

**City of Carson
Public Hearing Regarding Sale of City Owned Vacant Lot Followed by the
Regular City Council Meeting**

September 14, 2015 7:30 PM at the Carson Community Center

Council Present: Todd, Houser, C. Kallsen, J. Kallsen, Hendricks. Mayor Graves present. City Staff Present: Duede, Stillinger. Public Present: Dan Easton (Fire Chief), Rick Sternberg, and Jake & son Sternberg, Matt Roth (MAPA), Brian & Dawn Brockman.

Mayor Graves called the public hearing to order regarding the sale of City Owned Vacant Lot at 7:30 PM. Open to the public, no comments. Houser made a motion to close the public hearing at 7:31 PM, seconded by Hendricks – 5 ayes.

Mayor Graves made a motion to call the regular meeting to order at 7:31 PM.

Hendricks made a motion to approve the agenda, seconded by C. Kallsen – 5 ayes.

No comments from the public.

Rick & Jake Sternberg were present to discuss private sewer line issues they are experiences at 217 South Rodeo Dr. Sternberg's stated that their private sewer line is only an 1 1/2" line, and crosses over neighboring property, owned by Fox 5 Farms, and connects to the city's main. Rick Sternberg stated previous property owners installed the sewer line and they do not have an easement with Fox 5 Farms for their private sewer line. Ron Stillinger, City Maintenance, suggested they could connect to the other adjacent city sewer main located just to the south of their property on South Rodeo Drive. Rick Sternberg inquired if the city has any plans to extend the sewer main on South Rodeo Drive to their property. Rick Sternberg also commented they are pumping their floor pit gray water from their building across Rodeo Drive onto Ron Clark's adjacent property. Mayor Graves stated Sternberg's could inquire with Griffen Plumbing for a quote to address the problems with their private sewer line. C. Kallsen requested that the City inquire with the city attorney about the City's obligation in regards to this situation. Houser made a motion to table this matter until we have the opinion of the city attorney, seconded by Todd – 5 ayes.

Rick and Jake Sternberg were present to request written consent of the City Council to be allowed to operate a chicken operation, (chicken hatchery/incubation) at their property located at 217 South Rodeo Dr. Clerk Duede stated a citizen complaint had been filed with Pottawattamie County Animal Control about the violation of City Code that states it is unlawful to keep Poultry within the City's corporate limits, unless located within an Agricultural Zone and in compliance with City's zoning regulations. The property located at 217 South Rodeo Dr. is zoned Highway Commercial. Jake Sternberg stated his son has a license to sell eggs and has been operating a hatchery in the building at 217 South Rodeo Dr, and stated once the chickens have feathers they then relocate them out to their property in the country. J. Kallsen stated perhaps the City could consider allowing Sternberg's to have a limited number of chickens at their property 217 South Rodeo Drive on a one year term. Todd made a motion to table consideration of Sternberg's request until the October Council meeting, seconded by Hendricks – 5 ayes.

C. Kallsen made a motion to approve a one time/24 month adjustment to Amy Camacho's water bill due to a leak, seconded by Hendricks – 4 ayes: C. Kallsen, J. Kallsen, Todd, Hendricks. 1 Abstain: Houser. Motion carried.

Fire Chief Dan Easton informed the City Council that the department now has a licensed paramedic volunteer member. Easton stated the cost to upgrade the ambulance to a paramedic service level would be \$2,245.81. Easton also stated the department would like to apply for a grant to also purchase the additional \$1,800 special pediatric paramedic service bag at a later date. Houser inquired about the shelf life of the medical supplies. Easton responded the hospitals provide a trade back option. Hendricks made a motion to approve the Carson Volunteer Fire & Ambulance Department purchase the paramedic upgrade package of \$2,245.81 for the Carson ambulance service, seconded by J. Kallsen – 5 ayes.

Matthew Roth, Metropolitan Area Planning Agency, was present to discuss downtown revitalization grant program and explained how it is working in Walnut, Iowa. Roth suggested the community would start by holding a meeting with downtown property owners, and perhaps applies for grant funding in 2016.

