

City of Preston

Regular City Council Meeting

June 27, 2022

Mayor Tyler Sieverding called the meeting to order at 6:00 p.m.

The Pledge of Allegiance was recited by all.

ROLL CALL Present: JT Thomson, Richard Petersen, Matt Gerardy, Adam Reuter, Matt Petersen.

OTHERS PRESENT: Marc Ruden, Origin Design; Police Chief Bill Miller; City Administrator Teresa Weinschenk.

APPROVAL OF AGENDA: A motion was made to approve the agenda as presented by JT Thomson, Seconded by M. Gerardy. Ayes: R. Petersen, M. Gerardy, M. Petersen, A. Reuter, JT Thomson. Nays: 0. Motion carried.

CITIZEN/PUBLIC COMMENTS: None.

CONSENT AGENDA: Motion was made by M. Gerardy to approve the consent agenda. JT Thomson seconded. Ayes: A. Reuter, R. Petersen, JT Thomson, M. Gerardy, M. Petersen. Nays: 0. Motion carried. Includes City Council Minutes from 6/13/22, Cigarette Permits for Oly's Garage, Dollar General, Downtown Pub, and Country Store.

PAYMENT NO. 9 FINAL: A motion was made by A. Reuter to approve Payment Request No. 9 Final, in the amount of \$21,739.00 to BWC Excavating LC. M. Gerardy seconded. Ayes: JT Thomson, R. Petersen, M. Petersen, M. Gerardy, A. Reuter. Nays: 0. Motion carried.

PUBLIC HEARING ON THE PROPOSED DESIGNATION OF THE 2022 PRESTON MULTIFAMILY URBAN REVITALIZATION AREA: M. Petersen made a motion to open the Public Hearing. M. Gerardy seconded. Ayes: R. Petersen, M. Petersen, M. Gerardy, A. Reuter, JT Thomson. Nays: 0. Motion carried. No public comments. R. Petersen made a motion to close the public hearing. M. Petersen seconded. Ayes: M. Petersen, M. Gerardy, A. Reuter, JT Thomson, R. Petersen. Nays: 0. Motion carried.

RESOLUTION 2022-42 RESOLUTION ADOPTING THE PROPOSED PLAN FOR THE 2022 PRESTON MULTIFAMILY URBAN REVITALIZATION AREA: JT Thomson made a motion to approve Resolution 2022-42. M. Gerardy seconded. Ayes: M. Gerardy, A. Reuter, JT Thomson, R. Petersen, M. Petersen. Nays: 0. Motion carried.

ORDINANCE 2022-06, AN ORDINANCE DESIGNATING AN AREA OF PRESTON, IOWA, AS THE 2022 PRESTON MULTIFAMILY URBAN REVITALIZATION AREA: JT Thomson made a motion to approve Ordinance 2022-06 and waive the second and third readings. M. Gerardy seconded. Ayes: A. Reuter, JT Thomson, M. Petersen, M. Gerardy. Nays: R. Petersen. Motion carried.

ORDINANCE NO. 2022-06

An Ordinance Designating an Area of Preston, Iowa, as the 2022 Preston Multifamily Urban Revitalization Area

WHEREAS, pursuant to the provisions of Chapter 404, Code of Iowa (the "Act"), the governing body of a city may, by ordinance, designate an area of the city as a revitalization area upon the completion of procedures specified in the Act; and

WHEREAS, pursuant to the provisions of the Act, the City Council of the City of Preston, Iowa, has by resolution determined, with respect to an area within the City, hereinafter described in Section 1 and known as the 2022 Preston Multifamily Urban Revitalization Area that:

- (a) The 2022 Preston Multifamily Urban Revitalization Area is an area which is appropriate as an economic development area as defined in Section 403.17 of the Code of Iowa.
- (b) The 2022 Preston Multifamily Urban Revitalization Area is an area which is appropriate for public improvements related to housing and residential development, or construction of housing and residential development.
- (c) The economic development and promotion of housing and residential development in the 2022 Preston Multifamily Urban Revitalization Area is necessary in the interest of the public welfare of the residents of the City and the 2022 Preston Multifamily Urban Revitalization Area substantially meets the criteria set forth in Section 404.1 of the Act.

WHEREAS, pursuant to the provisions of the Act, the City prepared a proposed urban revitalization plan (the "Plan") for the 2022 Preston Multifamily Urban Revitalization Area and held a public hearing on the Plan for the 2022 Preston Multifamily Urban Revitalization Area; and

WHEREAS, pursuant to the provisions of the Act, the City has adopted the Plan for the 2022 Preston Multifamily Urban Revitalization Area;

NOW, THEREFORE, Be It Ordained by the City Council of the City of Preston, in Jackson County, Iowa, as follows:

Section 1. In accordance with the Act and in consideration of the recitations set out in the preamble hereof, the area being described as follows:

Lot 2 of the McNeil Subdivision in the City of Preston, Jackson County, Iowa.

is hereby designated as the 2022 Preston Multifamily Urban Revitalization Area.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 3. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 4. This ordinance shall be in effect after its final passage, approval and publication, as provided by law.

