

Regular Council Meeting  
**Monday April 17<sup>th</sup> 2023**

Mayor McGrath called the meeting to order at 6:30 p.m. on Monday, April 17, 2023 in the Council Chambers located at 210 E. Broadway in Eagle Grove With Council Members Lorenzen, Weland, Limerick, Pamperin and Vandewater. Absent: Jergens. Also present: City Administrator Davis, and City Attorney Legvold

Mayor McGrath initiated the Pledge of Allegiance

Nancy Strub provided a prayer.

Public Forum: Mike Ryerson thanked the Council for an impressive and progressive agenda for tonight’s meeting. He also discussed opportunities to further expand Eagle Grove and asked the Council to consider it. Robert Torkelson thanked the Council and invited Council members, at their wish, to his new apartment units that were developed using the CDBG-CV Upper-Story Housing Conversion dollars the City supported.

A motion was made by Lorenzen and seconded by Limerick to approve the consent agenda which includes April 3rd, 2023 minutes and claims. Roll Call: all ayes

AIRGAS USA LLC	MEDICAL OXYGEN	233.56
BEN FRANKLIN #211	SUPPLIES	23.16
CERTIFIED FIRE EXTINGUISHER	FIRE EXTINGUISHER SERVICE	760.00
CINTAS	FLOOR MATS-PD	119.30
CITY CLERK	GARBAGE BILLING FEES	654.00
CORPORATE TRANSLATION SERV INC	INTERPRETATION SVCS	302.65
ANCILLARY BILLING DEPARTMENT	LIFE INSURANCE	133.87
DOUBLE EAGLE 5, LLC	CAR WASH FOR EMS	95.00
EAGLE BUILDING SUPPLY	SUPPLIES-FIRE	30.99
FORT DODGE FIRE RESCUE	AMBULANCE TIER RESPONSE	300.00
VISUAL EDGE IT	XEROX C405N COPIER LEASE	263.33
HENNIGAR'S WRECKER SERVICE	TICKET #25834	130.00
IOWA CENTRAL COMM COLLEGE	PESTICIDE-CHRISTENSEN	170.00
J & J SPORTS	SOCCER 2023	1,340.00
JOHN DEERE FINANCIAL	REPAIR LAWN TRACTOR	469.45
L & L SERVICE INC.	'17 FORD NEW TIRE	527.44
MACQUEEN EQUIPMENT LLC	PARTS STREET SWEEPER	186.53
MID-AMERICA PUBLISHING	LEGAL PUBLICATIONS	143.70
MIDAMERICAN ENERGY	ELECTRICITY	86.83
MONSY SERVICE'S LLC	CLEANING	220.00
N.C. IA REG. SOLID WASTE	QUARTERLY ASSESSMENT	4,069.13
OLDSON'S INC.	SERVICE REPAIRS-PD	90.00
PAYROLL FUND	PAYROLL FUND TSF	84,837.26
PEDERSON SANITATION	PACKER RENTAL/HAULING	650.00
PETTY CASH	POSTAGE	66.80
R&D INDUSTRIES INC	MONTHLY SVCS,TECH SUPPORT	3,321.58
RED HEAD TRIBE LOGOS LLC	BANNER-PD	20.00
SADLER CONSTRUCTION INC.	REPAIRS TO GARAGE	212.52
SIRCHIE ACQUISITION COMPANY	NARC KITS	19.05
STOREY KENWORTHY	CEMETERY REGISTERS	510.00
TERRY AND BOB'S SIGN CO LLC	SIGNS	3,946.05
THE TRASH MAN	REVENUES LESS FEES	16,166.41
TMI SERVICES INC.	PORTABLE TOILETS-GREENWOOD	194.00
TORKELSON CONSTRUCTION	PAY APP #6 - 204 W BROADWAY	20,860.00
W & H COOPERATIVE OIL CO.	FUEL	5,424.39
BLUE CROSS & BLUE SHIELD	HEALTH INSURANCE	31,164.64
WRIGHT CO COMMUNICATIONS	3RD QTR - JAN,FEB,MAR	27,925.76