Hendricks made a motion to accept the resignation of monthly water meter reading contractor, Tim Todd, seconded by C. Kallsen – 4 ayes: Hendricks, J. Kallsen, Houser, C. Kallsen. 1 Abstain: Todd. Motion carried.

Houser made a motion to advertise for a new monthly water meter reading contractor, seconded by Hendricks – 5 ayes.

Hendricks made a motion to approve a leak detection survey contract with Municipal Management Corp., seconded by Todd – 5 ayes.

Maintenance reports: J. Kallsen discussed hot tar crack filling of streets, as well as sealing new concrete. Stillinger was directed to get a bid from Viner Construction for patching North Dye Street water main break cut out, as well as inquiring with Viner about sealing concrete patches. Stillinger was directed to inquire with Stetson or Carroll Construction for concrete sealing options.

Mayor Graves inquired about asphaltting the gravel road through the park. Todd and C. Kallsen stated asphalt would not hold up to heavy park traffic, and other streets in town need addressed before the park.

Mayor Graves stated he had directed Stillinger to paint designated parking lines at the pedestrian trail head parking lot at 418 S. Rodeo Drive.

Mayor Graves gave an update on the meeting hosted in Carson held between Hancock, Oakland, Macedonia, and Carson on equipment, manpower, and other sharing opportunities and considerations. Maintenance department equipment list was reviewed. City Council reviewed Oakland and Hancock's current 28E and 28D Agreements. Houser and Graves stated the City is looking at all avenues for improving efficiency.

City Council reviewed ordinance 65.01 Stop Locations Designated, specifically reviewing the intersection of Pleasant and N. Oak Streets. No action was taken.

C. Kallsen made a motion to approve **Resolution 2015-34 (Disposing of Certain City-Owned Property Legally Described as Lot 10 Carson Subdivision in the Town (Now City) of Carson, Located at the Southeast Corner of the Intersection of South Dye & Washington Streets, to Dawn and Brian Brockman and to Accept the Terms and Conditions Set Forth in a Written Offer Made by Dawn and Brian Brockman)**, seconded by Todd – Roll Call 5 ayes: C. Kallsen, Houser, J. Kallsen, Todd, Hendricks. Motion carried.

C. Kallsen made a motion to approve **Resolution 2015-35 (Approve City Street Financial Report for FY 2014-2015)**, seconded by Todd – Roll Call 5 ayes: C. Kallsen, Houser, J. Kallsen, Todd, Hendricks. Motion carried.

C. Kallsen made a motion to approve the **First (1st) Reading of Ordinance 227 (Amending the Code of Ordinances of the City of Carson, Iowa, By Adding Provisions Pertaining to Disorderly Conduct-2015 Legislative Update) waiving Second (2nd) and Third (3rd) Reading**, seconded by Todd – Roll Call 5 ayes: C. Kallsen, Houser, J. Kallsen, Todd, Hendricks. Motion carried.

Hendricks made a motion to approve the Consent Agenda, seconded by C. Kallsen – 5 ayes. The consent agenda consisted of August 10, 2015 minutes, Bills, Utility Report, Community Center Report, Municipal Infraction Report, Fire Department Report, Overtime Report, Sheriff's Report, Clerk & Treasurer Reports.

City Council reviewed the history (November 2014-present) on the matter of the curb cut in front of 304 S. Allen St. Josh Kallsen made a motion to send the property owner at 304 S. Allen St. a reminder letter to repair the curb cut, seconded by Houser – 5 ayes.

Hendricks made a motion to adjourn at 8:56 PM, seconded by C. Kallsen – 5 ayes.

Attest: Brianne Duede, City Clerk

Troy Graves, Mayor

City of Carson-Revenue & Expenses

August 2015

Income

1-300 · General - Revenue	22,604.06
6-332 · Road Use-Taxes	11,372.42
51-300 · Water Revenue	14,686.19
52-300 · Sewer Revenue	14,358.68
54-300 · Garbage Revenue	7,389.44

Total Income 70,410.79

Expense

1-00-00 · General	25,201.95
6-00-00 · Road Use	4,956.27
51-0-00 · Water	7,513.21
52-0-00 · Sewer	4,668.53
54-0-00 · Garbage	4,751.91

Total Expense 47,091.87