The Hiawatha City Council met in regular session in the Hiawatha Council Chambers on July 17, 2019. Mayor Bennett called the meeting to order at 5:30 p.m. Council members present: Rob Archibald, Aime Wichtendahl, Steve Dodson, and Dick Olson. Dennis Norton was absent. Staff present: Community Development Director Pat Parsley, City Administrator Kim Downs, Finance Director Cindy Kudrna, City Engineer John Bender and Police Chief Dennis Marks. Guests: Chris Hoffman of Moxie Solar, Dan Hoffman, and Sophia Wepking.

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

Dodson moved the approval of the following consent agenda items: Approval of bills; Finance Director's Report for June 2019; City Clerk's Report for June 2019; Department Reports: Community Development, Fire, Police, Library, Parks and Recreation, and Public Works, RESOLUTION #19-135 approving sewer waiver on second water meter for 3039 Dell Ridge Court, Consider approval of a special event request from the Eastern Iowa Heroin Initiative and CRUSH of Iowa to host an Overdose Awareness event August 31, 2019, seconded by Wichtendahl. Motion carried.

Report from Council Members/Mayor/City Administrator

Dodson reported he attended the Water Board meeting and they passed the resolution bond disclosure policy, discussed the ground storage tank project including setting up a meeting with Speer Financial and the DNR to discuss details and funding from the DNR for the project. It could start as early as late this fall. Additionally, they discussed improvements at Rainbow Boulevard and 12th Ave and the possible completion of that project in to about two weeks. They received two quotes for the rehabilitation project and depending on if they go with the submersible or keep the above ground pump they will weight their options and the cost differences to see what the best option will be.

Archibald commented on the progress of the Library construction and the opening of the parking lot for patrons which is a big improvement. Mayor Bennett commented this is a big improvement and more convenient.

Wichtendahl commented the Hiawatha Public Library was the only public library attending Pride out of the Metro area this year and she is proud to see them down there.

City Administrator Kim Downs reminded the council of the State of the City on the 18th and noted 192 individuals are registered for the event.

Downs commented she has had several phone calls for new businesses who would like ribbon cuttings and reminded the council of BE's Coins 50-year anniversary coming up.

Downs also introduced Sophia Wepking, a summer intern through Kirkwood's "Workplace Learning Connection." We're excited to have her here.

PUBLIC HEARING – to consider the proposed plans, specifications, form of contract, and estimate of cost on file for the 2019 12th Avenue Rehabilitation Project

Mayor Bennett opened the public hearing to consider the proposed plans, specifications, form of contract, and estimate of cost on file for the 2019 12th Avenue Rehabilitation Project at 5:35 P.M.

No written or public comments were received at or prior to the public hearing. Public Hearing closed at 5:35 P.M.

Olson presented RESOLUTION #19-136 awarding contract to LL Pelling Co., Inc. of North Liberty, Iowa in the amount of $363,716.65, seconded by Wichtendahl. Roll call vote: AYES: Dodson, Olson, Wichtendahl, Archibald. NAYS: None. ABSENT: Norton. **RESOLUTION #19-136 adopted.**

PUBLIC HEARING – to consider proposed plans and estimate of cost for the Hiawatha Rooftop Solar of City Facilities (Public Works and Public Library) Project

Mayor Bennett opened the public hearing to consider the proposed plans and estimate of cost for the Hiawatha Rooftop Solar of City Facilities (Public Works and Public Library) Project at 5:36 P.M.

Kim Downs City Administrator reported to the council three options for purchasing the solar panels. The first is doing the Power Purchase Agreement with the Public Works building and doing nothing with the Library. The second option, is to

do the Power Purchase Agreement with Public works and to do a direct purchase for the Library. The third option is to do both buildings as a direct purchase. With the third option there would be a 25-year savings of $602,327.22. She noted council had allocated $80,000 of LOST money a couple years ago so those dollars are waiting.

No written or public comments were received at or prior to the public hearing. Public Hearing closed at 5:39 P.M.

Wichtendahl commented that the panels would still be there 25-35 years from now so the best option would be the longer term savings for the City.

The council also spoke with Chris Hoffman of Moxie solar about the purchase of panels.

Dodson asked if we do the direct purchase for both the Public Works building and the Library would that lock in the price for the library which wouldn't be installed right away due to the renovation and construction of the building and do we physically take possession of the panels now? Chris indicated they would work with us and commented by the time the library is complete he anticipates a more efficient panel being available than what is available right now to be installed on the Public Works building. He would prefer to wait to make the purchase for the Library panels until later so we can use the most efficient panels possible at that time.

Olson asked the efficiency of the solar panels with technology adapting what do we have for options as far as maintenance or upgrades as more efficient technology comes up. We don't want to have the panels be outdated in 10 years. Hoffman reported that the solar panels have a 25-year warrantee and their productivity would go down by a half percent each year. Technology will be better 10 years from now or 25 years from now however these solar panels will have recouped the cost 9.5 years from now plus 15 years of free energy that you've already paid for with the panels still being 85% efficient at the 25th year. That is the manufacturers warranty. Moxie Solar provides a warranty on their workmanship for 5 years. They can also do a maintenance contract but there is very little that needs to be done with them.

Dodson asked if there is a secondary market that will recycle panels if the city would want to upgrade theirs in 10 years. Hoffman replied there is getting to be one but at this point you don't do a trade in per say you would do a new purchase. The United States isn't to the point yet. There is a demand for recycled materials, but there isn't a market yet.

Olson asked if these panels would be covered under the City's overall insurance or would they need some kind of additional insurance. Huffman replied that it depends on the coverage the City has right now and whether the policy already covers a solar array or if there would be a small rider policy added to the policy. He also noted that the manufacturers warranty covers hail damage of less than the size of a quarter.

