

OAKLAND CITY COUNCIL
DECEMBER 13, 2010
SPECIAL SESSION

The Special Session of the Oakland City Council met at the Oakland City Hall and was called to order by Mayor Michael O'Brien at 6:15P.M. Council Members present were Newberg, Miller, and Hackett. Also present Public Works Director Mike Baragary, City Clerk Marissa Lockwood and Courtney Harter of SWIPCO. Motion by Miller, second by Hackett to approve the agenda. 3 Ayes, motion carried.

Courtney Harter presented the responses from architect/engineering firms for the City Services Building project. The City had to go through the procurement process for selecting a firm as part of the requirements for the CDBG grant that the City will be applying for.

Rollins entered at 6:19P.M.

The packets were due on Friday, December 10th and Mayor O'Brien took copies home to review over the weekend. Baragary, Hackett and Miller met with Harter this afternoon to review and rank the firms based on qualifications and experience. The firm needs to be selected as soon as possible due to the CDGB grant application deadline being January 5th. The group that met and ranked the firms narrowed it down to their top two selections. Newberg and Rollins asked to have a chance to review the firm's presentations as well. The City Council will take more time to review the firms and Mayor O'Brien will call a special meeting for this Friday, December 17th after checking to see what time will work for Wede.

Motion by Hackett to adjourn. Second by Wede. 4 Ayes, motion carried.

Adjournment 6:50P.M.

OAKLAND CITY COUNCIL
DECEMBER 13, 2010
REGULAR SESSION

The Regular Session of the Oakland City Council met at Oakland City Hall and was called to order by Mayor Michael O'Brien at 7:00 P.M. Council Members present were Newberg, Rollins, Hackett and Miller. Also present were Public Works Director Mike Baragary, and City Clerk Marissa Lockwood, Pat Hall of Snyder and Associates, Anna D'Angelo, Courtney Harter of SWIPCO, Dee Fisher of USDA, Angela Miller, Dr and Carm Pigneri, Doc Blanchard, and Bob Brodie of the Pottawattamie County Community Foundation. Motion by Hackett to approve the agenda, second by Rollins. 4Ayes, motion carried.

Open Forum was held. Bob Brodie of Pottawattamie County Community Foundation informed the Council of the benefits of endowments and explained the Foundation grants. Anna D'Angelo reported that the Christmas fundraiser brought in over \$2000 and the committee now has about \$28,100 toward the bath house renovations.

Motion by Rollins to approve the consent agenda including November Clerk Report, Claims, Senior Center Report, Library Report, Sheriff's Report, Minutes from November 8th regular session and November 18th special session, and Resolution 2010-12-09 "Operating Transfers of Funds". Second by Miller. Roll Call. 4 Ayes, motion carried.

Motion by Hackett, second by Rollins to approve the Fire Department Consent Agenda including Claims and Minutes from November 2nd and December 5th. Roll Call. Newberg, Rollins - Ayes. Hackett, Miller - Abstain. Motion carried.

Motion to open public hearing on the CDBG Grant Application and USDA loan application for the City Service Building project made by Miller, second by Hackett. 4 Ayes, motion carried. SWIPCO conducted a telephone income survey to see if the City qualifies to apply for the CDBG grant. Harter said the survey came back at 58.61% below LMI, so the City will be eligible to apply for \$500,000 for FY11. Harter will complete the application with help from the Clerk and the architectural firm that is selected. No comments were received in the Clerk's office. Dee Fisher discussed the USDA loan process and the budget with the Council. Motion by Newberg, second by Rollins to close the public hearing. The architect/engineer packets were discussed at the special meeting held at 6:15p.m. The City Council is going to take more time to review the firms and have a special meeting on Friday, December 17th to make a selection.

Mayor O'Brien updated the Council on the lot split in East Ridge Subdivision that was approved at the November meeting. This resolution is an amendment to combine the half lots split from Lot 17 into Lot 16 and Lot 18. Motion by Miller, second by Hackett to approve Resolution 2010-12-01 "Lot Split of Lot 17 in East Ridge Subdivision". 4 Ayes, motion carried.

