

PROCEEDINGS: IDA GROVE CITY COUNCIL NOV. 21 MINUTES

**CITY OF IDA GROVE
COUNCIL MEETING MINUTES
MONDAY, NOV. 21, 2022
AT 6 p.m.**

**TEMPORARY CITY HALL
311 BARNES STREET**

1. Call to Order: Mayor, Devlun Whiteing, called the meeting to order at 6 p.m.

2. Roll Call: Present: Gregor Ernst, Jeff Miesner, Jason Schable, Jared Bogue, Ange Johnson. Attorneys Peter Goldsmith and Justin Reiningger were also in attendance.

3. Approval of Agenda: Motion by Ernst to approve, second by Schable. Motion carried 5-0.

4. Heidi Kuhl, Northland Securities & Kelsey Vetter, Farnsworth Group - City Hall Construction:

a. Review & Award City Hall Construction Bid: City Hall Construction bids were received and opened on November 16, 2022 at 4 p.m. Base bids were as follows: HCl Construction \$2,160,000; Haselhoff Construction \$1,973,300; L & L Builders \$1,744,000 and Ladwig Construction \$1,639,798. Ladwig Construction was the apparent low bidder, however, the City's legal team is reviewing the validity of the bid due to Ladwig submitting a company check rather than formal bid bond security. Motion by Ernst to table the City Hall Construction bid award to a future meeting after further legal counsel review, second by Miesner. Motion carried 5-0.

b. Financial Update: Kuhl provided a financial update using an estimated borrowing amount of \$2,280,000 for the City Hall Renovation Project Bond. The bond will be a general obligation of the City with the intent to use tax increment revenues for debt repayment. Estimated borrowing amount includes all previous costs incurred, property purchase and demolition of buildings, architect fees, and new construction. The first payment would be made in 2025 and the final payment in 2040. Estimated interest rate is 4.56% with an annual payment of approximately \$210,000. Once a bid is awarded, council shall move forward with locking in interest rates and securing funds. Kuhl further explained that the General Fund, assuming a \$210,000 payment, will be negatively impacted approximately \$64,000 annually due to using TIF as a source of repayment.

c. Resolution 2022-56 Authorizing the use of a Preliminary Official Statement for the Sale of General Obligation City Hall Renovation Bonds, Series 2022A: Motion by Bogue to approve Resolution 2022-56 Authorizing the use of a Preliminary Official Statement for the Sale of General Obligation City Hall Renovation Bonds, Series 2022A, second by Johnson. Motion carried 5-0.

5. FY24 TIF Certifications - Golden Horizons & Ridgeview: Motion by Bogue to approve, second by Ernst. Motion carried 5-0.

6. Ethan Joy - Ferguson Waterworks Pay Application #4: Motion by Ernst to approve

pay application #4 to Ferguson Waterworks in the amount of \$24,114.91, second by Miesner. Motion carried 5-0.

7. Lex Jacobson - GOMACO Trolley Rail Project: GOMACO Trolley submitted an application requesting an additional use be added to the General Industrial Zoning Code that would allow for expansion of rail track, to include a rail loop. Motion by Bogue to waive the signature requirement of 50% of the area and refer the request to Planning & Zoning for their recommendation per City Code, second by Ernst. City Hall will send letters notifying all property owners within a 250 ft. radius of GOMACO Trolley, including a date of public hearing to which citizens have the opportunity to provide feedback. Motion carried 5-0.

8. Consent Agenda: Motion by Schable to approve the consent agenda consisting of the following: clerk's report, claims in the amount of \$116,563.61, financials, minutes of the 11/7/2022 & 11/16/2022 meetings and permits, second by Johnson. Motion carried 5-0.

9. FY2023 Tree Bids: Sealed bids were received and opened as follows for removal of 15 trees: Trenary's Tree Care, LLC \$12,850; Lansink Tree Services \$6,980; Arborpro Tree Service \$19,800 and Ladwig Construction LLC \$2,950. Motion by Ernst to award the FY23 tree removal bid to Ladwig Construction, LLC not to exceed \$2,950, second by Miesner. Motion carried 5-0.

10. Ordinance 611 - Council Meeting Time, Final Reading: Motion by Miesner to approve the final reading of Ordinance 611, second by Schable. Motion carried 5-0.

11. Resolution 2022-53 Adopting Ordinance 611: Motion by Miesner to approve Resolution 2022-53, second by Johnson. Motion carried 5-0.

12. Resolution 2022-54 Setting Salary for Scott Clark, Rec Center Director \$40,000 Annually: Motion by Bogue to approve Resolution 2022-54, second by Ernst. Motion carried 5-0.

13. Resolution 2022-55 Supporting the Submittal of a Grant Application Through MidAmerican Energy Company - Trees Please! Motion by Ernst to approve Resolution 2022-55, second by Miesner. Motion carried 5-0.

14. Mayor, Devlun Whiteing, Letter of Resignation Effective 1/1/2023: Mayor Whiteing submitted a letter of resignation, effective Jan. 1, 2023 due to being elected to the Ida County Board of Supervisors. Anyone interested in being appointed Mayor should contact City Hall. The position would be for a 1 year term, at which time the position would be placed on the ballot and elected for the remaining 2 year term.

15. City Council Member News & Notes: None.

16. Adjournment: Motion by Miesner to adjourn, second by Bogue. Motion carried 5-0. Meeting adjourned at 7:12 p.m.

Heather Sweeden, City Clerk
Devlun Whiteing, Mayor