

City of Preston
Regular City Council Meeting
May 28, 2019

Mayor Richard Betts called the meeting to order at 6:00 p.m.

The Pledge of Allegiance was recited by all.

ROLL CALL: P. Hoffman, T. Sieverding, R. Petersen, A. Sullivan. Absent M. Petersen

PUBLIC FORUM: Dave Heiar-JCEA, Dennis & Sue Dever, Dick Kunau, Travis Kieffer, Julie Furne-ASAC

APPROVAL OF AGENDA: A motion to approve the agenda as presented was made by Hoffman, seconded by Sullivan. Ayes 4, Nays 0.

CONSENT AGENDA: Amended minutes of previous meeting, Corrected Balance Sheets and Revenue & Expenditure reports for April were presented for approval. A motion to approved consent agenda as presented by Hoffman, seconded by Sieverding. Ayes 4, Nays 0.

DISCUSSION OF POSSIBLE SALE OF PROPERTY – There was an interested resident in purchasing the vacant lot on Farley Street owned by the City. The council felt they would prefer to keep the property for a potential business with the possibility of second story living quarters as business space downtown is full. Hoffman shared the history of how lot was acquired. The home was vacated and Maquoketa State Bank acquired it. MSB offered to donate the home and lot to Preston Growth and Development vs the foreclosure. MSB had no restrictions on future of property but would like to see it development or beautification oriented. In addition, the downtown incentive program specifically designated the lot as a site for development. It was the consensus of the council that the sale of property right now would be premature.

DENNIS DEVER approached the council, questioning where they stood in regards to getting 3-phase electric service to his property located in the Industrial Park. The City had received an estimate from Alliant of \$4000 to get the electric to the property, which did not include the boring. Dever explained the nature of his Plastic Extruders business and anticipated within a year be up and running at minimum of 5 days a week, 24 hrs. a day. He stated reason purchased property was for the ability to grow and expand and intends on being there for the long term. He also feels that it would give college or high school students part time employment opportunity. Dennis stated it's been sitting still for nearly a year and needed an answer one way or another. Hoffman asked Dave Heiar if TIF money for that location was established yet. Heiar explained yes it was and the City could possibly do the project and pay ourselves back out of TIF. Heiar recommended the city to reach out to JCEA for assistance in getting the City started. Hoffman made a motion to have Dennis Dever work with JCEA and that the City proceeding in paying for electric service to the meter. Seconded by Sullivan. Ayes 4, Nays 0.

An update on the WALKING PATH minutes of committee meeting was reported. Sullivan questioned the time line for the leveling of the remaining dirt around the path. It was explained that the weather has not allowed Kunde to finish this but will get done when weather allows. Mayor Betts reported that they approved doing movie nights the 2nd Friday of June, July and August and he is working on getting sponsors for the events.

PLASTIC'S UNLIMITED storm sewer expansion was discussed. Travis Kieffer explained that the need to move forward with the relocating the storm sewer is that the contract they have with John Deere is getting closer as the projects are potentially going to begin this summer. Dave Heiar with JCEA informed the council that the project for Plastic's had already been included in the Urban Renewal Area plan. The biggest challenge is to move quickly. Heiar presented a Development Agreement between Plastic's Unlimited and the City of Preston with approval of the City's Bond Council. Agreement says the City is to complete work by Aug. 31, 2019. City Engineer, IIW was contacted to get engineering costs. Costs had previously been given at \$5,000 for the design and \$5,000 for bid/survey work, not to exceed \$10,000 which did not include inspection. Heiar also contacted Anstoetter Construction who had quoted the project in the past. Anstoetter is tied up currently for about 2 months, but has also been working with Top Grade and looking at possibility of sub-contracting project to them. Top Grade will be able to get us a bid once IIW is done with engineering and gets

what needs to be done to the contractor. The bid threshold of where we could award the project to the contractor is \$57,000. If the quote would come in higher than that, the project would then have to go through the bid process. IIW gave verbal approval of cost for services up to \$10,000. Hoffman made a motion to approve the Development Agreement as submitted, seconded by Sullivan Ayes 4, Nays 0. A motion was made by Hoffman to enter into an agreement with IIW for Engineering Services for the storm sewer re-location project up to \$10,000. Motion was seconded by Sieverding. Ayes 4, Nays 0. Dave Heiar stated the city will need to borrow the money for the project in order to re-pay it with TIF. Loan can either be through a local bank or an internal loan borrowing from a utility fund and repay over a certain number of years including interest. Then we can figure out a TIF payment time line with payments increasing over the term or loan.