Pat Hall of Snyder & Associates presented partial pay request #2 from Neuirth's Construction for the 2010 Sanitary Sewer Improvements Project. Motion by Hackett, second by Miller to approve partial pay request #2 in the amount of \$69,917.68. 4 Ayes, motion carried. Hall addressed the Council about the relining part of the project that was going to be done from the soccer field to behind NAPA. The new line through the park should take care of most of the infiltration problems. Hall will look into prices for possibly using the budgeted money to readjust and seal the manholes prevent water from leaking into them.

Motion by Miller, second by Hackett to open the public hearing on the swimming pool bath house renovations project. 4 Ayes, motion carried. Pat Hall reviewed and discussed the bids from the bid letting held on Friday, December 10th with the City Council. Advice was received from the City Attorney that the City could act as the General Contractor for the project. City staff did the demo work. Clark's Electric is going to donate the labor and materials for the Division 5 work.

Wede entered the meeting at 7:43P.M. Contractors were also given the option to bid on being the General Contractor for the project. Discussion was held on the bids. Larry Hackett Construction bid on only the Division 3 work (general remodeling) as well as a bid for being the General Contractor over the three divisions. Hall expressed to the Council that he felt that Hackett Construction should have to use the one bid that was opened at the bid letting from PCS Concrete for the division 2 work (concrete); even though Hackett's bid included a total price for all three divisions and he said the concrete number was lower than PCS's bid. Motion by Miller to close public hearing. Second by Hackett. 5 Ayes, motion carried. Councilman Hackett addressed Hall concerning change orders that are already going to have to be made. He questioned why the items weren't caught before sent out for bids. Hall said that the concrete that was in the specs is code compliant and that the change was made as a preference and there wasn't time to send an addendum to the contractors. Motion by Miller, second by Wede to approve Resolution 2010-12-02 "Approving Plans, Specifications and Form of Contract". 5Ayes, motion carried. Resolutions awarding contracts will be discussed and approved at the meeting Friday evening. Motion by Newberg, second by Miller to approve Resolution 2010-12-06 "Award of Contract-Division 5 work to Clark's Electric". 5 Ayes, motion carried.

Annexation of Northern Territories and TIF district were discussed. Snyder & Associates will help the City with the process of voluntary annexation and creating a TIF district. Pat Hall went over the timeline and process of the annexation. The taxes for residential, commercial and industrial zoned properties will increase and agriculture zoned properties will go down. The City will offer property owners a tax plan for the taxes to increase incrementally over 10 years. This will be a benefit to the City due to the increased property tax revenue and the increase to the City's debt limit. Motion by Hackett, second by Miller to authorize Snyder & Associates to proceed with the voluntary annexation

and TIF district of the northern territories. 5 Ayes, motion carried. Motion by Hackett to authorize Snyder & Associates to proceed with a TIF district on the North side of Walnut Street from Grove Street to Oakland Avenue.

Mayor O'Brien updated Councilman Wede on the City Service Building project and set the special meeting for Friday, December 17th at 5:30P.M.

Baragary discussed the filters at the water plant. Motion by Wede, second by Hackett to have the City employees replace the filter media in the existing filters at the water plant. 5 Ayes, motion carried.

Discussion was held on the Bane v. City of Oakland matter. Miller said Mark Crumley contacted him just before the Council Meeting and he is still not satisfied. The property pins have not been moved, he has not seen the surveyor and no one has been in contact with him. Miller will contact Crumley and O'Brien will contact the attorney to get the issue settled. The resolution will be added to the agenda for Friday.

Motion by Hackett to approve hiring Clark's Electric to replace the light fixtures at the Library for \$4466.18. Second by Miller. 5 Ayes, motion carried. The City will apply for the energy rebate from MidAmerican Energy.

Fire Department staffing issues were discussed. There have been some problems with response for rescue calls. Mayor O'Brien and Miller met with the Chief and discussed how to resolve this. O'Brien asked the Council think about ideas of how to increase the response and it will be discussed further next month.

Motion by Newberg, second by Hackett to purchase a new computer for City Hall with the direction of Councilman Wede. 5 Ayes, motion carried.

Baragary gave the Crew Report. There are still issues with cars not being moved during snow removal especially on Main Street and Oakland Avenue. There have been complaints about the snow rolling back onto the sidewalks on Main Street after property owners have cleared them. The Employees will keep the blade away from the curb and property owners will need to scoop the snow in to the street rather than just to the edge of the curb.

