

**City of Ida Grove  
City Council Meeting  
October 7, 2019 6:00 p.m.  
City Council Chambers**

Mayor pro tem, Paul Cates, called the meeting to order at 6:00 p.m. with the following council members present: Jason Schable, Gregor Ernst, Jared Bogue and Reynold McLead. City Attorney, Peter Goldsmith and Mayor, Devlun Whiteing were absent.

Motion by Ernst to approve the agenda, second by Bogue. On a unanimous vote, motion carried.

Cody Forch and Curt Kampman of JEO were present to discuss the proposed water and sewer upgrade projects. Forch reported the water and sewer plans have been approved by Iowa DNR. Kampman reviewed the priority one water issues as follows: test well program, raw water well 9 and transmission main replacement, raw water supply standby power, water treatment plant and water meter replacement. Kampman explained the meter replacement would eliminate several staff hours from manually reading meters and allow for reads to flow through a radio receiver. Replacement meters would also give more accurate water usage readings, as old meters often have water loss. A new generator at the well field is needed and required in order to meet DNR requirements at wells 7 and 8. Kampman explained the city's need to dig a new well which allows the city to meet peak day water supply demand with the largest well out of service, another requirement of the DNR. Kampman discussed water quality in relation to nitrates, manganese and iron; as well as explained alluvial vs dakota wells. The city has recently seen climbing nitrate numbers in well 7 as well as elevated manganese levels. The city typically runs off well 8 and uses well 7 as a backup. Councilman Bogue inquired about the possibility/probability of obtaining accurate readings from old wells, dating back to the 60's. Forch notes the DNR has a database they may be able to pull private/public well records from. Forch states the next step for the city is to move forward with the test well program and will prepare a design contract to be reviewed at the next city council meeting. Forch indicates the next steps for the sewer project would be to move forward with a design contract for the headworks improvements.

Forch was also present to touch base in regards to water detention along 7<sup>th</sup> Street. The city is concerned about additional issues with storm water runoff once the High School addition is underway. Forch recommends requiring detention and adopting SUDAS as part of the city code. Council will further discuss SUDAS at the next meeting.

Motion by Ernst to approve the consent agenda consisting of the claims list, budget/revenue/treasurer reports, Rec/Fire/Library reports and minutes of the 9-16-2019 meeting, second by McLead. On a unanimous vote, motion carried.

Council reviewed three rate increase scenarios provided by Northland Securities; a 65% base/35% flow increase, a 2-tier increase and a 3-tier increase scenario for both water and sewer. Council discussed holding a public meeting to give the citizens another opportunity to become involved/educated on the need for proposed increases. Council instructed Sweeden to invite Heidi Kuhl of Northland to attend the public meeting to be held from 5-6pm on Monday October 21, 2019 before the next regular meeting. Sweeden

was also instructed to create an ordinance amendment using the 3-tier approach for water and the 65/35 approach for sewer. Council is prepared to review the amendment implementing 50% of the proposed needed increases at the October 21<sup>st</sup> council meeting.

Council reviewed the Planning and Zoning commission's recommendation to modify zoning regulations related to non-adjacent accessory buildings. One of the proposed amendments would allow for an accessory building that was once conforming, but became non-conforming due to lawful act, fire, act of God, etc., to be allowable without obtaining a special use permit. Council requests one of the Planning and Zoning members to attend the next council meeting to further explain the intent of the other proposed amendments. Council interprets the commission's recommendation as allowing accessory buildings without a primary residence on an adjoining lot. No action was taken.

Motion by Bogue to approve the 1<sup>st</sup> reading of Ordinance 574, Building Permits Amendment with the following change: section 2 should read "City Clerk and one other designated official will approve...", second by Schable. On a unanimous vote, motion carried. Ordinance 574 amends the required signatures in order to approve a building permit and clarifies that concrete permit applications for concrete work over 100 square feet do require a \$25 permit fee. No action was taken on resolution 2019-27 – Building Permit Amendment.

Motion by Ernst to approve the 2<sup>nd</sup> reading of Ordinance 575 – Accessory Building Setback Requirements, second by Bogue. On a unanimous vote, motion carried. No action was taken on Resolution 2019-28 – Accessory Building Setback Requirements.

Councilman Ernst discussed incentives to encourage citizens to sign up for automatic payment of their utility bill as well as having utility bills emailed directly to residents. Bogue notes the forms to sign up for these services are located under the forms tab on the city website, but would like the forms also included under the utilities tab. Ernst will come up with an incentive to propose at the next council meeting.

Councilman McLead recently attended a GIS mapping meeting hosted by SIMPCO. McLead reports there is funding available to SIMPCO to obtain information needed to map city infrastructure data at no cost to the city. McLead states the city would need to pay licensing fees in the future if they wanted to maintain and utilize the system. The mapping company, Sidwell, has not yet sent actual cost estimates.

Motion by Ernst to approve payment 3 of 4 to Ida Grove Kiwanis in the amount of \$25,000 for the ballfield lights, second by Bogue. On a unanimous vote, motion carried.

Motion by Ernst to approve the updated 2019 standing committees, second by Schable. On a unanimous vote, motion carried.

Sweeden reported City Hall continues to receive numerous complaints about a homeless man living in City Park. City staff in conjunction with the Ida County Sheriff's Office have worked over the past couple months to find a housing option for the homeless, but were unsuccessful in doing so at this time. Sweeden is asking for direction on what to do next. Council is all in agreeance to contact the Sheriff's Office and ask them to fully enforce the City ordinances.

Sweeden notes 3 certificates of deposit that have matured and are ready for renewal. Sweeden sent bid sheets to United Bank of Iowa and First State Bank. UBI bid 2.26% for the Pool CD (\$3,557.89), Fire Department CD (\$20,598.71) and the MTBE CD (\$90,656.63). FSB bid 2.07% for the Pool CD and 2.11% for the Fire Department and

MTBE CD's. Motion by Bogue to award all three CD's to UBI, second by Ernst. On a unanimous vote, motion carried.

Motion by Ernst to approve FY19 Urban Renewal Report, second by McLead. On a unanimous vote, motion carried.

In other business, Councilman Ernst inquiries about the Ida Grove Rec Center hosting youth sports tournaments. Ernst suggests hosting a meeting with city council members and rec center board members after the November city election.

Motion by Schable to adjourn, second by McLead. On a unanimous vote, motion carried. Meeting adjourned at 9:00 p.m.

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Heather Sweeden, City Clerk

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Paul Cates, Mayor Pro tem