WRIGHT COUNTY FIRE ASSOCIATION	HAZMAT STICKERS	86.00
YOHNCO INC	STORM SEWER	304.50
Library		3083.35
Payroll Checks		45,050.66
<b>Fund Total</b>		
GENERAL		118,778.47
ROAD USE TAX		16,513.80
EMPLOYEE BENEFITS		24,148.04
URBAN RENEWAL - CDBG		7.00
CDBG UPPER STORY HOUSING		20,860.00
GARBAGE		16,263.05
WATER		26,693.39
SEWER		27,844.81
<b>March Revenue</b>		
GENERAL		61,853.24
RECREATION/POOL		1.64
ROAD USE TAX		23,888.94
EMPLOYEE BENEFITS		12,777.96
SWWC EMS DISTRICT FUNDS		551.15
LOCAL OPTION SALES TAX		36,641.15
TAX INCREMENT FINANCING		14,691.08
URBAN RENEWAL – CDBG		18,579.00
CDBG UPPER STORY HOUSING		99,341.00
GARBAGE		25,944.16
DEBT SERVICE		5,626.65
CAPITAL IMPROVEMENT RESV		1,285.10
SRF SPONSORED PROJECTS		70,102.00
MUSEUM RENOVATION		56.16
2019B BOND ISSUE		3,314.37
2019 PROJECT FUND		100.04
WATER		67,540.48
METER DEPOSIT FUND		1,770.00
WATER CAPITAL IMPROVEMENT		14,202.43
SEWER		220,417.40
SEWER REV BOND SINKING		100,000.00
SEWER CAPITAL IMPROVEMENT		9,997.07
SEWER - CDBG		33,362.75

**Building Permits:**

219 N. Garfield (Building)  
814 Eagle Avenue (Buildings)  
914 S. Commercial (Deck)  
521 SW 1<sup>st</sup> Street (Building/Driveway)  
500 Block of S. Lincoln (Accessory Building)  
810 N. Montgomery (Buildings)  
423, 425, 427, 429 Stockdale Drive (Buildings)

**Beer/Liquor Licenses:** Fareway Stores, Inc. #551 (Class E Retail Alcohol License (LE))

Mayor McGrath opened the Public Hearing at 6:37 p.m. regarding the Annual Budget for FY 2024. The Budget was discussed and with no further questions. Mayor McGrath closed the Public Hearing at 6:40 p.m.

A motion was made by **Vandewater** and seconded by **Weland** to approve **Resolution 2023-23:** A Resolution Authorizing the Annual Budget for FY 2024. Roll Call Vote: all ayes

Mayor McGrath opened the Public Hearing at 6:41 p.m. to review disposal of three public rights-of-way in Porter's 1<sup>st</sup> Addition. No comments or questions were received. Mayor McGrath closed the Public Hearing at 6:42 p.m.

A motion was made by **Weland** and seconded by **Lorenzen** to approve **Resolution 2023-24**: A Resolution Authorizing the Disposal of Three Public Rights-of-Way in Porter's 1<sup>st</sup> Addition to Eagle Grove, Wright County, Iowa. Roll Call Vote: all ayes

A motion was made by **Weland** and seconded by **Limerick** to approve **Resolution 2023-25**: A Resolution Appointing a Cemetery Sexton. Roll Call Vote: all ayes

A motion was made by **Weland** and seconded by **Lorenzen** to approve on **Resolution 2023-26**: A Resolution Appointing a Member to the Memorial Hall Board of Trustee. Roll Call Vote: all ayes

A motion was made by **Weland** and seconded by **Pamperin** to approve **Resolution 2023-27**: A Resolution Hiring for the Building and Grounds Supervisor position under the Parks and Recreation Department. Roll Call Vote: all ayes

The Council reviewed and discussed Chapter 105, Chapter 106 and an RFP dealing with Solid Waste Collection

A motion was made by **Weland** and seconded by **Lorenzen** to approve **Resolution 2023-28**: A Resolution Setting May 1<sup>st</sup> at 6:30pm as Date for Public Hearing to consider an amendment to the Municipal Code of Ordinances pertaining to Solid Waste Control and the Collection of Solid Waste. Roll Call Vote: all ayes

A motion was made by **Vandewater** and seconded by **Weland** to approve **Resolution 2023-29**: A Resolution Setting May 1<sup>st</sup> at 6:30pm as Date for Public Hearing on Submission of an Airport State Funding Application for lighting rehabilitation and Apron Reconstruction. Roll Call Vote: all ayes

Mayor McGrath opened the Public Hearing at 7:11pm on a Community Development and Housing Needs Assessment. No comments or questions were received. Mayor McGrath closed the Public Hearing at 7:13 p.m.

A motion was made by **Weland** and seconded by **Vandewater** to approve **Resolution 2023-30**: A Resolution Approving Community Development and Housing Needs Assessment. Roll Call Vote: all ayes

Mayor McGrath opened the Public Hearing at 7:15 p.m. to review submission of a CDBG Application for Upper-Story Conversion. Public Announcements were read. PUBLIC HEARING ANNOUNCEMENTS

**A.** Explain how the need for the activities was identified. The need for the proposed 217 W Broadway Upper Story Project is to help provide affordable, safe, and adequate housing for residents of the City of Eagle Grove, especially families who are considered low-to-moderate income (LMI) The proposed project will help establish six new residential units at this property of which five of the units will be made available to LMI families and individuals for a period of at least five years.

