

CITY OF CARSON PROJECT PUBLIC HEARINGS AND REGULAR CITY COUNCIL MEETING – SEPTEMBER 12, 2022, 7:30 PM

Council Present: Houser, Rose, Pilling, Richardson, Graves. Mayor Todd was present. Staff present: Duede, Holley. Public Present: Jim Escritt-111 S. Oak St., Susan Miller-521 Broadway, Mike Jorgensen-Snyder & Associates.

At 7:30 PM Mayor Todd opened the Public Hearing regarding 119/121 Broadway Demolition Project Proposed Plans, Form of Contract, and Estimate of Cost. No public comments were made. Mayor Todd closed the hearing at 7:30 PM.

At 7:30 PM Mayor Todd opened the Public Hearing regarding 2022 Water and Sewer Main Extension Project Plans, Specifications, and Form of Contract and Estimate of Cost. No public comments were made. Mayor Todd closed the hearing at 7:31 PM.

Graves made a motion to open the regular meeting and approve the agenda at 7:31 PM, seconded by Richardson - 5 ayes.

Public forum: Susan Miller, 521 Broadway, was present to discuss the city welcome signs on Highway 92 and the gazebo. Jim Escritt, 111 S Oak St., was present to discuss city parcel 7400 02 400 005.

The Mayor and City Council discussed the email response from John Rasmussen regarding the condition of County Road 400th Street adjacent to the City Lewis Lariviere Subdivision.

Josh Mahaney of Next Link Internet joined the meeting via telephone. Houser made a motion to approve revising the Commercial Lease Contract for the water tower to allow after-hours access for free for one year, and to reevaluate the terms of the agreement in one year, seconded by Graves – 5 ayes.

Nixon Construction of Council Bluffs, Iowa was the single bid received for the 119/121 Broadway building demolition project, \$440,895.10.

Rose made a motion to table action regarding 119/121 Broadway building demolition to allow for negotiation with the bidder and removing specific bid items from the project via change order, seconded by Graves-5 ayes.

Graves made a motion to approve **Resolution 2022-30** (Approving Plans, Specifications, and Form of Contract 2022 Water and Sewer Main Extension Project), seconded by Houser – Roll call 5 Ayes: Pilling, Rose, Houser, Graves, Richardson. Motion carried.

Mike Jorgensen of Snyder & Associates presented the bid tabulation for the water and sewer main extension project-6 bids were received. The low bid of \$183,742.00 was from Vicker Drilling, LLC of Creston Iowa. Graves made a motion to approve **Resolution 2022-31** (Making Award of Contract for 2022 Water & Sewer Extension-Vicker Drilling, LLC \$183,742.00), seconded by Pilling – 5 ayes: Pilling, Rose, Houser, Graves, Richardson. Motion carried. Jorgensen stated the work is expected to start 1 month from now and should take approximately 1 month to complete.

Houser made a motion to approve **Resolution 2022-32** (Approve Final Plat for Sick Commercial Park Development), seconded by Richardson – Roll Call 5 Ayes: Pilling, Rose, Houser, Graves, Richardson. Motion carried.

Houser made a motion to approve **Resolution 2022-33** (Approve Mutual Aid Agreement with Mills County, Contingent on City Attorneys Review and Approval), seconded by Rose – Roll call 5 ayes: Pilling, Rose, Houser, Graves, Richardson. Motion carried.

Rose made a motion to approve **Resolution 2022-34** (Approve Enacting Water Warning Level 1 Conservation Restrictions due to ongoing regional drought conditions and well recovery response levels), seconded by Richardson – Roll call 5 ayes: Pilling, Rose, Houser, Graves, Richardson. Motion carried.

Mayor Todd discussed City Code Section 90.11 Acceptable Water Service Line material. Rose made a motion to have an ordinance on the October meeting agenda to amend city code section 90.11 to allow Type K Copper or PEX pipe materials for the water service line from the main to the meter, seconded by Graves – 5 ayes. Mayor Todd shared information provided by the Iowa Mayor’s Association regarding mayor and council compensation rates across the state, more information will be provided at the October meeting for consideration.

Mayor Todd discussed the new playground installation in the south city park and reported Jon Fenn submitted a proposal earlier in the year to install the equipment and put down pea gravel for surface ground coverage, \$14,800. Richardson made a motion to approve the City Park Budget to be amended to cover this expense, seconded by Rose – 5 ayes. Mayor Todd stated a chair person is needed to coordinate the installation with Jon Fenn and volunteer forces.

Houser made a motion to approve preliminary plans for the Park Board Zombie Run and Monster Mash fundraiser on 10/22/22, seconded by Graves – 5 ayes.

Richardson made a motion to approve City Surplus Property Auction Event Details and weigh scale needed for DNR Derelict Building Grant, seconded by Rose – 5 ayes.

Rose made a motion to approve Iowa Pump Works Waste Water Treatment Plant Repairs, seconded by Graves – 5 ayes. City Council reviewed the DNR Notice 567-IAC-64.3(1).

Pilling made a motion to approve Power Tech Power Generator Service Agreement for the Waste Water Treatment Plant, seconded by Houser – 5 ayes.

Houser made a motion to approve the Community Photo Contest and Calendar Fundraiser Proposal, seconded by Pilling – 5 ayes. The judges for the photo contest will be: Marlene Richardson, Kari Rose, LuAnn Smith.

Graves made a motion to approve an application to the CDBG Downtown Upper Story Housing Grant for 114 & 116 Broadway, seconded by Rose – 5 ayes.

Nuisance Infraction Abatement Report was reviewed. City Council instructed City Hall to send courtesy letters to currently listed property owners regarding junk, mowing, low hanging tree code violations.

Houser made a motion to approve the Consent Agenda, seconded by Graves – 5 ayes. The consent agenda consisted of August minutes, September bills, Utility Report, Community Center Report, Fire Department Report, Overtime Report, Clerk Report, Animal Control Report, Approved Building Permit Report, and Sheriff’s Report.

Discussion regarding Advanced Southwest Iowa State Officials Visit at State Capital scheduled for November 10, Council members were in general agreement to accept Susan Miller’s offer to attend as a Carson Representative. Discussion regarding Pottawattamie County Board of Supervisors invitation to present city projects at a board meeting. City Administrator Clerk Duede will present to the Board of Supervisors and share the City needs for funding to support the upcoming ambulance purchase and downtown revitalization projects.

Pilling made a motion to adjourn at 8:59 PM, seconded by Graves – 5 ayes.

Tim Todd, Mayor

Attest: Brianne Duede, City Administrator Clerk