

**REGULAR COUNCIL MEETING
TUESDAY SEPTEMBER 17, 2019
CITY OF WEST LIBERTY, IOWA**

Mayor Pro-Tem Diane Beranek called the work session meeting to order at 6:30 p.m. with Council Members Joey Iske, David Smith, and Cara McFerren present. Council Member Rock joined the meeting later. City Manager Lawrence McNaul and City Clerk Lee Geertz present with David Dvorak presenting Wild Prairie Development proposal in the recently annexed parcel of land North of West Liberty's 16th. Michael Nolen with Horizon Original Architecture provided financial outline with two financial options and conceptual site layout plan. City Council will discuss direction on the information provided during the regular city council meeting later in the agenda. Meeting closed at 7:20 p.m.

Regular City Council Meeting: Mayor Pro-Tem Diane Beranek called the regular council meeting to order at 7:30 p.m. with the following Council Members present Joey Iske, David Smith, Cara McFerren and Robert Rock. Mayor Hartman was absent. City Manager McNaul and City Clerk/Finance Officer Geertz, Water Superintendent George Pearl, Electric Superintendent Ed Tvrs and Sargent Lira was also present for meeting.

APPROVAL OF THE CONSENT AGENDA

1. The consent agenda was approved by the City Council and consisted of the Regular City Council meeting minutes September 03, 2019, City Clerk/Treasurer Report July 2019, and City Sewer Report September 2019. 5-0 (McFerren, Rock)

PAYMENTS/EXPENDITURES

1. City Council approved amended Vendor Voucher Claims in the amended amount of \$456,212.53: 5-0 (Rock/McFerren)

BEER PERMITS AND/OR LIQUOR LICENSE

1. City Council approved Giri's LLC Class B Wine, Class E Liquor License with Sunday Sales 5-0 (Rock/Smith)

PUBLIC COMMENTS AND/OR CORRESPONDENCE

1. We Lead Director, NJ Garten reported We Lead hosted a Journey to Your Vision on September 17th hosted with 26 business attendees. Very good information and this is another effort by We Lead to support local business and continue to provide education and information to sustain and create business for West Liberty.

2. CITY BOARDS/COMMISSIONS AND COMMITTEE REPORTS

1. Council Member Rock reported, the Ambulance Board held a meeting and discussed beneficiary funds of Marilyn Irey and invest in certificate of deposit in the amount of \$225,000 and renew existing certificate of deposit in the amount of \$225,000.

RESOLUTIONS AND/OR ORDINANCES

1. City Council approved Resolution 20190917-12 A Resolution Approving the Street Finance Report for Fiscal Year 2018-2019 and authorized the City Clerk to File the Report with the Iowa Department of Transportation 5-0 (Roll Call Vote-McFerren/Smith)

OTHER COUNCIL BUSINESS

1. Mayor Pro-Tem Diane Beranek tabled the David Dvorak Development discussion until City Manager McNaul has had an opportunity to discuss with the City's Financial Northland Securities. The City Manager will review the two options provided to Council during the work session with Residential TIF and TIF Bonding. TIF Bonding has some concerns due to tax funds being provided to a private developer and the City would have no control on how the funds are spent or sales of the property.
2. City Engineer Update:
 - City Engineer Foley reported two bids received for the 115 E 3rd Street Demo Project, Lansing \$85,450 and Valley Construction \$163,787. Foley communicated both are reputable companies. Foley recommends to award Lansing Brother's Construction Company in the amount of \$85,450 for the 115 E 3rd St Demo Project to begin no later than November 2019. 5-0 (McFerren/Rock)
 - V&K will perform storm/sanitary testing with smoke testing in the next weeks. A notice will be mailed to utility customers to communicate the testing and we will be going door to door in order to test. The smoke is a non-toxic product used and at times smoke can be detected in the home around bad plumbing, bathrooms not in use for awhile and roof leaders.
3. Miscellaneous Business:
 - Council Member Beranek took a complaint of traffic congestion and parking issues at business located on Columbus and East 4th Street. Sergeant Lira communicated he would follow up with the business about the issues.
 - City Manager McNaul communicated a Tournament will take place this weekend, the Parks have seen an increase with the use of the Dutton Sports Complex, and please keep in mind this type of traffic provide Local Option Sales Tax dollars in which fund Park projects. Iowa League of Cities Conference will be Wednesday, September 25-Friday September 27th next week. City Manger McNaul, Clerk Geertz, Mayor Hartman, Park Director Heath, Electric Superintendent Tvrs, Council Members Beranek and Rock will all be attending. City of West Liberty has made it to the final round for the Iowa League All Stars contest, we are currently competing with City of Muscatine. Electric Department currently has an IT project October 12th we are working to coordinate Shift 9 with the project. Next we have overhead power line concerns in the industrial area with Liquid Grow business. The project was scheduled a few years ago and we now need to complete the upgrade this fall. 501 Columbus has had issues with sediment draining into private driveway, last year we chip sealed the alley and the sediment has become less. The homeowner has been appreciative of the chip seal and we only have a little sediment to remove. Superintendent Reinhardt will schedule this project this upcoming week with the homeowner.

Adjournment: Being no further business, the meeting adjourned at 8:15 p.m. 5-0 (Iske/McFerren)

ATTEST:

Lee Geertz, City Clerk/Finance Officer

Robert Hartman, Mayor