

**CITY OF CARSON PUBLIC HEARING REGARDING PROPOSED SALE OF CITY-OWNED VACANT LOTS  
FOLLOWED BY THE REGULAR CITY COUNCIL MEETING – NOVEMBER 14, 2022 7:30 PM**

Council Present: Rose, Graves, Richardson, Pilling. Mayor Todd was present. Council Absent: Houser. Staff present: Duede, Hansen. Public Present: Ron Calero Air Med Care Network, Rob Klepfer & Dave Hazelwood of Neighborhood Works Housing, and Carson Fire Department Members Adam Hay & Chad Gordon.

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

Graves made a motion to approve the agenda, seconded by Rose – 4 ayes.

Mayor Todd opened the public hearing regarding the proposed Sale of City-Owned Vacant Lots at 7:30 PM. No comments were made or received. Richardson made a motion to close the hearing at 7:31 PM, seconded by Graves – 4 ayes.

Public Forum. Ron Calero of Air Med Care Network was present to spread awareness regarding Air Med Vac Network's life flight coverage program membership options.

Diane McGrain of Schroer Associates presented the 2021-2022 Annual Audit Report. McGrain read the financial statement summaries and noted an internal control notation regarding city surplus property. McGrain stated the report would be filed with the State Auditor. The public can review the annual audit in its entirety on the city webpage [www.carsongov.com](http://www.carsongov.com) or the State Auditor's Website, or in person at city hall during regular business hours. McGrain also recommended that the city council review its utility rates and adjust them to meet the demands of the annual operation costs. The city has not adjusted its water or sewer rates in 12 years, and has not adjusted the garbage rates in 10 years.

Carson Fire Department members, Hay & Gordon, discussed the recent notification from ISO regarding an adjustment to the City's ISO rating. Graves made a motion to direct the Fire Department to request an extension and request a new ISO survey to be done since the department made a correction regarding the city's fire pumper truck information with ISO, seconded by Richardson – 4 ayes. The City Council was not interested in pursuing any additional volunteer training requirements beyond what they are already required to meet.

Carson Fire Department Member Hay provided the council with information regarding Iowa Ambulance Service GEMT Program, which is a Medicaid program that allows the city to recapture some of the losses from those transports. Hay reported the city could potentially recapture approximately \$6,380 as of 7/1/2023 by enrolling in the program. Richardson made a motion to approve the 5-year contract with Public Consulting Group (PCG) for the Iowa GEMT Program, seconded by Rose – 4 ayes. The Mayor, City Council, and Fire Department members discussed Fire Burn Ban administration in the city when a burn ban is declared. No city council action was made.

Rose made a motion to approve the Amended Carson Fire Department by Laws, seconded by Graves – 4 ayes.

City Council reviewed MTS Garbage Contract Renewal and discussed the cost to all customers if curbside recycling was to continue vs. the lack of participation of regular curbside recycling customers. A lengthy discussion was held. Mills Trash stated if the city wishes to continue with curbside recycling all garbage customers will be charged an additional \$5/month in addition to the regular base garbage fee, regardless of whether or not the customer utilizes curbside recycling service. City Council reviewed the results of the Community Curbside Recycling Survey: approximately 320+ surveys were distributed (via city website, paper survey mailed directly to each property via city newsletter, at post office, and on the city social media pages) to eligible curbside recycling customers. Only 29 surveys were returned, of which 12 respondents stated they utilize curbside recycling on a weekly basis, 5 respondents stated they use curbside recycling 1-2 times per month, and 12 of the survey respondents stated they don't use curbside recycling at all and prefer to use the free county recycling program or other opportunities. The city of Treynor and the City of Oakland both have discontinued curbside recycling programs due to lack of participation or cost associated with the program. Graves made a motion to approve Resolution 2022-43 (Approve MTS Inc Garbage Collection Agreement, and discontinue curbside recycling effective January 1, 2023), seconded by Pilling – Roll Call Vote 4 Ayes: Pilling, Rose, Graves, Richardson. Motion carried. Mayor Todd stated the County will have the recycling trailers at the school parking lot on a rotating schedule available for residents. Mills stated residents can keep the recycling totes and use them to haul their recyclables.

