

## **CITY OF CARSON**

### **REGULAR CITY COUNCIL MEETING & PUBLIC HEARINGS REGARDING PROPOSED MAX LEVY FOR FISCAL YEAR 2022-2023 AND PROPOSED FORGIVABLE LOAN AGREEMENT WITH C-LOFT PROPERTIES FEBRUARY 14, 2022, 7:30 PM**

Council Present: Graves, Richardson, Houser, Rose. Council Absent: Pilling. Mayor Todd present. Staff present: Duede, Gordon, Spiering. Public Present: Claire Cornett, Andrew Taylor, Jake Kvaal, Matt & Brandon Wyant, Keith McClain. Mayor Todd opened the public hearing regarding the proposed max property tax levy for fiscal year 2022-2023 at 7:30 PM. Public were present, no comments were made. Houser made a motion to close the public hearing at 7:31 PM, seconded by Graves – 4 ayes.

At 7:31 PM Mayor Todd opened the public hearing regarding the proposed forgivable loan agreement with C-Loft Properties, LLC for 114-116 Broadway upper story housing development. Public were present, no comments were made. Graves made a motion to close the public hearing at 7:32 PM, seconded by Houser – 4 ayes.

Houser made a motion to open the regular meeting and approve the agenda at 7:32 PM, seconded by Richardson – 4 ayes.

Public forum: Mayor Todd read a message from Irene Skank regarding animal control pertaining to farm animals. Mayor Todd read a message from Sandi Sowers in opposition to chickens inside city limits. Claire Cornett was present and stated support for the consideration of chickens in city limits. The current city ordinance prohibits chickens in city limits with the exception of agricultural zoned parcels, or without written expressed consent from the city council. Council member Graves stated citizens have stated their opposition to him regarding farm animals-chickens within city limits and asked that the Council uphold the current ordinance on the matter. Mayor Todd recommends to the Council to maintain the current ordinance with no exceptions as the city does not have the resources to regulate additional exceptions to the ordinance for animal control matters. Council member Richardson stated if the city would allow chickens that it would open the city up to considering other species considered farm animals.

No action was taken by the city council to make any exceptions or amendments to the current animal control ordinance on the matter of chickens.

Matt and Brandon Wyant of C-Loft Properties, LLC were present to discuss the upper story housing project assurances, \$300,000 grant application to IEDA, and discuss project concepts for three multi bedroom apartments to be finished on the second floor of the property at 114-116 Broadway in addition to the restoration of the main floor commercial spaces. Wyant stated the result of the project will provide a good visual from the Highway and believes the project will draw people to the downtown.

**Houser made a motion to approve Resolution 2022-7 (Approving and Authorizing Execution of a Forgivable loan Agreement by and Between the City of Carson and C-Loft Properties), seconded by Graves – Roll call 4 ayes: Rose, Houser, Graves, Richardson. Motion carried.**

Jake Kvaal of AgriVision presented proposals for lawn mowers. Graves made a motion to approve a 3-year lease for two new 2022 Z950 ztrak mowers with tweek tires, suspension and seat upgrades, and mulch on damage option, three x \$3,514 annual lease payments, seconded by Richardson – 4 ayes. Motion carried.

Snyder and Associates reported that no bids were received for the concession stand concrete project and recommended that the council let the project out for bid again with a revised construction completion timeline of Fall 2022. Houser made a motion to amend the project completion date to Fall 2022 and to request bids on the project again, seconded by Graves – 4 ayes. Motion carried.

Discussion was held regarding draft accessory building and building permit ordinances to further define regulations on new structures. City Council and Commissioner Keith McClain reviewed Treynor ordinances and recommendations from the Carson planning and zoning commission meeting held in November 2021. Council directed the clerk to provide revised draft ordinances for the March 14 council meeting agenda. Accessory building ordinance will be drafted to include the planning commission's recommendations. The recommendations are summarized herein: accessory buildings cannot exceed 40% of the lot size, building permit is required for all accessory structures, inquire with attorney if city can require color of accessory structure should match the house on the property, height of accessory structure shall not exceed 25 feet or exceed the height of the house on the parcel.

Spiering provided downtown resource coordinator report. Houser made a motion to approve an application to Schemmer Associates Engineering firm for an opportunity to win a free architectural design opportunity for a childcare center downtown, seconded by Rose – 4 ayes.