Passed and approved on June 27, 2022.

MCNEIL SUBDIVISION PLAT: M. Ruden stated that the platting will only be for the first two lots. Ruden went on to display two different examples which showed the difference between having 10 lots or 12 lots. Council discussed the pros and cons of the difference in lot size. Council decided that they will go with the bigger lots (10) Exhibit 3-2. Council also decided that the subdivision will be called, Westside Subdivision and the street will be named, McNeil Street. M. Gerardy made a motion to approve Exhibit 3-2 platting out 2 lots in the Westside Subdivision and naming the street McNeil Street. JT Thomson seconded. Ayes: M. Petersen, A. Reuter, R. Petersen, JT Thomson, M. Gerardy. Nays: 0. Motion carried.

RESOLUTION 2022-43 TO PROVIDE FOR A NOTICE OF HEARING ON PROPOSED PLANS, SPECIFICATIONS, FORMS OF CONTRACT AND ESTIMATE OF COST FOR THE WATER QUALITY RESTORATION PROJECT, AND THE TAKING OF BIDS THEREFOR.: M. Ruden, Origin Design stated that the cost estimate as designed for the Sponsored Project is \$220,000. The cost has gone up from the original estimate that was approximately \$147,000. Ruden stated that the concrete pedestrian path/maintenance path does not need to be concrete. An addendum could be made to the bid document to state that it could be a rock path. After discussion, Council decided that at this time it does not need to be concrete. The Resolution

will set the public hearing for July 11, 2022, to put the project out to bid and open bids on July 19. Origin Design will bring the recommendation to Council to award the contract on July 25 council meeting. A motion was made by JT Thomson to approve Resolution 2022-43. Seconded by M. Petersen. Ayes: M. Petersen, M. Gerardy, A. Reuter, JT Thomson, R. Petersen. Nays: 0. Motion carried.

SPONSORED PROJECT 28E AGREEMENT WITH EASTON VALLEY: M. Ruden, Origin Design explained to Council where the grass swale will go on the school property. David Michel and T. Weinschenk met with Dick Keene, Jesse Budde and Cliff Melvin at the Easton Valley football field. It was discussed how much of the property is going to be disturbed (40 ft) to clean out the existing swale. Ruden and Weinschenk will attend the next school board meeting. City Council will approve the 28E Agreement at the July 11th council meeting.

RESOLUTION 2022-44 SUPPORTING AN APPLICATION FOR ELLIS PROPERTIES LLC 2022 WORKFORCE HOUSING TAX CREDITS. JT Thomson made a motion to approve Resolution 2022-44 as presented. M. Gerardy seconded. Ayes: R. Petersen, M. Petersen, M. Gerardy, A. Reuter, JT Thomson. Nays: 0. Motion carried.

ORDINANCE 2022-07 REPEALING THE PRESTON CODE OF ORDINANCES BY AMENDING AND REPEALING A PORTION OF TITLE IV, PHYSICAL ENVIRONMENT, CHAPTER 7, UTILITIES-BILLING CHARGES, 6-7-11 REFUSE COLLECTION RATES: T. Weinschenk stated to Mayor and Council that during budget time it was discussed to add the industrial category. Weinschenk also added a line that at the discretion of Council a gas surcharge can be charged. M. Petersen requested that instead of saying, maybe charged, change the wording to, will be. M. Petersen made a motion to approve the first reading of Ordinance 2022-07 changing the wording to will be and gas surcharge to fuel surcharge. J. Thomson seconded. Ayes: M. Petersen, M. Gerardy, A. Reuter, JT Thomson, R. Petersen.

#### ORDINANCE NO. 2022-07

AN ORDINANCE AMENDING AND REPEALING THE CODE OF ORDINANCES OF THE CITY OF PRESTON, IOWA, 2021 BY AMENDING AND REPEALING A PORTION OF TITLE IV, PHYSICAL ENVIRONMENT, CHAPTER 7, UTILITIES-BILLING CHARGES, 6-7-11 REFUSE COLLECTION RATES.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF PRESTON, IOWA:

SECTION 1. SECTION MODIFIED. Section 6-7-11 of the Code of Ordinances of the City of Preston, Iowa, is repealed and the following adopted in lieu thereof:

#### 6-7-11 REFUSE COLLECTION RATES

2. Commercial Rate. Rates for commercial establishments shall be based upon volume as follows:

Small Commercial	1 container/dumpster	\$34.00
Medium Commercial	2 containers/dumpsters	\$42.00
High Commercial	3 containers/dumpsters	\$48.00
Large Commercial	4-5 containers/dumpsters	\$104.00
Industrial	*6+ containers/dumpsters	\$150.00

\*Industrial establishments will be charged \$.05 per pound for garbage depending on volume.

