

CITY OF CARSON
PUBLIC HEARING REGARDING PROPOSED PROPERTY TAX LEVY 7:00 PM
REGULAR CITY COUNCIL MEETING 7:30 PM
APRIL 8, 2024

Council Present: Rose, Richardson, Graves, Houser. Council Absent: Pilling. Mayor Todd was present. Staff present: Duede, Rose. Public Present: Alicia Stultz Realtor, Susan Miller, Nick Amdor, Dave Rose, Larry Allen, Nikki Woods Realtor, Rick Mohr Realtor, Julie Eden Realtor, Byron Menke Realtor.

Mayor Tim Todd called a public hearing to order regarding the Proposed Property Tax Levy for Fiscal Year 2024-2025 at 7:00 PM. Public Comments: Nick Amdor inquired about the tax statement distributed by the County the budget related to public works staffing, and stated his concerns regarding the hiring of a 3rd full-time public works employee. Susan Miller inquired how the new budget process implemented by the State has impacted the city, discussion was held regarding the additional time, costs, meeting requirements, and confusion surrounding the new process. No further public comments were received. Rose made a motion to close the public hearing at 7:22 PM, seconded by Richardson – 4 ayes.

Mayor Tim Todd proclaimed April as Fair Housing Month in the City of Carson, representatives from the Southwest Iowa Realtors Board were present for the issuance of the proclamation.

Mayor Todd called the meeting to order at 7:30 PM. Pledge of Allegiance. Rose motioned to approve the agenda, seconded by Houser – 4 ayes.

General Public Forum Comment Discussion and Comment Regarding City Intent to Apply for Financial Assistance from the USDA for Water Improvements: No comments.

Lucas Mosier, Armour Insurance City Agent, joined the meeting via phone to review the EMC Insurance Renewal. Houser made a motion to approve and accept the insurance renewal premium, \$56,029.00 for April 2024-April 2025, seconded by Rose – 4 ayes.

Discussion was held regarding water improvement planning, a potential well site on Larry Allen's property, a location for a water treatment plant, and procedures for drilling a new well. Rose made a motion to direct Snyder & Associates to submit the proposed Larry Allen well site to the Iowa DNR for review and approval, seconded by Graves – 4 ayes.

Houser made a motion to approve the Snyder & Associates Engineering Agreement for the 2024 Well Project, seconded by Graves – 4 ayes.

Rose made a motion to approve Resolution 2024-6 (Intent to Apply for Financial Assistance from the USDA for Water Improvement Projects), seconded by Houser – 4 ayes.

Graves made a motion to approve Resolution 2024-4 (Annexation Application From Larry & Janel Allen), seconded by Richardson – 2 Ayes: Graves, Richardson. 2 Nays: Rose, Houser. Motion failed. Rose made a motion to table Resolution 2024-4 (Annexation Application from Larry & Janel Allen) until the City has resolved the water shortage, seconded by Houser 4 ayes: Rose, Houser, Graves, Richardson. Motion carried. City Council discussed the required steps to add a well to the city system, and the potential timeline.

Water/Sewer/Public Works Monthly Reports were given by Dave Rose. Council reviewed the DNR Inspection Report for the Wastewater Treatment Plant (WWTP) and multiple proposals for various operational repairs and maintenance at the WWTP including retrofitting components at the lift station vs. replacement. Rose made a motion to have the City Engineer review the DNR Report, work up a scope of work with Dave Rose on the WWTP issues, and provide the City Council with a scope of work, timeline, and recommendation on how to move forward, seconded by Richardson – 4 ayes. Dave Rose will inform Snyder & Associates, the City Engineer. Houser made a motion to approve USG's 3-year Sewer Cleaning Rotation Plan Proposal by the hourly rate (Sanitary Jetting, Jet/Vac Heavy Cleaning, Jet/Vac Root Cutting, CCTV Existing Sewer Pipe up to 36"), seconded by Rose – 4 ayes. Dave Rose stated that USG will work within our budget.

Dave Rose discussed water tower maintenance, as well as a proposal from KLM Water Tower Engineering proposal to inspect the water tower using a rover, and then provide a bid letting service package for \$2,800.

The Council discussed having Snyder & Associates Engineering firm review our current water tower RFP and responses for water tower maintenance services.

Richardson made a motion to accept and approve James Drake's bid for the City Surplus Property: C7500 1999 GMC Firetruck, \$3305.00, seconded by Rose – 4 ayes.

Rose made a motion to accept Ethan Schmitt's proposal to purchase the City Surplus Property: tire at plant \$5, seconded by Houser – 4 ayes.

Review of employee handbook policies regarding work schedule, call-back time, uniforms, and vacation. No city council motion was made regarding Resolution 2024-7 (Amending Employee Handbook), a lengthy discussion was held, resolution will be drafted for consideration in a future meeting.

Rose made a motion to give Brianne Duede, City Administrator Clerk an additional week of vacation on her 24 years of service anniversary, seconded by Houser – 4 ayes.

City Council reviewed the water and sewer rate study results and recommendations. The last time the city water and sewer rates were adjusted was in 2010 (14 years). Rose made a motion to direct for an ordinance to be drafted to adopt the Step 1 rate increases as recommended by the independent consultants at IRWA, including an increase in new account deposits from \$75 to \$125, and have the Financial Advisor provide recommendations for future years automatic increases to adjust for inflationary costs, seconded by Graves – 3 ayes: Rose, Graves, Houser. 1 nay: Richardson. Motion carried. The ordinance will be on a future meeting for consideration.

The City council reviewed the municipal infraction report, discussion was held regarding the sidewalk condition at Post Office 115 Broadway and the non-responsive property owner for the sidewalk repairs needed, as well Steve Messerli Plumbing's failing excavation street restoration work on South Central Street.

Houser made a motion to approve the consent agenda, seconded by Graves – 4 ayes. The consent agenda consisted of March 2024 City Council Meeting Minutes, April Bills, Clerk & Treasurer Reports – Feb & March, Utility Report, Community Center Report, Fire Department Report, Overtime Report, Municipal Infraction Report, Sheriff's Report, Set Public Hearing for April 22, 2024 6:00 PM for FY 2024/2025 Budget Adoption, Carson Legion Beer Alcohol Permit Renewal Contingent on Dram Shop.

Houser made a motion to approve Lynn Brierly's request to hang holiday Christmas lights and decorations at the Community Garden during the winter holiday season, seconded by Rose – 4 ayes.

Houser made a motion to adjourn at 9:00 PM, seconded by Graves – 4 ayes.

Tim Todd, Mayor

Attest: Brianne Duede, City Administrator Clerk

The City of Carson February: Revenues General \$25,312.48. Road Use \$7,888.53. Debt Service \$1,472.19. Water \$11,537.63. Sewer \$15,244.62. Garbage \$6,776.69. **Total Revenue \$68,232.14.** **Expenses** General \$122,409.39. Road Use \$17,142.90. TIF \$419.00. Debt Service \$600.00. Water \$11,221.38. Sewer \$9,594.34. Garbage \$7,193.34. **Total Expenses \$168,580.35.** **March: Revenues** General \$99,423.26. Road Use \$6,245.73. Debt Service \$3,095.48. Water \$12,650.14. Sewer \$16,685.89. Garbage \$7,626.24. **Total Revenue \$145,726.74.** **Expenses:** General \$82,153.52. Road Use \$4,189.77. Downtown Cap Project \$5,857.56. Water \$13,163.52. Sewer \$11,290.65. Garbage \$8,833.14. **Total Expenses \$125,488.16.**