Graves made a motion to approve: an application to the Community Impact Grant program for a downtown mural, an application for the Iowa Great Places program designation, and approve temporary street closures to accommodate the St. Patrick's Day 5K fundraiser event for a downtown mural(s) on March 12, motion seconded by Rose – 4 ayes. Motion carried.

**Houser made a motion to approve Resolution 2022-8 (Approve Terracon Asbestos Pre-Demolition Survey Proposal not to exceed \$1,750 in fees for an approve DNR Iowa Brownfield Redevelopment Program Community Assistance Grant Contract for Reimbursement of Asbestos Inspection Fees not to exceed \$1,750), seconded by Graves – Roll Call 4 ayes: Rose, Houser, Graves, Richardson. Motion carried.**

Houser made a motion to not abate material containing less than 1% asbestos if allowable by the Iowa DNR for the Derelict Building Program, seconded by Graves – 4 ayes.

Gordon provided maintenance reports on well levels, water leak loss due to private service lines, and repairs. Graves made a motion to approve paying Century Asphalt \$16,000 for roadway patch repair work with payment to be provided after the contractor has completed an inspection of the work with Gordon, seconded by Houser – 4 ayes.

**Rose made a motion to approve Resolution 2022-9 (Approval of FY 2022-2023 Budget Maximum Property Tax Dollars and Set Date for Budget Adoption Public Hearing to be held March 14, 2022), seconded by Richardson – Roll call 4 ayes: Rose, Houser, Graves, Richardson. Motion carried.**

**Graves made a motion to approve Resolution 2022-10 (Approve Renewal of Carson Community Building Bar Alcoholic Beverages Concession Lease with Carson Legion Post #556-2022 through 2024), seconded by Richardson – Roll call 4 ayes: Rose, Houser, Graves, Richardson. Motion carried.**

**Rose made a motion to approve the 2<sup>nd</sup> reading of Ordinance 250 (Amend City Code 69.08 No parking zones: Establishing Additional No Parking Zones on the North Side of Vine Street from South Dye Street to South Oak Street; and on West side of South Dye Street from Alexa Street to Vine Street), seconded by Houser – Roll call 4 ayes: Rose, Houser, Graves, Richardson. Motion carried.**

**Houser made a motion to approve the 1<sup>st</sup> reading of Ordinance 251 (Animal Protection and Control-Repeal Chapter 55 in its Entirety & Adopting in Place a New Chapter 55 "Animal Protection and Control"), seconded by Rose – Roll call 4 ayes: Rose, Houser, Graves, Richardson. Motion carried.**

Rose made a motion to approve the consent agenda, seconded by Richardson – 4 ayes. The consent agenda consisted of January 10, 2022, meeting minutes, February Bills, Utility Report, Municipal Infraction Report, Community Center Report, Overtime Report, Sheriff's Report, Animal Control Report, Fire Department Report, Clerk & Treasurer Reports December 2021 & January 2022, Country Store Alcohol Permit IA ABD Permit Renewal, and PCCF Carson Community Fund Statement. Commissioner Reports: Richardson-Discussion was held regarding Christmas lights and short staffing in public works for the past 6 weeks.

Houser made a motion to approve adjourning the meeting at 8:36 PM, seconded by Richardson – 4 ayes.

Mayor Tim Todd

Attest: Brianne Duede, City Admin Clerk

**City of Carson December 2021 Revenue and Expenses:** General \$26,859.56. Road Use \$7,627.64. TIF \$558.88. Debt Service \$3,947.42. Water \$12,374.47. Sewer \$15,830.85. Garbage \$6,939.27. **Total Revenue \$74,138.09.** Expenses: General \$36,015.00. Downtown Capital Project \$2,169.60. Road Use \$10,924.74. Water \$25,207.82. Sewer \$9,517.03. Garbage \$5,140.20. **Total Expense \$88,974.39.**

**City of Carson January 2022 Revenue and Expenses:** General \$40,172.01. Road Use \$8,682.25. Debt Service \$223.48. Water \$10,519.39. Sewer \$13,717.42. Garbage \$5,615.13.

**Total Income \$78,929.68.** Expenses: Downtown Capital Project \$1,888.59. General \$16,119.61. Road \$6,694.31. Debt Service \$500.00, Capital Proj. Community Center \$51.16. Water \$9,339.91. Sewer \$8,129.85. Garbage \$4,858.83. Unclassified Salary, FICA/Medicare, IPERS offset Community \$-51.16. **Total Expenses \$47,531.10.**