The Hiawatha City Council met in regular session in the Hiawatha Council Chambers on September 18, 2019. Mayor Bennett called the meeting to order at 5:30 p.m. Council members present: Dick Olson, Aime Wichtendahl, Steve Dodson, and Dennis Norton. Rob Archibald was absent. Staff present: Community Development Director Pat Parsley, City Engineer John Bender, Finance Director Cindy Kudrna and City Administrator Kim Downs. Guests: Maggie Burger of Speer Financial, Matt Johnson of Hall and Hall Engineers and Daniel Hoffmann. Not all attendees signed in for the meeting.

Norton moved approval of the agenda, seconded by Wichtendahl. Motion carried.

Dodson moved the approval of the following consent agenda items: Approval of bills; Finance Director's Report for August 2019; City Clerk's Report for August 2019; Department Reports: Community Development, Fire, Police, Library, and Public Works, Approval of renewal - Class C Beer Permit (BC) w/ Sunday Sales and Class B Carryout Native Wine for Big 10 Mart located at 1225 Boyson Road, effective October 1, 2019, RESOLUTION #19-175 approving sewer waiver on second water meter for 101 Willowbrook Drive, seconded by Wichtendahl. Motion carried.

Report from Council Members/Mayor/City Administrator

Council Member Norton attended a crime stoppers meeting and mentioned there were nine reports of weapons at schools and had their first annual golf outing earning a profit of $11,000.

Olson attended a volunteer fire meeting and said they have collected $8,800 in their first weekend of the MDA fundraiser and have one more weekend scheduled.

City Administrator Downs reminded council Kwik Star's ribbon cutting is September 18, 2019. Also, Tower Terrace roadway expansion put a meeting together last week with business owners and is also an item on the agenda for the work session.

Downs also mentioned the City of Palo has had some transitioning with their City Clerk, City Administrator and Mayor and the Iowa League of Cities has reached out to her to help with their transition; Kim went out and assessed the situation and Finance Director Cindy Kudrna has went out and helped also.

Tax Increment Financing (TIF) Presentation – Maggie Burger, Speer Financial

Maggie Burger reviewed the City's Tax Increment Financing Report that consisted of General Obligation Debt of $22,085,000.00 total outstanding; FY 2020 Total TIF Rebate Obligations of $959,925.00; Total Rebate Obligations through 2028 of $9,230,650.00; Total TIF Revenue to certify December 1, 2019 for FY21 obligations of $2,443,890.00, $1,018,165.00 for debt payments and $1,425,725.00 for rebates; review of General Obligation Debt Capacity as follows:

• Assessed valuation (100%) GO Bond capacity FY 2019-2020	$674,256,345.00
• Statutory GO debt limit @ 5% of 100% value	33,712,817.00
• Bonds Outstanding	22,085,000.00
• TIF Rebate Agreements Outstanding (non-annual appropriation)	53,000.00
• TIF Rebate Agreements Outstanding (annual appropriation)	959,925.00
• Bonds paid (during fiscal year)	2,670,000.00
• TIF Rebates (paid)	1,012,925.00
• Bond Issue (TIF Rebates-annual appropriations)	0.00
• Remaining GO Debt Capacity (not obligated)	14,297,817.00
• % of capacity remaining	42.41%
• GO Contingency Reserves (% of GO Capacity 15%)	5,056,923.00
• Total GO Capacity-Less contingency reserve	9,240,895.00

*Percent of capacity remaining 29.60%
*Percent increase for property valuation projection is 2.5%

PUBLIC HEARING – to consider amending Hiawatha Code of Ordinances Chapter 3 Boundaries to add the Newly Annexed Territory Todd Hills Road, John K. and Lois A. Novak, Timothy C. Brandt, County Home Road, and Sharon R. Taylor and Lisa M. Fenner, Trustees of the Francis J. Pruss Education Trust

Mayor Bennett opened the public hearing to consider amending Hiawatha Code of Ordinances Chapter 3 Boundaries to add the Newly Annexed Territory Todd Hills Road, John K. and Lois A. Novak, Timothy C. Brandt, County Home Road, and Sharon R. Taylor and Lisa M. Fenner, Trustees of the Francis J. Pruss Education Trust at 5:59 P.M.

No written or public comments were received at or prior to the public hearing. Public Hearing closed at 6:00 P.M.

Wichtendahl moved the 1st Reading of ORDINANCE #932 amending Hiawatha Code of Ordinances Chapter 3 Boundaries to add the Newly Annexed Territory Todd Hills Road, John K. and Lois A. Novak, Timothy C. Brandt, County Home Road, and Sharon R. Taylor and Lisa M. Fenner, Trustees of the Francis J. Pruss Education Trust, seconded by Olson. Roll call vote: AYES: Norton, Wichtendahl, Dodson, Olson. NAYS: None. ABSENT: Archibald. ***Motion carried.***

Norton moved to waive the 2nd and 3rd readings of ORDINANCE #932, seconded by Dodson. ***Motion carried.***

Olson moved the adoption of ORDINANCE #932 amending Hiawatha Code of Ordinances Chapter 3 Boundaries to add the Newly Annexed Territory Todd Hills Road, John K. and Lois A. Novak, Timothy C. Brandt, County Home Road, and Sharon R. Taylor and Lisa M. Fenner, Trustees of the Francis J. Pruss Education Trust, seconded by Dodson. Roll call vote: AYES: Dodson, Olson, Norton, Wichtendahl. NAYS: None. ABSENT: Archibald. ORDINANCE #932 adopted.