At the discretion of the Preston City Council, a fuel surcharge may be applied.

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of this ordinance as a whole nor

any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 4. WHEN EFFECTIVE. This ordinance shall be in effect after its final passage, approval and publication as provided by law.

PUBLIC HEARING: A. Reuter made a motion to open the Public Hearing for the FY22 Budget Amendment. M. Petersen seconded. Ayes: M, Gerardy, A. Reuter, JT Thomson, R. Petersen, M. Petersen. Nays: 0. Motion carried. Weinschenk stated that no comments were received. M. Gerardy made a motion to close the Public Hearing. R. Petersen seconded the motion. Ayes: A. Reuter, JT Thomson, R. Petersen, M. Petersen, M. Gerardy. Nays: 0. Motion carried.

RESOLUTION 2022-43 APPROVING THE BUDGET AMENDMENT FOR THE FY22 BUDGET: JT Thomson made a motion to approve Resolution 2022-43. M. Gerardy seconded. Ayes: JT Thomson, R. Petersen, M. Petersen, M. Gerardy, A. Reuter. Nays: 0. Motion carried.

RESOLUTION 2022-46 APPROVING THE STATE OF IOWA COMMUNITY DEVELOPMENT BLOCK GRANT CORONAVIRUS (CDBG-CV) PROCUREMENT POLICY: A motion was made by JT Thomson to approve Resolution 2022-46. M. Gerardy seconded. Ayes: A. Reuter, JT Thomson, R. Petersen, M. Petersen, M. Gerardy. Nays: 0. Motion carried.

BUILDING PERMIT: A motion was made by M. Petersen to approve a building permit for Megan Corbisier. Seconded by A. Reuter. Ayes: JT Thomson, R. Petersen, M. Petersen, M. Gerardy, A. Reuter. Nays: 0. Motion carried.

RESOLUTION 2022-38 APPROVING EMPLOYEE SALARIES AS OF JULY 1, 2022: Discussion on how much of an increase should be given to City Employees. M. Petersen made a motion to approve Resolution 2022-38 making changes giving employees a 4% adjustment other than Eric Tietjens who will receive an adjustment to \$20.00 per hour (and the library salaries that are set by the library board) effective July 1, 2022 - June 30, 2023. JT Thomson seconded. Ayes: M. Petersen, M. Gerardy, A. Reuter, JT Thomson, R. Petersen. Nays: 0. Motion carried.

Employees will be paid as follows:

Teresa Weinschenk, City Administrator/City Clerk	\$62170.37 per year
Sheryl Ganzer, Deputy City Clerk	\$20.42 per hour
David Michel, Gas Superintendent	\$28.37 per hour
Raymond Ernst, Electric Superintendent	\$23.72 per hour
Charles Miller, Police Chief	\$59,280.00 per year
Eric Tietjens, Sanitation/Gas	\$20.00 per hour
Timothy Morehead, Water/Sewer	\$24.96 per hour
Nicolas Konrardy, Police Officer	\$26.00 per hour
Caroline Bredekamp, Library Director	\$18.00 per hour
Carol Reuter, Library Assistant (PT)	\$10.00 per hour
Jacob Petersen (PT)	\$12.00 per hour

OTHER BUSINESS: T. Weinschenk informed Mayor and Council that there was vandalism at Westside Park with the fiberglass slide. A new one will cost approximately \$1,000. Council agreed that it should be replaced. Weinschenk will get a new one ordered. NUISANCE ABATEMENT: Weinschenk stated that our code is what ECIA recommends. Chief Miller stated that he has six properties that he is working on right now. He would like to change the ordinance to include recreational vehicles not being left in the

street. There are also other changes that the Chief would like changed. He is going to have revisions for the next Council meeting. The Mayor discussed rental inspections. JT Thomson stated that Maquoketa has their own inspector. The inspector would gladly meet with Weinschenk and Miller or whoever else would like to be involved.

A. Reuter mentioned that on Saturday when it was raining that the windows were leaking at the coffee shop. Weinschenk stated that we are aware and the windows will be repaired.

With no other business Mayor Sieverding requested a motion to adjourn. Motion made R. Petersen. Seconded by A. Reuter. Ayes: R. Petersen, JT Thomson, A. Reuter, M. Gerardy, M. Petersen. Nays: 0. Motion carried. Meeting adjourned at 8:32 pm.

  
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Mayor Tyler Sieverding

ATTEST:

  
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Teresa Weinschenk, City Clerk/Administrator