

**MINUTES OF THE REGULAR MEETING
ZEARING CITY COUNCIL
ZEARING, IOWA
January 13, 2020**

7:03 PM Mayor Herr called the meeting to order and roll call was taken; Present: Obrecht, Murrell, Perisho and Skinner. Absent: Tisdale.

Perisho motioned to amend the agenda to correct the year and add the addition of Jim Womeldorff to Item K. Skinner seconded the motion to amend. Ayes, 4; Nays, 0. Motion carried. Perisho motioned to approve the amended agenda. Murrell seconded the motion. Ayes, 4; Nays, 0. Motion carried.

Murrell motioned to approve minutes from December 9, 2019 Meeting. Perisho seconded the motion. Ayes, 4; Nays, 0. Motion carried.

Perisho motioned to pay the claims from December 10, 2019 to January 13, 2020. Obrecht seconded the motion. Ayes, 4; Nays, 0. Motion carried.

CLAIMS REPORT		
VENDOR	REFERENCE	AMOUNT
AG SOURCE LABORATORIES	LAB WORK	64.75
ALLIANT ENERGY	ELECTRICITY	3,248.75
BRIAN'S COLLISION CLINIC	PICKUP REPAIRS	2,132.88
CAPITAL CITY EQUIPMENT	SKID LOADER REPAIRS	635.29
CENTRAL IOWA DISTRIB.	SUPPLIES	79.5
CARDMEMBER SERVICE	SUPPLIES	2,203.38
CHILD SUPPORT COLLECTION SERVI	CHILD SUPPORT	286.15
ZEARING, CITY OF	ADDL HEALTH DED	48.54
CUMMINS SALES AND SERVICE	LIFT STATION BATTERY CHECK	503.75
DDM ELECTRIC INC.	108 E MAIN ELECTRIC	3,403.56
DONALD G. JUHL	LEGAL SERVICE	2,705.00
GWORKS	OFFICE SUPPLIES	91.72
HALL BACKHOE & TRENCHING	CURB STOP REPAIR	525
HELGELAND CARPENTRY	108 E MAIN COMMERCIAL	2,160.00
INNOVATIVE AG SERVICES	SUPPLIES	647.88
INTERNAL REVENUE SERVICES	FED/FICA TAX	2,655.30
IOWA ONE CALL	LOCATES	4.5
IOWA PUMP WORKS	SATELLITE SOFTWARE	4,265.47
IOWA REGIONAL UTILITIES ASSOC	WATER PURCHASE	2,906.28
IOWA REGIONAL UTILITIES ASSOC	WATER PURCHASE	2,825.28
I P E R S COLLECTIONS	IPERS	1,763.84
BAILEY SERVICE, LLC	GARBAGE SERVICE	4,627.00
BAILEY SERVICE, LLC	108 E MAIN ROLL OFF	382.48
KAREN DAVIS	CELL REIMBURSEMENT	50
KATHY HERR	SUPPLIES	33.62
KENDALL YOUNG LIBRARY	BOOKS	20
KOESTER CONSULTING, LLC	WEBSITE REDESIGN	250

KYLE CHITTY	CELL REIMBURSEMENT	50
MARCO	COPIER	464.08
MENARDS	SUPPLIES	164.43
MICHAEL FREDERICK	BOOKS	24
MID AMERICA BOOKS	BOOKS	104.7
MINERVA VALLEY TELEPHONE	TELEPHONE	322.83
MOMAR	SUPPLIES	214.6
NEVADA HARDWARE	SUPPLIES	43.53
NORSEMAN ELECTRIC CO.	ELECTRIC SERVICES	414.11
PREMIER OFFICE EQUIPMENT, INC.	COPIER	6,860.17
SARA ABRAMS	SUPPLIES	41.68
SCHENDEL PEST CONTROL #1064	112 W MAIN PEST CONTROL	160.5
STERLING FIRE & SAFETY, INC.	EXTINGUISHER INSPECTION	399.5
STORY COUNTY TREASURER	LAW ENFORCEMENT CONTRACT	8,415.26
THE OLSON GROUP	108 E MAIN APPRAISAL	2,000.00
TREASURER- STATE OF IOWA	STATE TAXES	836
TRI-COUNTY SERVICES	108 E MAIN INSURANCE	512
TRUCK EQUIPMENT, INC	SPREADER	6,871.14
WELLMARK BC/BS	INSURANCE	1,990.72
WHEELER AUTO PARTS	SUPPLIES	111.23
Accounts Payable Total		68,520.40
Payroll Checks		6,327.74
***** REPORT TOTAL *****		74,848.14
GENERAL		49,354.82
ROAD USE TAX		6,921.14
EMPLOYEE BENEFIT		1,990.72
WATER		9,211.04
SEWER		7,370.42
TOTAL FUNDS		74,848.14

Sheriff's Report – None.