PUBLIC HEARING – to consider the proposed plans, specifications, forms of contract, and estimate of cost on file and direct publication of the notice to bidders for the 2019 18th Avenue PCC Pavement Widening Project

Mayor Bennett opened the public hearing to consider the proposed plans, specifications, forms of contract, and estimate of cost on file and direct publication of the notice to bidders for the 2019 18th Avenue PCC Pavement Widening Project at 6:01 P.M.

No written or public comments were received at or prior to the public hearing. Public Hearing closed at 6:02 P.M.

Wichtendahl presented RESOLUTION #19-176 awarding 18th Avenue PCC Widening Project construction contract to Midwest Concrete, Inc. in the amount of $86,102.29, seconded by Norton. Roll call vote: AYES: Olson, Dodson, Wichtendahl, Norton. NAYS: None. ABSENT: Archibald. **RESOLUTION #19-176 adopted.**

Amending the Employee Policy Manual

Dodson presented RESOLUTION #19-177 amending the Employee Policy Manual, Section XI, Vacation Policies by changing employee vacation accrual to accrue every pay period, adding a cap to the maximum number of hours that can be accrued and adding language for vacation accrual for full time Fire Medics who are assigned a 52 hour work week, seconded by Norton. Roll call vote: AYES: Wichtendahl, Norton, Olson, Dodson. NAYS: None. ABSENT: Archibald. **RESOLUTION #19-177 adopted.**

Accepting a Real Estate Purchase Agreement and other supporting documents for the Conveyance of Real Estate by the Estate of Sandra Brewer

Dodson presented RESOLUTION #19-178 accepting a Real Estate Purchase Agreement and other supporting documents for the Conveyance of Real Estate by the Estate of Sandra Brewer, seconded by Wichtendahl. Roll call vote: AYES: Norton, Wichtendahl, Dodson, Olson. NAYS: None. ABSENT: Archibald. **RESOLUTION #19-178 adopted.**

Authorizing improvement installation for Sherman Square Tenth Addition

Norton presented RESOLUTION #19-179 authorizing improvement installation for Sherman Square Tenth Addition, seconded by Olson. Roll call vote: AYES: Dodson, Olson, Norton, Wichtendahl. NAYS: None. ABSENT: Archibald. **RESOLUTION #19-179 adopted.**

Hiawatha Public Library Expansion and Renovation Project

Norton presented RESOLUTION #19-180 acknowledging the Library Board's Resolution 19-31 and authorize Finance Director to issue payment for Pay Estimate #4 in the amount of $213,949.50 to Garling Construction, seconded by Olson.

Roll call vote: AYES: Olson, Dodson, Wichtendahl, Norton. NAYS: None. ABSENT: Archibald. **RESOLUTION #19-180 adopted.**

Wichtendahl presented RESOLUTION #19-181 acknowledging the Library Board's Resolution 19-32 and authorize Finance Director to issue payment for Change Order #3 with an increase in contract amount of $19,514.69, resulting in a revised total project contract amount of $3,925,078.54, seconded by Dodson. Roll call vote: AYES: Wichtendahl, Norton, Olson, Dodson. NAYS: None. ABSENT: Archibald. **RESOLUTION #19-181 adopted.**

Olson presented RESOLUTION #19-182 acknowledging the Library Board's Resolution 19-33 and authorize Finance Director to issue payment for Change Order #4 with a decrease in contract amount of $6,175.00, resulting in a revised total project contract amount of $3,918,903.54, seconded by Wichtendahl. Roll call vote: AYES: Norton, Dodson, Olson, Wichtendahl. NAYS: None. ABSENT: Archibald. **RESOLUTION #19-182 adopted.**

Dodson presented RESOLUTION #19-183 acknowledging the Library Board's Resolution 19-34 and authorize Finance Director to issue payment for Change Order #5 with an increase in contract amount of $7,293.51, resulting in a revised total project contract amount of $3,926,197.05, seconded by Wichtendahl. Roll call vote: AYES: Dodson, Wichtendahl, Norton, Olson. NAYS: None. ABSENT: Archibald. **RESOLUTION #19-183 adopted.**

Norton presented RESOLUTION #19-184 acknowledging the Library Board's Resolution 19-35 and authorize Finance Director to issue payment for Change Order #6 with an increase in contract amount of $4,811.20, resulting in a revised total project contract amount of $3,931,008.25, seconded by Dodson. Roll call vote: AYES: Wichtendahl, Olson, Dodson, Norton. NAYS: None. ABSENT: Archibald. **RESOLUTION #19-184 adopted.**

There being no further discussion, Wichtendahl moved to adjourn at 6:08 P.M., seconded by Norton. Motion carried.

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Bill Bennett, Mayor

ATTEST:

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Kari Graber, City Clerk