**B.** Explain how the proposed activities will be funded and the sources of funds. The project will be funded with a combination of CDBG funds and private dollars provided by the developer of the property, Torkelson Properties, LLC. Torkelson Properties, LLC, will cover any cost overages as part of their agreement with the City of Eagle Grove

**C.** Announce the date the CDBG application will be submitted to the State. The grant application will be submitted to the Iowa Economic Development Authority no later than April 30, 2023, at midnight.

**D.** Announce the requested amount of federal funds. The City is requesting \$550,000 in CDBG funds for the proposed project.

**E.** Announce the estimated portion of funds that will benefit low-and-moderate income persons. The project will result in the construction of six new rental units including two one-bedroom units and four two-bedroom units. Of the six units created by this project at least five of the units will be rented to families or individuals who meet the LMI requirements for the County for a period of at least five years.

**F.** Announce where the proposed activities will be conducted. The proposed project activities will take place in the City of Eagle Grove on the second floor of the property at 217 W. Broadway.

**G.** Announce plans to minimize displacement of persons and businesses resulting of funded activities. The proposed project will not result in the displacement or relocation of any persons or businesses.

**H.** Announce plans to assist persons actually displaced. No persons will be displaced by the proposed project.

**I.** Announce the nature of the proposed activities. The nature of the proposed project involves the construction of six new residential units in the second floor of an existing commercial building in the City's historic downtown. The project

will include construction of walls, kitchen and bathroom facilities, new windows, a secondary exit at the back of the building, and other utility, electrical, plumbing, and life safety improvements.  
With no comments or questions received, Mayor McGrath closed the Public Hearing at 7:17 p.m.

A motion was made by **Weland** and seconded by **Limerick** to approve **Resolution 2023-31**: A Resolution Committing Matching Funds for 217 W Broadway CDBG-CV Upper-Story Housing Conversion Project. Roll Call Vote: all ayes

A motion was made by **Limerick** and seconded by **Weland** to approve **Resolution 2023-32**: A Resolution Endorsing and Authorizing Submission of a CDBG Application for 217 W Broadway. Roll Call Vote: all ayes

A motion was made by **Weland** and seconded by **Pamperin** to approve **Resolution 2023-33**: A Resolution Authorizing a Development Agreement with Torkelson Properties, LLC for 217 W. Broadway. Roll Call Vote: all ayes

A motion was made by **Vandewater** and seconded by **Weland** to approve **Resolution 2023-34**: A Resolution Approving Pay Application No. 5 on 106 N. Lucas Upper Story Project (Final). Roll Call Vote: all ayes

A motion was made by **Weland** and seconded by **Limerick** to approve **Resolution 2023-35**: A Resolution Approving Pay Application No. 6 on 204 W. Broadway Upper Story Project (Final) . Roll Call Vote: all ayes.

Reviewed Rental Inspection and Nuisance Inspection process for 2023. The Council would like the residents aware that these inspections will soon be increasing for the welfare and safety of the public.

A motion was made by **Lorenzen** and seconded by **Weland** to approve **Resolution 2022-36**: A Resolution Authorizing Amendment No. 1 in the Rental Inspector Agreement. Roll Call Vote: all ayes

Reviewed and Discussed Neighborhood Revitalization for Ward 1. No further action taken

A motion was made by **Weland** and seconded by **Pamperin** to approve **Resolution 2023-37**: A Resolution Setting Aquatic Center Fees for the 2023 Season. Roll Call Vote: all ayes

A motion was made by **Weland** and seconded by **Lorenzen** to approve Awning Reimbursement Program for two (2) Downtown Storefronts. Roll Call: all ayes

A motion was made by **Weland** and seconded by **Limerick** to approve on **Resolution 2023-38**: A Resolution Authorizing Amendment with Revitalize Developers, LLC. Roll Call Vote: all ayes

Department Reports were given.

Chief Beltran discussed the promotion of Sergeant Hennigar to Captain Hennigar and Officer Cram to Sergeant Cram.

Public Works is busy preparing for spring work. Trees are being planted at the Rose Hill Cemetery.

Mayor McGrath also encouraged looking into a concrete grinder for street repairs.

A motion was made by **Weland** and seconded by **Pamperin** to adjourn the meeting at 7:46pm.

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Mayor

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City Administrator