustment requests. A motion was made by Council Member Harrell and seconded by Council Member Fletcher to approve the following resolution. Roll call vote:

AYES: Harrell, Macumber, Seaward, Fletcher

NAYS: None

Whereupon the Mayor declared that the following resolution was duly adopted.

RESOLUTION NO. 2017-14

RESOLUTION APPROVING SEWER CHARGE ADJUSTMENTS

BE IT RESOLVED by the City Council of the City of Winterset that the sewer charge for the Little Dublin sewer account be reduced by \$649.

BE IT FURTHER RESOLVED that the sewer charge for the sewer account of Jim and Virginia Stuart be reduced by \$621.50.

Passed and approved this 23rd day of January 2017.

James C. Olson, Mayor

ATTEST:

Mark Nitchals, City Administrator

The Mayor then called upon the Administrator to present his report at this time. The Administrator stated that the Police Chief has hired a new Police Officer. He stated that the new Officer is a certified law enforcement officer, but has very little work experience. The Administrator stated that the Chief indicated that the new Officer would begin work in the middle of February. He stated that the new Officer replaces Officer Roger Shortt, who was promoted to the Assistant Chief position.

The Administrator stated that work on the City Hall HVAC project should be finished by about February 10th. He suggested that the Feb. 6th Council meeting be held in the Utility Board meeting room at the Light Plant. He stated that the system startup is planned for January 31st, and that the contractor plans to do cleanup work on Feb. 6th.

The Administrator stated that he was asked to invite the Mayor and Council Members to attend the annual banquet of the Madison County Chamber of Commerce, which will be held this Thursday January 26th at the Jackson Community Building.

The Mayor called for a report on the claims. Council Member Harrell stated that he reviewed the claims and moved to approve the following list of claims. Council Member Fletcher seconded the motion. Roll call vote:

AYES: Harrell, Macumber, Seaward, Fletcher

NAYS: None

Whereupon the Mayor declared that the motion carried and the following list of claims were approved.

GENERAL

POLICE:

Card Services, rifle sights	168.00
CenturyLink, phone service	436.28
Iowa Dept of Public Safety, membership	300.00
Iowa Law Enforcement Academy, officer evaluation	180.00
Madison Co Treasurer, gasoline	1,090.47
Midstates Organized Crime, membership fee	100.00
Payroll Account, salaries	21,901.76
Quality Car Care, car maint	561.18
Verizon, cellular service	320.10
WatchGuard Video, blank cd's	174.00

FIRE:

Agriland FS Inc., gasoline	154.38
Ben Franklin, office supplies	34.01
Bob's Custom Trophies, name plates	202.50
Brittains Std Parts, filters	44.28
CenturyLink, phone service	108.93
Chris Frank, reimb physical	200.00
Emergency Apparatus Maint Inc., truck repairs	1,531.06
Feld Fire, equip repairs	979.00
MidAmerican Energy, gas service	293.74
R & B Tires & Auto, truck maint	155.00
Thirst Park, mtg supplies	219.84
Verizon, cellular service	63.62
Wade banning, reimb physical/reimb mileage	277.70
Waste Management of Iowa, garbage service	21.00
Winterset Municipal Utilities, utilities	196.92

ADMINISTRATION:

Payroll Account, salaries	4,367.97
The Shopper, pub	112.50
Winterset Madisonian, pub	414.58

BUILDING INSPECTOR:

Agriland FS Inc., gasoline	66.00
Payroll Account, salaries	1,247.58

PLANNING & ZONING:

Dave Lagrange, board mtgs	40.00
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Gary Larson, board mtgs	80.00
James Liechty, board mtgs	50.00
James Nelson, board mtgs	90.00
JD McDonald, board mtgs	70.00
Mary Ann Orr, board mtgs	70.00
Rebekah Mitchell, board mtgs	70.00
Robert Duff, board mtgs	90.00
Sarah Cowman, board mtgs	50.00
Shane Pashek, board mtgs	70.00
Shari Bush, board mtgs	80.00
Tammy Ellwanger, board mtgs	10.00

GARBAGE FUND

SOLID WASTE/GARBAGE:

