

CITY OF LOGAN
CITY COUNCIL MEETING
108 W. 4th STREET
October 22, 2018

At 6:00 P.M. Mayor McDonald called the meeting to order.

Agenda item 2 was the Pledge of Allegiance.

Agenda item 3 was roll call. Those present were Council Members Cohrs, Fisher, Sporrer, Moss and Czarnecki and Mayor McDonald.

Agenda item 4 was to approve the agenda. Motion was made by Cohrs and seconded by Fisher to approve the agenda. 5 ayes.

Agenda item 5 was to approve the consent agenda which consisted of approving the minutes of the 10/8/18 regular City Council meeting, set a date of Monday, November 5, 2018 at 6:00 P.M. as the next regular council meeting and public hearing, approve the claims register and approve building permits for: Dave Burmeister, 115 W. 10th St., shop addition and deck; Donnie Wright, 608 N. 4th Ave., living and bedroom addition. Motion was made by Sporrer and seconded by Moss to approve the consent agenda. 5 ayes.

Agenda item 6 was to approve a Special Class C Liquor BW, Class B Native Wine, Outdoor Service License for Logan Flours Baking Co. This is a new license for a company owned by Carrie and Matt Busing that will be opening soon. Motion was made by Fisher and seconded by Sporrer to approve a Special Class C Liquor BW, Class B Native Wine, Outdoor Service License for Logan Flours Baking Company. 5 ayes.

Agenda item 7 was to approve a Class C Liquor (LC) for Loess Moose Bar & Grill for an event at the Logan Community Center on November 10, 2018. This is the transfer of a catering license from the Loess Moose. Motion was made by Cohrs and seconded by Sporrer to approve a Class C Liquor (LC) for Loess Moose Bar & Grill for an event at the Logan Community Center on November 10, 2018. 5 ayes.

Agenda item 8 was to approve Resolution 18-23, a resolution to enter into a wastewater treatment agreement with the Harrison County Landfill Commission. This agreement is for the City of Logan to continue to provide treatment of the landfill leachate. It is for a period of three years, and the price will remain the same at \$.015 per gallon. Motion was made by Sporrer and seconded by Moss to approve Resolution 18-23, a resolution to enter into a wastewater treatment agreement with the Harrison County Landfill Commission. 5 ayes.

Agenda item 9 was to approve Resolution 18-24, a resolution authorizing the City Clerk/Administrator to make certain payments prior to Council approval. These would include but are not limited to payroll, payroll deductions, petty cash, utility bills, postage, customer utility deposit refunds, training registration fees, emergency repairs, items needed for the daily operation of the city and vendors that offer a discount if paid within a certain

time period. The City Clerk/Administrator will be allowed to spend up to \$500 per item for emergency repairs or expenditures without prior approval from the City Council. Whenever timing allows and always when an emergency expenditure exceeds \$500, Council approval is needed before the payment is issued. Motion was made by Sporrer and seconded by Cohrs to approve Resolution 18-24, a resolution authorizing the City Clerk /Administrator to make certain payments prior to Council approval. 5 ayes.

Agenda item 10 was to discuss concrete failure on Jones Circle and review and approve a bid for concrete replacement. A bid was received from Doug Johnsen Construction for \$5,593.23 to tear out and replace the concrete. If necessary, this bid has an additional \$2,811.25 on it for removing mud and replacing it with gravel for the subgrade and an additional \$450.00 for rebar. The total bid is \$8,854.48. Another bid was received from Concrete Leveling Solutions. It is for \$8750.00 to tear out and replace the concrete. This price includes the rock base and rebar. If needed, there would be an additional charge to core out the poor subgrade, and it would be billed at time and materials. There is also an option for concrete sealer for \$400.00. Motion was made by Cohrs and seconded by Sporrer to accept the bid from Doug Johnsen Construction for \$8,854.48 to repair Jones Circle. Council Members Cohrs, Fisher, Sporrer and Moss voted aye. Council Member Czarnecki voted nay. The motion carried.

Agenda item 11 was to review the 2017/2018 FY Annual Financial Report. This report shows the revenue and expenses as compared to the budget of the City for the fiscal year. It is due to the State by December 1st of each year. City Clerk/Administrator Winther reviewed the report with the Council and answered any questions they had.

