

State Center City Council
Regular Meeting Minutes
June 21, 2022

Mayor Pfantz opened the meeting at 6:30 p.m. Present were Mayor Pfantz, Councilors Nichols , Shaffar, Darrow, Grant and Quick. Absent: None. Also present were Atty O'Hare, L. Bearden, K. Yates, J. Thomas, J. Robinson, Z. Faught, C. Davis, Nick Frederiksen of ISG, and Jan Pfantz.

- Under public comment both Jan Pfantz and Craig Pfantz made comment regarding the beautiful, well-done Memorial Day Services put on by American Legion Post 122.
- Mayor Pfantz opened the public hearing regarding the proposed plans, specifications, form of contract and estimate of cost for the water treatment plant improvements. No comments were made and there had been no written comments delivered to City Hall. Mayor Pfantz closed the hearing at 6:32 p.m.
- Motion by Quick, 2nd by Grant to approve the consent agenda including Res. 22-73 monthly transfer resolution in total amount of \$161,682.96 and liquor licenses for Casey's. Motion passes 5-0 roll call.
- Motion by Darrow to adopt Res. 22-74 approving and confirming plans, specifications, form of contract and estimate of cost for the Water Treatment Plant Improvement Project (R/O). Grant 2nd, Res. 22-74 is adopted 5-0 roll call.
- Council reviewed rate analysis by Northland Securities, municipal advisors, for a 20-year SRF loan term and a 30-year term. Under current conditions the 20-year would require a \$3.90 monthly customer rate increase and the 30-year would require a \$1.30 rate increase. Mayor Pfantz asked the clerk to have Northland evaluate how much extra cash the city would have to put into the project to bring down the loan amount enough to eliminate a need for any rate increase. Nick of ISG stated that he had contacted Iowa Rural Water and found that to change to rural water on a permanent basis would cost the city \$1,677,000.00 in capital improvement costs to change to IRWA as our permanent water source. Mayor Pfantz did a comparison of rural water charges and State Center water charges and found them to be very comparable for residential user amount, but State Center is significantly higher on larger water users.
- Motion by Darrow to adopt Res. 22-77, awarding the contract for the R/O Water Treatment Improvement Project to WRH of Amana, IA in amount of \$2,974,000.00. They were the low responsible bidder out of 3 bids received. Quick 2nd; Res. 22-77 is adopted 5-0 roll call.
- Motion by Quick to adopt Res. 22-75, setting the date for public hearing on proposal to enter into a Water Revenue Loan and Disbursement Agreement and to borrow money thereunder in an amount not to exceed \$3.2 million. Grant 2nd; Res. 22-75 is adopted 5-0 roll call.
- ***See note below.** Darrow moved to give Ordinance 366, amending the sanitary sewer rate by increasing the combined sewer utility and improvement rate to \$17.65 minimum first 1000 gal and combined rate of \$10.25 per 1000 gal over the minimum its third reading for passage. 2nd by Nichols; motion passes 5-0 roll call. Motion by Nichols, 2nd by Darrow to adopt Ordinance 366 which will be in effect upon publication in the Mid Iowa Enterprise. Motion passes 5-0 roll call.
- Quick moved to give Ordinance 367, amending the storm sewer rate by increasing it to \$7.60 flat rate per month its third reading for passage. 2nd by Nichols; motion passes 5-0 roll call. Motion by Darrow, 2nd by Nichols to adopt Ordinance 367 which will be in effect upon publication in the Mid Iowa Enterprise. Motion passes 5-0 roll call.
- Motion by Quick to approve Res. 22-78 adopting the updated State Center Employee Handbook. 2nd by Darrow, Res. 22-78 is adopted 5-0 roll call.
- The clerk informed council that State Center will need to adopt a Flood Plain ordinance but that she does not yet have the template for the ordinance.
- Chief Thomas requested increases for the PD part-time officers and reserves. Motion by Grant, 2nd by Darrow to approve a \$2 dollar increase to \$22.00 per hour for the part-time officers and a \$3 dollar increase to \$15.00 for the reserves. Motion passes 5-0.
- Darrow moved to adopt Res. 22-76 approving FY23 employee wages. Grant 2nd, motion passes 5-0 roll call.

