

**CITY OF WEST LIBERTY
REGULAR COUNCIL MEETING & WORK SESSION MEETING MINUTES
TUESDAY, OCTOBER 20, 2020
WEST LIBERTY, IOWA**

Please note that this City of West Liberty Council Meeting will be limited to public attendance due to restrictions with the national health emergency of COVID-19. City Council meetings can be attended by Zoom Meeting. The Council Meeting will also have live streaming to the City's Facebook Page.

To attend the meeting via Zoom:

<https://zoom.us/j/5034467219?pwd=cEhzdVExYTg2M2hmWEFzVkJnUFczZz09>

Meeting ID: 503 446 7219 Password: 822323 Phone: +1 312 626 6799 US

Public Notice for City Council Work Session and City Council Meeting was posted at the City Hall entrances, City of West Liberty website and City of West Liberty Facebook page.

WORK SESSION: Tax Increment Financing (TIF) Presentation by John Danos of Dorsey & Whitney, LLP Mayor Hartman called the Work Session meeting to order at 6:30pm. Attorney John Danos presented the work session via zoom to the following attendees, Mayor Hartman, Council Members: Diane Beranek, Cara McFerren, and Jose Zacarias. Absent Council Member Robert Rock and David Smith. Also, in attendance Interim City Manager Hansen, City Clerk Geertz, and the We Lead Board Members. The work session consisted of a presentation by Attorney John Danos on Tax Increment Finance and Tax Abatement programs available tools to assist financial by use of property tax for urban renewal and revitalization for Cities of Iowa.

- 1. CALL TO ORDER - ROLL CALL** The City Council of the City of West Liberty, Iowa, met for a meeting in the West Liberty Public Library Classroom located 400 N Spencer Street, West Liberty, Iowa. Mayor Robert Hartman convened the meeting at 7:38 p.m. on Tuesday October 20, 2020, pursuant to the rules of the Council. City Council Members in attendance, Diane Beranek, Cara McFerren, and Jose Zacarias. Council Member Absent, Robert Rock. Council Member David Smith joined the City Council meeting at 7:58pm via zoom. Staff Members in attendance, Interim City Manager Hansen, City Clerk Geertz, Danny Goodale, Allie Paarsmith, and Nick Heath. Public members in attendance Emily Geertz and Frank Wagner.
- 2. APPROVAL OF THE AGENDA:** Motion to approve agenda: Beranek/McFerren (3-0)
- 3. PUBLIC HEARING (S)**
 - A. Public Hearing: Motion to open public hearing: Beranek/McFerren (Roll Call 3-0)
 - B. City Council Approved Resolution No.20201020-16, a resolution approving the Sale of City Property at 115 E 3RD Street, West Liberty IA to Frank Wagner and Emily Geertz for the bid amount of \$18,000. Motion by Beranek/McFerren (Roll Call 3-0)
- 4. APPROVAL OF THE CONSENT AGENDA**
 - A. Regular Council Meeting Minutes October 6, 2020: Motion by Beranek/ Second McFerren (3-0) passed.
 - B. Resolution 20201020-13 A Resolution Approving Naming Depositories for the City of West Liberty. Motion by Beranek/Second by McFerren (Roll Call 3-0) passed.

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5. VENDOR/VOUCHER CLAIMS LISTS

- A. Vendor/Voucher Claims List #1 in the amount of \$243,723.65: Motion by Beranek/Second by Zacarias (3-0) passed.
- B. Vendor/Voucher Claims List#2 in the amount of \$230.00: Motion by Beranek/ Second by Zacarias (3-0-1) passed. Council Member Smith joined meeting via zoom at this time and participated in the vote.

PUBLIC COMMENTS AND/OR CORRESPONDENCE: This is the time set aside for comments from the public on topics of City Business other than those listed on the agenda. No action may be taken. Please state your name and address for the record and keep your comments to no more than 2 minutes.

Mayor Hartman communicated he had addressed brush inquire with a resident. No comments presented by the public to City Council and no other comments by City Council Members.

6. OLD BUSINESS

- A. Approval of Third and Final Reading to Ordinance No.2020-09-15-04: An Ordinance Amending the Subdivision Regulations Section Chapter 3-8: Design Standards, Parks and Open Space: Motion by Beranek/Second by McFerren for third and final reading (Roll Call Vote 4-0) passed.
- B. Resolution 20201020-15 Setting a Date of Meeting at Which it is Proposed to Approve a Development Agreement with West Liberty Economic Area Development, Including Annual Appropriation Tax Increment Payments: Motion to approve public hearing date November 3, 2020 at 7:30pm/Second by McFerren (Roll Call Vote 4-0) passed.

7. NEW BUSINESS

- A. Discussion and Appropriate Follow Up on an Oakridge Cemetery Columbarium Project: Motion to approve Option #2 proposed/ Second by McFerren (4-0) passed. Project will include four columbarium niches, foundation work, setting the niches, and landscape.
- B. Discussion and Appropriate Follow-up on the Proposed Amendment to the Fee Schedule: Motion to approved Resolution 20201020-14 amending appendix fee scheduled with proposed redline items by Beranek/ Second by McFerren (Roll Call Vote 4-0) passed.
- C. Update on the Proposed Projects and Programs Schedule and Strategic Planning and Goal Setting Action Plan for FY 2020-2022: Motion to accept and receive by Beranek/ Second by McFerren (4-0) passed.

8. REPORTS/MISC. – City Engineer/City Attorney/City Boards/Committees/Commissions/Employee

City Engineer Leo Foley communicated Northway will be present at the Powerhouse to begin testing Thursday for Well #2 and continue working with Interim City Manager on the rate study.

Mayor Hartman communicated he attended EMA in Muscatine County meeting this last week. Mayor Hartman also communicated the completion of Chief Burdess' evaluation as of 10/20/2020.

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A. Interim City Manager Report: Interim City Manager just highlighted from her report Library Board approved CIP and ERP plan, Park and Recreation approved this as well. Just a reminder of the additional training scheduled in November and we are in good place to start with the Budget planning. November 23rd City Council will have work session for effective meetings training.

B. Water/Sewer Report: Water Supervisor Goodale provided additional reminder for the public of the water flushing has started this week. Therefore, you may experience low water pressure or rust in the water, but again this is not typical. Goodale also provided a shout out to Supervisor Reinhardt for work completed with concrete for the alley way adjacent to City Hall.

C. Parks and Recreation Director Report: Supervisor Heath provided in addition to his report a meeting with Shari Hoffert to discuss upgrades to the City's website.

D. Library Director Report: Library Board held a meeting to discuss moving towards opening for browsing and the new HVAC system project looks to get underway this week.

Mayor Hartman communicated his gratitude for the Department Supervisors providing their reports and work.

9. ADJOURNMENT: Motion by Beranek/Second by McFerren (4-0) passed meeting closed 8:20pm.

Robert Hartman, Mayor

Attest:

Lee Geertz, City Clerk