Agenda item 12 was to approve Resolution 18-25, a resolution setting the date for a public hearing on proposal to enter into a loan agreement for the Medical Clinic project. This Public Hearing would be on November 5, 2018 at 6:00 P.M. In order to sign the Unconditional Guarantee that the Logan Development needs to be able to close their construction loan and get their loan funds from USDA Rural Development, we need to proceed as if we plan to borrow \$200,000, even though we have been assured that the clinic will be able to finish paying off the 23 year note to USDA. CHI will only sign a 20-year lease, so USDA needs a 3-year guarantee for the final 3 years of the loan. City Clerk/Administrator Winther consulted with the City Attorney and was advised to seek bond counsel because the City could be incurring debt. After consulting with bond counsel, John Danos of Dorsey & Whitney concluded that the unconditional guarantee that the USDA is requiring could constitute "borrowing money" and as such, the proper hearing process must be followed if the city was ever to levy the Debt Service to make the loan payments, should the lease with CHI not be renewed after 20 years and a new tenant was not found. The fees to research and prepare the legal documents for the public hearing will cost \$2,500 the clerk stated. After much discussion, it was suggested that we ask Jesse Render with Logan Development and someone from CHI to attend the public hearing. Motion was made by Cohrs and seconded by Fisher to approve Resolution 18-25, a resolution setting the date for a public hearing on proposal to enter into a loan agreement for the Medical Clinic project. 5 ayes.

Agenda item 13 was to discuss the possibility of the City establishing a Logan Senior Center fund to operate the meal site. The City has been approached by someone who

would like to reopen the Senior Center. This person would prepare noon meals two or three days a week. The Senior Center received money from the Miles Barnhart Estate to assist in their operations or to use as they deem appropriate. There is a committee of Chris Hartwig, Angela Winther, Marcia Pitt, Matt Pitt and Gordon Fliehe to oversee these funds. They are exploring ways for the City to assist with this project. Some concerns were voiced about using taxpayer dollars to assist the Senior Center. The Clerk explained that the funds that Miles Barnhart left to the Center should cover all the expenses for several years and that it is just the initial time to research and get the funds set up that would be a cost to the city. This item will be put on the next agenda.

Agenda item 14 was the Clerk's report.

Agenda item 15 was citizen's questions/comments. There were none.

CLAIMS.

AETNA	INSURANCE	\$33.60
AFLAC	INSURANCE	\$25.08
AMSAN LLC	SUPPLIES	\$183.72
BW GAS & CONVENIENCE	FUEL	\$586.60
COUNSEL OFFICE & DOCUMENT	COPIER	\$29.99
COUNTRY HARDWARE	ANTIFREEZE/CONNECTORS	\$103.48
ELECTRIC PUMP INC.	SERVICE PUMP	\$389.10
ERICON, INC.	FUEL	\$19.50
FRANCK & SEXTRO	LEGAL FEES	\$35.00
HARRISON COUNTY REC	UTILITIES	\$182.14
HOLIDAY INN AIRPORT	WINTER/IMFOA	\$100.80
HYGIENIC LABORATORY	TESTS	\$45.50
IOWA ONE CALL	LOCATES	\$28.80
LOGAN HERALD OBSERVER	PUBLISHING	\$119.78
LOGAN STATE BANK	PAYROLL TAXES	\$4,224.45
MANGOLD ENVIRONMENTAL TESTING	WASTEWATER TESTS	\$42.00
MOTOROLA SOLUTIONS INC.	EQUIPMENT/'18 CHEVY	\$4,246.00
RAY OHL	MEALS/ALERRT-AAIR	\$173.90
POSTMASTER	POSTAGE	\$310.00
PRIMEX	BATTERIES/WELL FIELD	\$173.00
PRINCIPAL LIFE	INSURANCE	\$319.47
R & S WASTE DISPOSAL	TRASH SERVICE	\$57.75
THE OFFICE STOP	PRINTER CARTRIDGE/SUPPLIES	\$160.18
THINKSPACEIT	FIREWALL/MONTHLY SERVICE	\$164.00
UPS	SHIPPING	\$102.94
USA BLUE BOOK	PLIERS/SMOKE CANDLES	\$160.75
VERIZON WIRELESS	HOT SPOT/AIR CARDS	\$160.10
WINDSTREAM	TELEPHONES	\$542.96
ANGELA WINTHER	MILEAGE/MEALS/WINTHER	<u>\$85.64</u>

	TOTAL	\$12,806.23
	PAYROLL THRU 10/19/18	<u>\$13,857.59</u>
	PAID TOTAL	\$26,663.82
FUND SUMMARY	GENERAL FUND	\$17,315.62
	ROAD USE FUND	\$2,470.87
	EMPLOYEE BENEFIT FUND	\$244.16
	WATER FUND	\$3,754.66
	SEWER FUND	<u>\$2,878.51</u>
		\$26,663.82

Agenda item 16 was to adjourn. Motion was made by Czarnecki and seconded by Cohrs to adjourn. 5 ayes.

Marilyn Keizer, Deputy Clerk
 Clint McDonald, Mayor