DOWNTOWN INCENTIVE PROGRAM named the committee members of: Tyler Sieverding, Patti Hoffman, Brenda Kunau, Nic Hockenberry and City Administrator if determined she has time to serve. Motion approving committee was made by Hoffman, seconded by Sieverding. Ayes 4, Nays 0.

GAS: The monthly gas report for April was presented. A motion to file and receive the gas report as presented was made by Sieverding, seconded by Sullivan. Ayes 4, Nays 0.

ELECTRIC: The monthly electric report for April was presented. A motion to file and receive the electric report as presented was made by Hoffman, seconded by Sieverding. Ayes 4, Nays 0.

JULIE FURNE – ASAC addressed the council with an offer to purchase for the City, a Medication drop box. The box would need to be drilled and mounted into the cement floor at City Hall. She approached Anderson's Pharmacy to have the box located at their business, but it was found not to be structurally able to do it. It can be located at City Hall since the Police dept. is in the same building. It must be located so it can be monitored by a person in the office. ASAC will cover all costs of the box and installation. This gives the residents a place to get rid of medicine that the pharmacy can't take.

She also reported that Compliance Checks were done recently at Oly's Garage, Preston County Store and Dollar General. All locations passed and is said to be doing a good job.

Julie handed out a flyer from the Jackson County Prevention Coalition inviting council to a free Opioids Awareness Events. June 10th at Bellevue High School and June 11th at Timber Center, Maquoketa.

Julie asked the council to once again consider adopting an Ordinance to limit Alcohol Outlet Density within the City limits of Preston. The ordinance would give the City control by not allowing any new alcohol outlets within 500 ft of a School. Council previously voted not to adopt the ordinance due to the uncertainty of the future of the Elementary building. The ordinance has been passed in Jackson County, Bellevue and Miles. This will be place for approval at the next meeting.

ELECTRIC UPDATE was given on progress of the Light Plant Generation project. Dick Kunau told the council that the overhead door was a temporary door making the building more secure with easier accessibility. Dick also reported that one old engine is out and Rick is working on removing the water lines and electrical lines in the two pits which will be filled with rock then eventually concrete where the new engine will be placed. Rick reached out to Fairbanks Morse to see if they'd be willing to purchase the remaining engine to salvage and refurbish parts. This would give the City more income as opposed to scrapping it out. Caterpillar would like to get the new engine here as early as June.

ELECTRIC AND GAS UTILITIES FOR EV HIGH SCHOOL ADDITION was discussed. The cost for getting the Gas and Electric to the addition is the main concern. Sieverding asked if the City could possibly pay for the Gas, and the School pay for the Electric or explore some other split cost proposal. Mayor Betts concern is if the City incurs costs, it's technically the tax payers, who passed the referendum are spending additional tax dollars. Sullivan feels the costs should lie with the School and Petersen feels council should look out for the best interest of the city and shouldn't be punished for action of the school district. Hoffman felt rather than saying no to funding, can see a good faith jester and threw out a possible 80/20 cost share. It was decided that a round table discussion is needed with Estes and members of the School before any cost decisions are made. Item tabled.

LED LIGHTING for the Preston Town Hall was discussed. A quote for replacement 8 ft LED bulbs was received by 1st Ayd Corporation. The Upstairs has 22, 8 ft and 4, ft bulbs for 574.40. The rebate through WPPI for upstairs is \$172.00. The

Downstairs has 54, 8 ft bulbs and 2, 4 ft. for cost of 1392.00. The rebate through WPPI is 418.00. Total cost with rebate is \$1376.40. Sieverding made a motion to purchase the LED lighting after July 1. The motion was seconded by Sullivan. Ayes 4, Nays 0.