During Open Forum, it was asked of Jerry Peck, on the phone from Texas, if he was calling in to discuss a non-agenda item. He asked to remain on the phone for future agenda items.

New Business: Jonathon Schroeder from DavisBrown Law Firm introduced himself to the City Council. The discussion of the sale of 108 E Main began. The asking price for the property was discussed after the review of the appraisal report. Perisho motioned to go into closed session AT 7:26 PM in pursuance of Iowa Code: Chapter 21.5(j). Obrecht seconded the motion. Roll Call vote was taken. Ayes: Obrecht, Murrell, Perisho and Skinner. Nays,0. At 7:38 pm, Skinner motioned move out of closed session. Murrell seconded the motion. Ayes, 4; Nays, 0. Motion carried. Murrell motioned to place 108 E. Main St for sale and start the asking price at \$190,000.00. Skinner seconded the motion. Ayes, 4; Nays 0. Motion carried. Skinner then motioned to hire Sandy Perisho as the realtor to handle to sale of 108 E. Main. Murrell seconded the motion. Ayes, 3; Nays 0. Abstained – Perisho. Discussed rent amounts for the commercial spaces but Schroeder recommended to try to sell the building vacant first.

Perisho motioned to maintain City ownership of the property at 113 W. Main St. as it is at this time. Obrecht seconded the motion. Ayes, 4; Nays 0. Motion carried.

After discussing the easement footage and the zoning of the property at 316 N. Center St. (water tower lot), it was decided to table the discussion until the February meeting. This would allow the proper resolution to be drawn up with the correct easement measurements also.

Obrecht motioned to approve the contract with Midwest Alarm Services to maintain the alarm panel and sensitivity sensors in the Medical Clinic. Perisho seconded the motion. Ayes, 4; Nays 0. Motion carried.

Skinner motioned to Setting the Public Hearing for the Proposed Property Tax Levy for fiscal year 2020-2021. Murrell seconded the motion. Roll call vote was taken. Ayes: Obrecht, Murrell, Perisho and Skinner. Motion carried.

Discussion of monthly items placed on the website and the publishing of minutes in the newsletter were discussed. It was expressed again the locations that any individual is able to find this information. Meeting minutes are always available at City Hall upon request. It was also discussed as previously discussed during the claims report that printing the minutes in the newsletter is going to cost additional money for the copier contract. Jonathon, city attorney expressed that the December minutes would be able to be published. He also expressed despite Mr. Peck's opinion that the agenda should be placed at all businesses, the three locations are all the City is required to place. Jonathon also expressed that would abide by the Ordinances. Obrecht motioned to print the minutes in the newsletter. Murrell seconded the motion. Ayes, 4; Nays 0. Motion carried.

The first draft sketch of the building plans for the restroom at the Minerva Valley Park, "the South Park", were shared with the council members. Funding for this project will come from the Urban Renewal funds that were made available by the Board of Supervisors as well as the revenue from the windmills.

Codification update was discussed. Perisho and Skinner met to review a large number of items that were requested for review. The largest portion remaining to review are the Planning and Zoning Ordinances. It was suggested to involve the Planning and Zoning Commission be involved. It was during this time the Mr. Peck interjected comments that were not relevant to the agenda item of codification/re-codifying the City Ordinances. It was agreed to set up another work session to continue the review.

Wage increase for the Mayor and Council was discussed. These rates were identified as a possible item to consider changing during the re-codifying process. Council was asked to consider the options of how-to re-word the Ordinance. Perhaps a per meeting payment for the Council and a wage increase for the Mayor.

Perisho motioned to approve the appointment of Jerry Murrell and Jim Womeldorff to the Board of Adjustments. Skinner seconded the motion. Ayes, 4; Nays 0. Motion carried.

Old Business: Delinquent water bills. 4 delinquent letters will be sent this month. Mayor had to re-explain to Mr. Peck that all water accounts have been closed to the properties he claims ownership. The Mayor also re-read the Ordinance that explains how the water is supposed to officially be completed to be removed from the water system. Mr. Peck disagreed with the Mayor about a curb stop vs a corporation cock. The Mayor explained he has done plumbing for many years and there is a difference between the two. Mr. Peck decided that the attorneys can figure it out.

Planning & Zoning – none.

Superintendent report: none.

Clerk Report – Budget process has begun. Paperwork for the Catalyst Grant is being worked on. Have been working with Adam Koester to provide information for the website upgrade.

Mayor Report – none.

Council Reports – Sandwich day will be held on February 7th. Ice Derby will be held on February 15th. Remodeling of the Fire Station will hopefully start in March. Zearing Days preparations are getting started but volunteers will be needed.

Next Regular City Council will be held on Monday, February 10, 2020 at 7 PM, at City Hall.

Perisho motioned at 9:13 PM to adjourn meeting. Skinner seconded the motion. Ayes, 4; Nays 0. Motion carried.

Martin Herr, Mayor of Zearing

Attested:

Karen Davis, City Clerk of Zearing, Iowa