City Council reviewed the contract and bonds for 119/121 Broadway Demolition project. Rose made a motion to approve Resolution 2022-44 (Approve Contracts & Bonds for 119/121 Broadway Building Demolition), seconded by Richardson – Roll Call 4 Ayes: Pilling, Rose, Graves, Richardson. Motion carried.

Iowa Rural Water Association provided the City Council with a water and sewer rate study. The city has not adjusted the water or sewer rates in over 12 years. City council took no action regarding the recommendation to adjust the water and sewer rates in reference to the findings of rate study.

City council reviewed the City Owned Vacant Lot Bid Proposal from NeighborWorks Housing, this was the only sealed bid received for consideration for both lots. Dave Hazelwood and Rob Klepfer were present to explain NeighborWorks Housing bid and proposal for two new workforce housing units on the two city-owned vacant lots. Graves made a motion to approve Resolution 2022-45 (Accept Proposal for City-Owned Vacant Lots-NeighborWorks Housing Bid \$10,000 for each lot with terms of a Developer Agreement attached to each project), seconded by Pilling – Roll Call 4 ayes: Pilling, Rose, Graves, Richardson. Motion carried. The Mayor and City Administrator Clerk will work with the City attorney to prepare the developer agreement and closing in accordance with the city's terms and conditions.

Rose made a motion to approve the consent agenda, seconded by Pilling – Roll Call 4 ayes: Pilling, Rose, Graves, Richardson. Motion carried. The consent agenda consisted of October minutes, November bills, Utility Report, Community Center Report, Fire Department Report, Overtime Report, Clerk & Treasurer Reports, Municipal Infraction Report, Sheriff's Report, Animal Control Report, Conditional Use Permit for 411 S Locust Distillery Operations, Well Level Report, Annual Financial Report FY 2021/2022, Carson Community Fund Statement, 2nd Reading of Ordinance 254 (Amend 90.11 Water Service Pipe), 2nd Reading of Ordinance 255 (Amend 1.14 Standard Penalty and 49.05 Violations), Resolution 2022-46 (Approve Annual Road Use Report FY 2021/2022), Resolution 2022-47 (Approve Annual Urban Renewal Report), Resolution 2022-48 (Set Date for Public Hearing on Not to Exceed \$750,000 General Obligation Purposes), Resolution 2022-49 (Depository Agreement).

Mayor Todd reviewed the City Surplus property auction results and acknowledged Kristina Hansen for installing the new Community Center holiday lighting on the outside of the building. Pilling inquired about the fencing and trees around the city

wastewater treatment plant. Administrator Clerk Duede reported that Brad Madsen, city wastewater plant operator stated the DNR and EPA require that the premises be maintained with a fence barrier.

Richardson made a motion to adjourn at 8:31 PM, seconded by Graves – 4 ayes.

Tim Todd, Mayor

Attest: Brianne Duede, City Administrator Clerk

**City of Carson August Income 2022:** General \$78,816.94. Road Use \$7,815.14. Water \$13,108.31. Sewer \$16,143.24. Garbage \$6,574.47. Total Income \$122,458.10. **City of Carson August Expense 2022:** General \$18,344.53. Road Use \$6,304.32. Capital Project Downtown Revitalization \$4,578.82. Water \$11,282.62. Sewer \$6,664.13. Garbage \$5,357.66. Total Expense \$52,532.08. **City of Carson September Income 2022:** General \$32,858.16. Road Use \$12,013.03. TIF \$104.57. Debt Service \$5,194.24. Capital Project Downtown Revitalization \$1,184.00. Water \$16,938.74. Sewer \$18,042.02. Garbage \$6,758.31. Total Income \$93,093.07. **City of Carson September Expense 2022:** General \$43,511.63. Road Use \$7,855.53. Capital Project Downtown Revitalization \$18,385.81. Water \$16,670.95. Sewer \$23,956.41. Garbage \$5,186.58. Total Expense \$115,566.91. **City of Carson October Income 2022:** General \$104,324.56. Road Use \$8,822.93. TIF \$13,653.00. Debt Service \$40,793.28. Water \$12,736.23. Sewer \$15,275.07. Garbage \$5,999.69. Total Income \$201,604.76. **City of Carson October Expense 2022:** General \$71,848.09. Road Use \$4,417.59. Capital Project Downtown Revitalization \$7,944.03. Debt Service \$1,387.50. Water \$14,436.50. Sewer \$13,211.28. Garbage \$5,323.02. Total Expense \$118,568.01.