WATER/SEWER: The monthly Water and Sewer reports were presented. Hoffman commented that the report shows the Water Fund is in the positive currently, but a loan payment has been made that is not included in that month. A motion to receive and file the Water and Sewer reports for April was made by Hoffman, seconded by Sieverding. Ayes 4, Nays 0.

GARBAGE: The monthly Garbage report for April was presented. Sieverding made a motion to receive and file the Garbage report was made by Sieverding, seconded by Hoffman. Ayes 4, Nays 0.

OTHER BUSINESS:

Transfer of funds from the Electric and Gas into the General fund in the amount of \$35,000 each was presented in 2 separate resolutions. Initially Hoffman asked to look into the necessity of the transfer out of the Electric fund. Her research indicated it was necessary at this time.

A motion to approved Resolution 2019-16, A Resolution of the City Council members of the City of Preston approving the transfer of \$35,000 from the Electric fund to the General Fund was made by Hoffman and seconded by Sieverding. Ayes 4, Nays 0.

A motion to approve Resolution 2019-17, A Resolution of the City Council members of the City of Preston approving the transfer of \$35,000 from the Gas fund to the General Fund was made by Hoffman, seconded by Sieverding. Ayes 4, Nays 0.

Officer Thayer commented that Dollar General is quiet and in good standing. A motion to approve Class B Beer license with Sunday Sales for Dollar General was made by Hoffman, seconded by Sullivan. Ayes 4, Nays 0.

BUDGET AMENDMENT: A motion approving the Budget Amendment presented for Public Hearing on June 10, 2019 was made by Hoffman, seconded by Sieverding. Ayes 4, Nays 0.

PLATT OF SURVEY – A motion to approve Resolution 2019-18, Plat of Survey of Parcel 22-2019 of Section 21, for sale of land located within 2 miles of City limits was made by Hoffman, seconded by Sullivan. Ayes 4, Nays 0.

REPAIR OF DITCH located on School St was brought up at the last meeting by Mike Andersen. A bid for repair was presented by Kunde Excavating in the amount of \$2700.00. Mike stated that the street would need to be seal coated after the ditch is repaired and would like to add that to the quote from LLPelling previously submitted. The cost for the additional street came in at \$2,752.00. Richard Petersen would like to see a more itemized quote from Kunde listing number of linear feet and scope of work. Sieverding will reach out to Kunde to see what actual work is being done. Item tabled.

A motion to approve the additional section of seal coat by LLPelling in amount of 2752.00 upon completion of ditch work was made by Sieverding, seconded by Hoffman. Ayes 4, Nays 0.

The Drug Testing and Background checks were completed for Teresa Weinschenk. All tests were clear. A motion to proceed in hiring Teresa Weinschenk as City Administrator/City Clerk for the City of Preston on or before June 3, 2019 was made by Hoffman, seconded by Sieverding. Ayes 4, Nays 0.

LEADS ON LINE: Officer Thayer reported that Chief Heiar was waiting on them for costs for multiple agencies. Jackson County Sheriff dept offered Preston to use their services if something came up. Item table.

LIBRARY BUDGET AMENDMENT: Hoffman asked if council was just approving Amended Budget and not request to carry over unspent funds. She stated basically Library is requesting to carry over funds within \$100 of what they carried over last year. This indicated that they covered with their current budget what they had carried over. Would like to see better communication moving forward and not have any department spend funds quick just because they have them left over. Mayor Betts indicated that the Library was its own entity governed by their own board and council had no say in how they spend their funds, only thing council can control is how much the city gives them for their budget. Hoffman would like to see item tabled until she can look into it more.

Hoffman commented on the RURAL TRANSPORTATION GRANT that Preston wasn't awarded initially. Due to the \$25,000 of funds that Springbrook didn't use due to costs being covered by a county grant, Preston will be getting \$17,000. All towns now will be starting on the same level for funding next year.

Mayor Betts asked for a motion to adjourn. Motion received by Sullivan, seconded by Sieverding. Ayes 4, Nays 0. Meeting was adjourned at 8:10 p.m.



Mayor Richard Betts

ATTEST:



Sheryl Ganzer, Deputy City Clerk