

State Center City Council
Regular Meeting Minutes
November 15, 2022

Mayor Pfantz opened the meeting at 6:30 p.m. Present were Mayor Pfantz, Councilors Darrow, Nichols, Shaffar and Quick. Absent: Grant. Also present were K. O'Hare, L. Bearden, K. Yates, J. Thomas, Z. Faught, C. Davis, Kohle Nieland of CGA, Brad Pfantz, Nick Frederiksen of ISG, Brian Hartwig, Rachael Pfantz and Linda Wells.

- Mayor Pfantz opened the public hearing. Both Pfantz and Hartwig explained their plans for the properties. Pfantz plans a new building for a fitness studio and Hartwig will make the property secure for parking for now with plans for a building once the property settles after demolition of the home. No other comments.
- There was no public comment on any other topic.

Motion by Darrow, 2nd by Shaffar to approve the consent agenda which included Res. 23-25 monthly transfers totaling \$39,570.78 and Res. 23-26 annual employee tenure payments totaling \$2,075.00 representing 83 years of service. The consent agenda is approved 4-0 roll call.

- Shaffar moved to adopt Res. 23-27 approving of pay application #2 in amount of \$9,500.00 to WRH for work towards the R/O water treatment plant. Quick 2nd, Res. 23-27 is adopted 4-0 roll call.
- Shaffar moved to adopt Res. 23-28 approving of pay application #3 in amount of \$87,065.00 for work towards the R/O water treatment plant. Nichols 2nd, Res. 23-28 is adopted 4-0 roll call.
- Mayor Pfantz updated council regarding the Gutekunst Trust farm property that is being considered for a new brush dump. There is railroad right-of-way that would need to be purchased for the land to work. The clerk will submit the land purchase application to the Union Pacific Railroad. Darrow moved to approve the clerk prepare the submittal using the minimum of \$10,000, required by the railroad, for the entire right-of-way. Nichols 2nd; motion passes 4-0.
- T. Meyer has requested the council forgive the sewer portion of a recent 39,000+ outdoor water usage. His spigot broke while he was out of state. His request does not meet the 75,000-gallon minimum required for consideration by ordinance. There was no action taken by council.
- Shaffar and B. Pfantz spoke of work being done by Studio Melee on the fire station design for the purpose of an estimate of cost. Nick Frederiksen spoke about it now being possible for local governments to use the construction manager at risk bidding process and a little of the pros/cons.
- Shaffer moved to adopt Res. 23-29 approving of the FY22 Annual Urban Renewal Report. Nichols 2nd; Res. 23-29 is adopted 4-0, the clerk will submit to the Iowa Department of Management.
- Darrow moved to adopt Res. 23-30 setting the time and place for hearing public comment for or against proposed FY23 budget amendment #1 as Dec. 20, 2022, at 6:30 p.m. at City Hall. The amendment would raise public safety expenditures by \$158,379.00 all within the Police Dept. budget. There are offsetting revenues being received from grants and sale of equipment/vehicles. Shaffar 2nd, Res. 23-30 is adopted 4-0 roll call.
- Quick moved to adopt Res. 23-31 appointing Tom Hillers as City Attorney beginning January 1, 2023. Compensation will be finalized before January 1st. Nichols 2nd, Res. 23-31 is adopted 3-1 with Darrow voting nay roll call.
- The clerk explained the changes in premium (up overall 11%), deductible (individual up \$500 and family up \$1,000) and total out-of-pocket (down to match deductibles from \$13,800 to \$10,000 for family and from \$9,000 to \$5,000 for individual) with the employee health insurance policy. The personnel committee met Nov. 9 and with the committee's recommendation to stay with myBlue-Silver HDHP and the city absorb the

premium increase and the deductible increase standing as a motion 1st & 2nd, motion passes 3-1 with Shaffar voting nay.

- Motion by Quick, 2nd by Shaffar to approve updated siren repair quote totaling \$5,496.01. Motion passes 4-0. Motion by Shaffar, 2nd by Nichols approving late arriving claims totaling \$35,946.28. Motion passes 4-0.
- Motion by Shaffar, 2nd by Nichols to approve FY23 Emergency Water Supply agreement with the Iowa Veterans Home. Motion passes 4-0.
- The south public ROW in the 300 block of 3rd St. NW was discussed. Complications are keeping things from moving forward. Widening of the ROW of 3rd St NW at that point was discussed along with variations of the No Parking ordinance that is in place on the street. No action taken at this time.
- Mayor Pfantz informed the council the City will act as a grant funds pass thru for the construction of two LMI homes on Park Place. K&K Builders will be the developer, the SCDA currently owns the two lots. Region 6 will guide us through the grant and building process.

There being no further business motion by Shaffar, 2nd by Quick to adjourn at 7:42 p.m. Motion passes 4-0.

