

CITY OF CARSON
REGULAR CITY COUNCIL MEETING-AUGUST 9, 2021 7:30 PM

Council Present: Graves, Richardson, Brandon. Council Absent: Pilling, Houser. Mayor Todd present. Staff present: Duede, Gordon, Spiering. Public Present: Eileen Adickes-Carson Presbyterian Church, Matt Wyant-C-Loft Properties.

Mayor Todd called the regular meeting to order at 7:30 PM. Pledge of allegiance.

Graves motioned to approve the agenda, seconded by Richardson - 3 ayes.

Public Comments: Wayne Steele, 201 S. Central joined the meeting via telephone to discuss lawn and weed control nuisance abatement mowing. Pottawattamie County Veterans Affairs and the Connections Agency will be consulted to provide assistance to Mr. Steele for lawn care.

Eileen Adickes of the Carson Presbyterian Church was present to request an additional handicap accessible parking space. Richardson made a motion to approve City Public Works to paint the additional requested handicap accessible parking space for the Carson Presbyterian Church, seconded by Graves – 3 ayes.

Mayor Todd stated no additional information or guests were available to discuss a potential Community Foundation for Carson similar to the Oakland Industrial Foundation, Mayor Todd recommended the Council postpone the subject.

Matt Wyant of C-Loft properties, 105 Broadway was present to provide an update on his Community Catalyst Project. Graves made a motion to approve Reimbursement to C-Loft Properties Developer for the construction improvement expenses, \$60,000, from the Community Catalyst Grant Funds received to date, seconded by Brandon – 3 ayes.

Council reviewed Barb & Paul Hart's update on the developer agreement new home project for the vacant lot at the corner of Washington and South Dye Street. Richardson made a motion to approve extending the developer agreement from December 31, 2021 to the new deadline of December 31, 2022, seconded by Brandon – 3 ayes.

Amy Spiering provided Downtown Façade Project Updates, Downtown Main Street Conference, and Community Mural Opportunities and Applications. Brandon made a motion to select mural applicant, Paula Dixon, as the mural artist for the 105 Broadway wall, project contingent to proceed based on obtaining grant funding for the project, seconded by Graves – 3 ayes. Brandon made a motion to approve Spiering to explore fact finding mission for a community mural contest, utilizing high school art department/students, seconded by Richardson – 3 ayes.

Council reviewed the structural engineer report on 119 & 121 Broadway. Mayor Todd and Council Members Graves and Richardson will serve as the small city committee to meet with the property owners of 119 Broadway to discuss options on how to proceed. Spiering stated the downtown citizen committee will have a meeting at 6 PM on Wednesday, August 11, 2021 at 6 Pm at the Fire Station.

Chad Gordon provided public works reports: plant and well levels, water restrictions remain due to aquifer and regional drought conditions, John Deere tractor repairs, IDNR Well #2 letter confirming the well is not under the influence of surface water. Gordon stated Century Asphalt will provide estimates to the city to patch streets. Council can select the patch projects at the September Council meeting.

Brianne Duede provided administrator clerk reports: 4 laptops have been ordered for City departments through the State of Iowa Cares Act Laptop Program, American Recovery Act Funds will come in 2 installments-Mayor & Clerk recommend Council considers utilizing the funds towards a new ambulance and/or pumper truck for the Fire Department. Richardson made a motion to approve SWIPCO Service Agreement for Building Inspections, seconded by Graves – 3 ayes.

Graves made a motion to approve and Accept the Rural Housing Assessment Grant and Agreement from Iowa Economic Development Authority-\$10,000 grant, seconded by Richardson – 3 ayes.

Graves made a motion to approve Resolution 2021-24 (Approve 10 Year Employee Longevity Pay Increase, Chad Gordon, Additional \$.15/hour), seconded by Brandon – Roll Call 3 ayes: Richardson, Graves, Brandon. Motion carried.

Graves made a motion to approve Ordinance 244 (Repeal Chapter 75 All Terrain Vehicles and Snowmobiles and Re-Adopt the Same As Revised for the Purpose of Adding Permit Requirement and Other Regulations – 2nd Reading, Waiving 3rd Reading), seconded by Brandon – Roll Call 3 ayes: Brandon, Graves, Richardson.

Council reviewed Ordinance 245 (Amend Sections of Chapter 166, 16, 168 Adding Provisions and Special Regulations for Accessory Buildings – 1st Reading). Brandon recommended the ordinance revised to define the size of an accessory building to not exceed 40'x40' or be in excess of 25' feet high. Ordinance will be revised and placed on the September agenda for consideration.

Richardson made a motion to approve Ordinance 246 (Amend Chapter 168 by Adding General Provisions and Special Regulations of Solar Panel Systems – 1st Reading, Waive 2nd & 3rd Reading), seconded by Brandon – Roll call 3 ayes: Brandon, Graves, Richardson.

Brandon made a motion to approve Ordinance 247 (Amend Sections of 65.01 Stop Locations Designated – 1st Reading, Waive 2nd & 3rd Readings), seconded by Graves – Roll Call 3 ayes: Brandon, Graves, Richardson. This ordinance creates a three way stop at North and North Locust Street intersection, and Washington and South Oak Street intersection.

Graves made a motion to approve the consent agenda, seconded by Brandon – 3 ayes.

The consent agenda consisted of: July Minutes, August Bills, Utility Report, Community Center Report, Fire Department Report, Overtime Report, Animal Control Report, Sheriff's Report, Municipal Infraction Report, Building Permit Report, Clerk & Treasurer Reports (April, May, June), Approve Pay Request #3 Downtown Façade – Cornerstone Construction \$33,021.12 to be paid by the County, PCCF Statement June 30, 2021.

Richardson made a motion to approve adjourning the meeting at 8:39 PM, seconded by Brandon – 3 ayes.

Tim Todd, Mayor Attest: Brianne Duede, City Administrator/Clerk

City of Carson Income May-June 2021: General \$50,389.51. Road Use \$21,805.02. TIF \$3,050.37. Debt Service \$5,609.35. Water \$25,324.12. Sewer \$29,618.82. Garbage \$12,138.66. **Total \$147,935.85.**

City of Carson Expenses May-June 2021: Downtown Revitalization Cap Proj \$3,171.14. General \$64,007.21. Road Use \$8,029.01. TIF \$3,050.00. Debt Service \$148,886.25. Cap. Proj. Community Center \$102.32. Water \$21,899.68. Sewer \$84,733.98. Garbage \$11,599.68. **Total \$345,479.27.**