Archibald asked if there were issues of birds nesting around the panels. Huffman commented they usually don't see much nesting because the metal roof is not attractive for critters. There is a product called Critter Guard they can install on some roofs, but not on a metal roof like the Public Works building. With a roof that hot there isn't much they can do, but they don't see many issues with animals.

Dodson presented RESOLUTION #19-137 to consider awarding contract to Moxie Solar of North Liberty, Iowa in the amount of $268,615.50. Authorize an additional $188,616.50 of available LOSST funds. Enter into a standard Interconnection agreement with Alliant Energy, seconded by Wichtendahl. Roll call vote: AYES: Wichtendahl, Archibald, Olson, Dodson. NAYS: None. ABSENT: Norton. **RESOLUTION #19-137 adopted.**

PUBLIC HEARING – to consider fiber optic network ring for city connectivity

Mayor Bennett opened the public hearing to consider fiber optic network ring for city connectivity at 5:50 P.M.

No written or public comments were received at or prior to the public hearing. Public Hearing closed at 5:50 P.M.

Wichtendahl presented RESOLUTION #19-138 to complete an existing partial fiber optic network ring for city connectivity and enter into an agreement with Enseva of Hiawatha, Iowa in the amount of $90,518.00 with the RMC of $350 for a period of 10-years. Roll call vote: AYES: Archibald, Olson, Dodson, Wichtendahl. NAYS: None. ABSENT: Norton. **RESOLUTION #19-138 adopted.**

Consider Resolution to enter into an agreement with Enseva to provide off-site server/cloud storage eliminating future on-site server upgrades

Mayor Bennett commented that this will save the City money and will allow for unlimited expansion.

Downs commented that disaster recovery is very important..

Archibald asked if all of the storage would be included. Downs said that all data but a portion of the police department would be included.

Wichtendahl presented RESOLUTION #19-139 to enter into an agreement with Enseva to provide off-site server/cloud storage eliminating future on-site server upgrades. Roll call vote: AYES: Archibald, Wichtendahl, Dodson, Olson. NAYS: None. ABSENT: Norton. **RESOLUTION #19-139 adopted.**

Hiawatha Code of Ordinances Chapter 21 Administrator

Wichtendahl moved the 2nd reading of ORDINANCE #929 amending Hiawatha Code of Ordinances Chapter 21 Administrator by changing §21.04 to reflect the Purchasing Policies and Procedures, seconded by Dodson. Roll Call Vote: AYES: Wichtendahl, Dodson, Olson, Archibald. NAYS: None. ABSENT: Norton. ***Motion Carried.***

Dodson moved to waive the 3rd reading of ORDINANCE #929, seconded by Archibald. ***Motion Carried.***

Olson moved the adoption of ORDINANCE #929 amending Hiawatha Code of Ordinances Chapter 21 Administrator §21.04 to reflect the Purchasing Policies and Procedures, seconded by Wichtendahl. Roll call vote: AYES: Dodson, Olson, Archibald, Wichtendahl. NAYS: None. ABSENT: Norton. ORDINANCE #929 adopted.

Consider Resolution approving Notice of Default by and between the City of Hiawatha, Iowa and Towers Edge

Council discussed this was a 2016 project and that the agreement was defunct. They would need to come back and re-apply to proceed.

Archibald presented RESOLUTION #19-140 approving Notice of Default by and between the City of Hiawatha, Iowa and Towers Edge. Roll call Vote: AYES: Dodson, Olson, Archibald, Wichtendahl. NAYS: None. ABSENT: Norton. **RESOLUTION #19-140 adopted.**

Consider Resolution setting public hearing date (August 7, 2019 at 5:30 P.M.) to consider the speed limit on Todd Hills Road from Edgewood Road to west city limits.

Dodson commented he traveled this quite a bit and there are many deer crossing there and many do not drive the speed limit.

Dodson presented RESOLUTION #19-141 to consider setting public hearing date (August 7, 2019 at 5:30 P.M.) to consider the speed limit on Todd Hills Road from Edgewood Road to west city limits, seconded by Wichtendahl. Roll call vote: AYES: Archibald, Wichtendahl, Olson, Dodson. NAYS: None. ABSENT: Norton. **RESOLUTION #19-141 adopted.**

Consider Resolution authoring staff to proceed with Requests for Proposal for Essential Housing Needs Study as per the city council's strategic plan goals

Mayor Bennett commented this is a good idea.

Dodson presented RESOLUTION #19-142 authoring staff to proceed with Requests for Proposal for Essential Housing Needs Study as per the city council's strategic plan goals, seconded by Olson. Roll call vote: AYES: Olson, Archibald, Wichtendahl, Dodson. NAYS: None. ABSENT: Norton. **RESOLUTION #19-142 adopted.**

Consider Resolution authoring staff to proceed with Requests for Proposal for Hotel Market Study anticipating redevelopment and city's continued growth as per city council's strategic plan goals
The council indicated this would be a worthwhile study.

Olson presented RESOLUTION #19-143 authoring staff to proceed with requests for Proposal for the Hotel Market Study anticipating redevelopment and city's continued growth as per the city council's strategic plan goals, seconded by Dodson. Roll call vote: AYES: Olson, Dodson, Archibald, Wichtendahl. NAYS: None. ABSENT: Norton.

There being no further discussion, Wichtendahl moved to adjourn at 5:58 P.M., seconded by Dodson. Motion carried.

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Bill Bennett, Mayor

ATTEST:

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Amy Scheer, Deputy City Clerk