CLAIMS APPROVED 11.15.22

VENDER	DESCRIPTION	AMOUNT
1ST AYD	11 LB WELDING WIRE	49.95
AIRGAS	CHEMICALS	155.68
ALLIANT	GAS UTILITY	755.28
ARNOLD MOTOR SUPPLY	EL & PW SUPPLIES	2,042.37
AT&T MOBILITY	SCPD WIRELESS	169.43
BARCO	RED FLAGS	338.21
BDH	QTRLY MONITORING	135.00
BORDER STATE	ELEC DISTRIB SUPPLY	37.02
CASEY'S MASTERCARD	FUEL CHARGES	202.13
CID	PAINT, SUPPLIES	820.00
CSB VISA	SUPPLIES, WORKSHOP	520.11
CSB VISA	OIL CHANGE	57.54
CORE & MAIN	SFTY CLOTHING/SUPPLY	1,859.93
CROSSROADS	REPR 2 FREIGHTLINERS	2,495.76
DAHL AC & HEATING	ANNUAL PREV MAINT	535.68
DAN'S AUTO	OIL CHANGES/FUSE REP	632.54
DITCH WITCH	DRILL PIPE & SUPPLIES	15,768.06
ELECTRICAL SUPPLY	MISC LIGHTS	2,817.33
FES	WEBSITE SET-UP	262.50
FLETCHER REINHART	ELEC DISTRIB SUPPLY	3,725.37
FROHWEIN TIRE	TIRE	185.00
GEHRKE QUARRIES	1" CLEAN ROCK	567.04
HACH COMPANY	SEWER SUPPLY	233.99
HAWKINS	TESTING	20.00
HEIMAN FIRE EQUIP	HOSES/COUPLING	631.07
HOMETOWN FOODS	MISC SUPPLIES	32.19
IOWA ONE CALL	LOCATES	63.90
IA RURAL WATER ASSOC	ANNUAL DUES	275.00
IA UTILITIES BOARD	FY22 FEES/DOCKET	2,272.51
IRBY CO	ELEC DISTRIB SUPPLY	6,060.55
IRON MOUNTAIN	SHREDDING SERVICE	101.44
ISG	ENGINEERING	4,490.50
KIELLY, BECKY	JANITORIAL SERVICES	275.00

LASER LABS	ENFORCER TINT MTR	170.00
MARSHALLTOWN	TESTING	85.00
MELEE LLC	DESIGN WORK	1,695.00
MENARDS - AMES	BEAM, JANITORIAL	375.79
MENARDS - M-TOWN	GENERAL SUPPLIES	309.49
METERING & TECHNGY	RADIO BOARD	1,351.20
MI PEST CONTROL	PEST CONTROL	185.00
MICROBAC LABS	WATER ANALYSIS	470.50
MID IOWA ENTERPRISE	PUBLICATIONS	494.23
MIKE WALTON	WINDOW CLEANING	55.00
MUNICIPAL SUPPLY	SEWER DYE	48.00
NEW CENTURY FS	FUEL CHARGES	4,787.68
NEWMAN SIGNS	TRAFFIC SIGNS	233.33
PARTNER COMM	PHONE/INTERNET	1,091.00
PETTY CASH FUND	REIMBURSEMENT	39.40
RACOM	ACCESS/BATTERY	1,671.45
STAPLES CREDIT PLAN	OFFICE SUPPLIES	107.55
STONE SANITATION	GARBAGE SERVICE	339.90
STORY MEDICAL	IDOT CDL SCREENS	60.00
WARD ENTERPRISES	3.5 X 108 BEAMS	57.78
US CELLULAR	FIRE/EMS CELL	108.93
US CELLULAR	PHONE/IPAD CHARGES	319.34
WESCO	SFTY CLOTHING/SUPPLY	1,003.02
XEROX CORP	MONTHLY CONTRACT	80.19
CITY SUB-TOTAL		63,726.86
PREMIER	OFFICE SUPPLY	28.53
CLSP	PROGRAM	222.61
INFOBASE	ONLINE DATABASE	525.00
XEROX	OFFICE SUPPLY	44.50
READER SERVICE	BOOKS	22.96
MIDWEST TAPE	VIDEO	23.24
BAKER TAYLOR	BOOKS	589.72
AMAZON	PROGRAM	36.99
AMAZON	OFFICE SUPPLY	19.56
DEMCO	OFFICE SUPPLY	66.58
MENARDS	BLDG/GROUNDS	19.99
QUILL	OFFICE SUPPLY	316.25
SCHENDEL PEST	BLDG/GROUNDS	38.15
MIDWEST ALARM	BATTERY	142.62
LIBRARY CLAIMS		2,096.70
IFA	INTEREST R/O NOTE	1,780.01
IFA	INTEREST SWR NOTE	5,660.00
UMB BANK	INTEREST 3RD ST NOTE	17,618.75
CENTRAL STATE BANK	PRNC/INT ST NOTE	5,908.75
WRH	R/O PAY APPLICATIONS	96,565.00
PAYROLL	10.28.22	31,555.32
PAYROLL	11.10.22	37,642.41
LIHEAP	RETURN PAYMENT	378.09
EARL'S SEPTIC	SEWER REPAIR	650.00
RPGI	PURCHASED POWER	83,247.68
PSN	MONTHLY FEE	74.95
IDR	SALES/USE TAX	4,547.36
IDR	WET	2,346.12

ADVANTAGE ADMIN	MONTHLY FEE	52.50
MID-CYCLE CLAIMS PAID		288,026.94
TOTAL APPROVED BY COUNCIL		353,850.50

APPROVED BY FUND

GENERAL FUND	30,191.21
ROAD USE	10,025.95
DEBT SERVICE	23,527.50
CAPITAL PRJ	2,927.50
ENTERPRISE DEBT	7,440.01
WATER UTILITY	13,184.25
R/O CAP PRJ	99,823.00
SEWER UTILITY	9,843.62
ELECTRIC UTILITY	156,413.86
STORM WATER	473.60
TOTAL	353,850.50

OCT REVENUE BY FUND

GENERAL FUND	182,193.78
ROAD USE	16,471.80
ST IMPRV	680.65
LOST	8,490.91
E'EE BENEFYIY LEVY	28,538.53
EMERGENCY LEVY	4,875.16
DEBT LEVY	27,879.54
TIF	479.46
WATER UTILITY	42,240.45
WATER IMPRV	4,806.71
SEWER UTILITY	18,605.54
SEWER IMPRV	12,752.47
ELECTRIC UTILITY	211,867.51
STORM WATER UTILITY	5,761.35
TOTAL	565,643.86


 Craig Pantz, Mayor

Attest:


 Lori Bearden, City Clerk