- Motion by Grant, 2nd by Quick to approve Mayor Pfantz’s appointment of Paul Waterman to the Gutekunst Public Library Board. Motion passes 5-0.
- Motion by Quick, 2nd by Nichols approving the utility write-off amount of \$532.67. Motion passes 5-0.
- The deputy clerk suggested ordinance and policy language change to allow for a NSF charge on any type of utility payment. The clerk will prepare this for next meeting.
- Electric committee chair Darrow stated that the committee recommends that there should be no electric rate adjustments at this time.
- There was brief discussion regarding the fire station project.
- Motion by Darrow, 2nd by Nichols that Ordinance 369, ordinance reestablishing through streets, stop required, yield required, and four-way stops within the corporate city limits, be given its third reading for passage. Motion passes 5-0 roll call. Motion by Darrow, 2nd by Nichols to adopt Ordinance 369 which will be in effect upon publication in the Mid Iowa Enterprise. Motion passes 5-0 roll call.
- Motion by Quick, 2nd by Grant that Ordinance 371 prohibiting use of “Jake Brakes” within the city limits be given its first reading for passage. Motion passes 5-0 roll call.
- Motion by Darrow, 2nd by Nichols that Ordinance 370 language in Chapter 50 of the State Center Code of Ordinances be amended so that “owners or any responsible party” may be held accountable for certain nuisance abatement orders be given its first reading for passage. Motion passes 5-0 roll call.
- Motion by Darrow, 2nd by Nichols that Monte Brown be approved to join the State Center Volunteer Fire Dept. Motion passes 5-0.
- Motion by Grant, 2nd by Quick approving sale of the two PD training SUVs to the State of Iowa for total amount of \$25,000.00 Motion passes 5-0.

There being no further business, motion by Darrow, 2nd by Nichols to adjourn at 8:15 p.m. Motion passes 5-0.

CLAIMS APPROVED 06/21/22

VENDER	DESCRIPTION	AMOUNT
1ITSOURCE	TOOLS & SUPPLIES	266.68
AIRGAS USA LLC	CYLINDER RENTAL	58.86
ALCOPRO	GAS/REGULATOR	378.72
ALLIANT ENERGY	GAS UTILITY	766.52
ARNOLD MOTOR	CABLES, BATTERIES, FILTERS	879.96
AT&T MOBILITY	SCPD WIRELESS ELECTRIC DISTRIB	125.81
BORDER STATE	SUPPLY	1,077.43
BROWN SUPPLY	REPAIR CLAMP	109.78
CID	PAPER SUPPLIES	884.50
CENTRAL IA FARM	MOWER OIL & FILTER SIG STAMP, DESKS, WTR	59.94
CENRAL STATE BANK	MTRS	2,116.79
CON-STRUCT	CURB & GUTER	2,400.00
CONSUMERS ENERGY	REEL WIRE	638.23
CORE & MAIN	GRATE & SUPPLIES	354.32
DAN'S AUTO	OIL, AIR FILTERS & OIL	79.51
DIAMOND OIL	FUEL CHARGES	299.51
DINGES FIRE	REPLACE PRIMER VALVE CLAY BOMB, SEAL KIT	3,151.70
DITCH WITCH	RET BOILER & MACHINERY	206.30
ECKHARDT ENT.	COV MISC ELECTRIC DEPT	4,666.00
FLETCHER-REINHARDT	SUP	3,651.41
HATCH COMPANY	MISC CHEMICALS	277.30
HAWKINS	CHLORINE CYLINDERS	10.00
HEIMAN FIRE EQUIP	5 EA - HELMETS	1,548.00

HOME RENTAL CENTER & SALE	OIL	53.00
HOMETOWN FOODS	CLEAN SUPPLIES, CUTTER	23.21
I & S GROUP INC.	ENGINEERING SERVICES	4,717.75
IASRO	IASRO CONFERENCE ATCH WM & BADGE PATCHS	125.00
IN STITCHES		304.95
LEAGUE OF CITIES	ANNUAL DUES	1,088.00
IOWA ONE CALL	LOCATES	51.30
IOWA POLICE CHIEF'S ASSOC	IPCA ANN CONF-J THOMAS	150.00
IOWA UTILITIES BOARD	FY22 JAN1-MAR31 OCA FIBERGLASS DEADEND ARM	87.00
IRBY CO STUART C		1,735.50
IRON MOUNTAIN	SHREDDING SPRAYER, RIBBER SPRAYMST	102.15
JOHN DEERE FINANCIAL	MOWINGS/SEEDING WORK	17.76
JR LAWN SERVICE		400.00
KANSAS TURNPIKE AUTHORITY	TOLL CHARGE	19.25
KARL KUSTOMS	OIL CHG - 2021 TAHOE WASTE & WATER TESTING	84.95
KEYSTONE LAB		127.75
BECKY KIELLY	JANITORIAL SERVICES RATE STUDY TRVL EXPENSE	275.00
LATHAM & ASSOC.		97.11
LEDFORD TREE & LAWN SERV	STUMP GRINDING	550.00
MARSHALL CO TREAS	FY21/22 EMA SUPPORT	3,191.00
MARSHALLTOWN, CITY	LAB TESTS APRIL 2022	238.00
MARTIN MARIETTA	1" CLEAN ROCK	617.45
MCATEE TIRE	FORD 1047630 BRAKE WORK GRINDING WHEELS/CABL TIE	870.00
MCMASTER-CARR		174.97
MENARDS AMES	MAINTENANCE SUPPLY	1,046.14
MI PEST MANAGEMENT	PEST CONTROL	225.00
MID IOWA ENTERPRISE	PUBLICATIONS FILTER, NUGENT, SIMPLEX	448.48
MID-CONTINENT SALES		2,285.27
MIDWEST RADAR & EQUIP	TAHOE, EXP & CV	120.00
MIKE WALTON WINDOW	WINDOW CLEANING	50.00
MUNICIPAL MGMT CORP	LEAK DETECTION	200.00
NASRO	PD TRAINING	495.00
NEW CENTURY FS	FUEL CHARGES	3,670.84
NEWMAN SIGNS, INC. PARTNER	TRAFFIC SIGNS	67.87
COMMUNICATIONS	FUEL CHARGES	1,062.73
PFANTZ CONSTR.	DERECHO REPAIR	610.00
POST MASTER	MONTHLY UTILITY BILL	825.00
RACOM	RADIO CASES SCBA MASK FILT & BAT PACK	1,463.75
SANDRY FIRE		1,701.05
SCHINDLER ELEVATOR	CONTRACT	2,304.72
J. SHAFFAR	APPLIANCE REBATE	50.00
STAPLES CREDIT PLAN	COPY PAPER	44.99
STONE SANITATION	GARBAGE SERVICE FLAGPOLE	339.90
STRAND'S INC	PAINT/SUPPLIES	118.79
SUPER SCOOPER LLC	ANIMAL ASSISTANCE	75.00