Payroll Account, salaries	634.60
Payroll Account, benefits	102.66

INTERNAL SERVICE FUND

ADMINISTRATION:

Authorize.Net. ACH fees	15.00
Brandy Decker, cleaning service	200.00
CIT, copier lease	368.30
Fareway Stores, Inc., mtg supplies	1.19
Gary's Enterprises, window cleaning	90.00
Hirsch Electric, light repairs	273.70
Quill Corp, office supplies	27.18
Total Administrative Services, flex admin fees	789.50
UnityPoint Clinic, membership dues	100.00
Wellmark Blue Cross Blue Shield, annual file fee	370.00
WorldPay, CR/DB fees	328.79

ROAD USE TAX

ROADWAY MAINTENANCE:

Agriland FS Inc., gasoline	806.83
Crystal Clear Water, office supplies	5.50
Farmers Electric Coop Inc., utilities	203.22
Harrison Truck Centers, truck repairs	709.51
Martin Marietta, rock	1,004.79
MidAmerican Energy Co., gas service	671.52
Montross Pharmacy, office supplies	9.98
O'Reilly Auto Inc., truck repairs	6.40
Payroll Account, salaries	7,424.55
Winterset Oil Co., gasoline	1,118.39

SEWER UTILITY FUND

SANITARY SEWER:

Breedings Hardware, safety shirt/tools, cleaning supplies/hdw supplies	156.91
Brittains Std Parts, tools	230.30
CenturyLink, phone service	225.84
Dakota Pump Inc., pump repairs	4,660.20
Hawkins Inc., chemicals	1,260.70
HD Supply Waterworks TD, marking flags	98.51
IA Assoc of Municipal Utilities, hearing tests	33.60
Iowa One Call, locates	26.55
J & L Sanitation, garbage service	160.00
Keystone Laboratories Inc., lab testing	3,084.66
Madison Co Health System, CDL testing	43.00
Omnisite, autodialer	1,380.00
Payroll Account, benefits	1,245.60
Payroll Account, salaries	7,655.95
R & B Tire & Auto, tire repairs	18.00
Simon Welding, welding	220.00
Spee-Dee Delivery, shipping	94.56
UnityPoint Clinic, CDL testing	37.00
Verizon, cellular service	156.12
Winterset Farm & Home, hdw supplies	121.38
Winterset Municipal Utilities, utilities	6,453.14
Winterset Oil Co., gasoline	450.90

SKATE PARK PROJECT FUND

PARK & RECREATION:

Spohn Ranch Inc., pay est #272,437.50	
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PAVING PROJECT FUND

ROADWAY MAINTENANCE:

Vanderpool Construction Inc., final payment 8,123.28
CITY HALL PROJECT FUND

ADMINISTRATION:

Resource Consulting Engineers, reimb expenses 1,742.77
TRAILS PROJECT FUND

PARK & RECREATION:

Snyder & Associates, engineer fees 23,586.44
STOREFRONT RENOVATION PROJECT

URBAN RENEWAL:

RDG Planning & Design, architect fees 6,043.36
TRUST & AGENCY

POLICE:

Payroll Account, benefits 3,789.68

ADMINISTRATION:

Payroll Account, benefits 915.19

ROADWAY MAINTENANCE:

Payroll Account, benefits 1,204.04

The Mayor stated that the minutes of the January 9, 2017 City Council meeting were previously distributed to the Council Members for their review. A motion was made by Council Member Seaward and seconded by Council Member Macumber to approve the minutes as submitted. Roll call vote:

AYES: Harrell, Macumber, Seaward, Fletcher

NAYS: None

Whereupon the Mayor declared that the motion carried.

The Mayor noted that Dave Braga had signed up for public comment but that Mr. Braga was no longer in attendance at the meeting.

A motion was then made by Council Member Macumber, seconded by Council Member Harrell, to adjourn the meeting. Roll call vote:

AYES: Harrell, Macumber, Seaward, Fletcher

NAYS: None

Whereupon the Mayor declared that the motion carried and the meeting was now adjourned.

James C. Olson, Mayor

ATTEST:

Mark Nitchals, City Administrator