T&R ELECTRIC SUPPLY CO INC	PAD MT & KVA PADS	6,206.60
TOTAL TOOL SUPPLY	GEAR, M18 FLOOD LIGHT	2,770.00
US CELLULAR	FIRE/EMS CELL	67.96
US CELLULAR	PHONE CHARGES	319.18
USA BLUE BOOK	EQUIPMENT	73.54
RICK WEITZELL	CONCRETE WORK	700.00
WITMER PUBLIC SAFETY	NOMEX HOODS	682.46
CITY SUB-TOTAL		67,132.64
READER SERVICE	BOOKS	107.76
XEROX	COPIER CONTRACT	44.50
PREMIER	OFFICE SUPPLY	67.80
BAKER & TAYLOR	BOOKS	461.81
QUILL	OFFICE SUPPLY	139.38
MIDWEST TAPE	VIDEO	184.42
ICN	PHONE	5.91
AMAZON	PROGRAM	174.10
DSM BOTANICAL GARDEN	PROGRAM	150.00
DUSTY HILL FARMS	GROUNDS	45.00
CRAWFORD TRENCHING	BLDG MAINTENANCE	93.00
SCHUMACHER	ELEVATOR MAINT.	1,496.00
BDH	COMPUTER	165.22
REIMAN GARDENS	PROGRAM	300.00
SCIENCE CENTER	PROGRAM	450.00
CENTRAL STATE BANK	LOAN PAYMENT	23,427.08
MID-IA ENTERPRISE	PUBLICATION	20.00
DEMCO	OFFICE SUPPLY	27.93
LIBRARY SUBTOTAL		27,359.91
PAYROLL	05.27.22	25,370.86
PAYROLL	06.10.22	31,862.59
RPGI	PURCHASED POWER	90,645.41
PSN	MONTHLY FEE	74.95
KAUFFMAN	DISTRIBUTION	1,611.30
IDR	SALES TAX	3,658.68
IDR	WET	2,208.18
MICA	LIHEAP REFUND	37.15
THRIVE FENCING	PERMIT REFUND	25.00
UMB	BOND PAYMENT	118,618.75
ADVANTAGE ADMIN	MONTHLY FEE	47.25
SRF	BOND PAYMENT	52,120.00
MID-CYCLE SUBTOTAL		326,280.12
MID-CYCLE CLAIMS PAID		
TOTAL APPROVED BY COUNCIL		420,772.67
APPROVED BY FUND		
GENERAL FUND		62,930.50
ROAD USE		9,342.52
DEBT SERVICE		118,618.75
KAUFFMAN		1,611.30
WATER UTILITY		15,356.82
SEWER UTILITY		60,210.71
ELECTRIC UTILITY		149,417.41
STORM WATER		3,284.66
TOTAL		420,772.67

MAY REVENUE BY FUND

GENERAL FUND	51,516.39
ROAD USE	47,582.10
LOST	16,051.52
TIF	2,618.36
E'EE BENEFY LEVY	9,334.42
EMERGENCY LEVY	1,037.10
DEBT LEVY	4,368.91
WATER UTILITY	41,566.98
WATER IMPRV	2,772.21
SEWER UTILITY	18,492.05
SEWER IMPRV	10,669.13
ELECTRIC UTILITY	172,406.64
STORM WATER UTILITY	<u>6,066.62</u>
TOTAL	384,482.43

*This note is added to clarify that while Ordinance 366 was passed, adopted, and published at this, the 06.21.22 regular council meeting, some information in the ordinance was incorrect. Ordinance 374, with corrected rate totals will have its first reading at the 07.19.22 regular council meeting.



Craig Pfantz, Mayor

Attest:



Lori Bearden, City Clerk