Lockwood gave the Clerk's Report. Iowa Codification gave a list of codes that need to be reviewed for the update, Lockwood asked the Council to review the list and bring any additional changes they would like to see made to the January meeting.

O'Brien gave the Mayor's Report. The emergency line will be the water plant number at 482-5504 and that line will be forwarded to the employee on call.

Miller was notified of a sink hole by the Fellowship of Faith Church. He will get with Baragary to check it out. Miller also asked about the property at 121 N. Main. O'Brien informed the Council that the Masons are obtaining \$200,000 title insurance and then the City can take deed to the property. The City Attorney advised that the City can take deed and liability insurance will protect the City if something were to happen before demolition took place. The City will have to have an asbestos survey done. O'Brien also informed the Council that the property to the north would also like to be taken down at the same time and they would like to work out a deal where they would take deed to the fronts of both lots and the City would have deed to the back of both lots for green space or the farmer's market. Miller asked O'Brien why the City is taking deed and tearing the building down. Miller said he will not vote to pay for demolition of the building. Other Council members agreed with Miller. The Council is concerned that this sets precedence for other properties in town. Miller suggested trying to contact the regional or state Masons rather than just the local lodge to see if they can help and look into other options.

Motion by Hackett, second by Miller to adjourn.

Adjournment 9:45P.M.

Aflac	benefits	83.90
B2 Environmental, Inc.	asbestos removal	1115.00
Bane, Mike and Kristy	legal settlement	20000.00
Baum Hydraulics Corporation	supplies/repairs	101.02
California Contractors Supplies	supplies/equipment	696.96
Clark's Electric	repairs	242.00
CONOCO	fuel	401.05
Constable, Cindy	city treasurer pay	575.00
Counsel Office & Document	copier lease	222.94
Dollar General	supplies	26.00
Eckert Plumbing & Sewer Service	contract services	441.68
EFTPS	payroll liabilities	8062.62
Emergency Medical Products	medical supplies	111.50
EMS Billing Services Inc.	contract services	500.90
Farm Service Cooperative	fuel	263.32
Fritz, Jaime	water deposit refund	29.58
Frontier Communication	telephone	640.72
Fullerton Lumber Co.	supplies/repairs	178.10
Great Western Bank	data processing	86.68
Guyer Machine Shop, Inc.	repairs	29.00
Hach Company	analysis	158.76
Hansen, Greg	building inspector pay	55.00
Hawkins, Inc.	chemicals	3666.96
Heartland Properties	purchase of property	330469.00
Heiman Fire Equipment	supplies/uniforms	3333.11
Henningsen Const., Inc.	cold patch	174.64
IA Dept of Revenue	sales tax	3509.00
IMWCA	work comp	998.00
Iowa One Call	contract services	35.10
Iowa Waste Systems, Inc.	dumping fees	1735.74
IPERS	benefits	1901.88
Journal-Herald	publishing	567.46
Larry Hackett Construction	contract services	9986.00
Life-Assist, Inc.	medical supplies	154.64

Linweld	chemicals	911.91
Lockwood, Marissa	reimbursement	19.00
M K Mills Tree Service, Inc.	contract services	7079.86
Menards's	supplies	28.86
Mid American Energy Company	utilities	7886.77
Mississippi Lime Company	lime for water plant	3330.45
NAPA	supplies	229.87
Neuvirth's Construction	pay request #2	69917.68
Nishnabotna Valley Rural Electric Coop.	utilities	2468.98
Oakland Country Club	refund liquor license	292.50
Oakland Veterinary Clinic	contract services	177.50
Pamida, LLC	water deposit refund	78.06
Payroll	wages	25850.69
Pierce Pump, Inc	supplies	10.31
Postmaster	postage/postage permits	522.64
Pott. County Sheriff's Office	contract services	13011.26
Powerplan	repairs	217.01
Principal Life	benefits	53.00
R.L. Craft Co., Inc.	contract services	17814.00
Riverside High School	yearbook ad	30.00
Ruan Logistics Corporation	freight	3409.01
Salvo, Deren, Schenck & Lauterbach, P.C.	legal fees	1005.00
Siemens Water Tech. Corp.	contract services	19383.00
Snyder & Associates Inc.	engineering fees	16964.50
Southwest Iowa Planning Council	membership dues	966.55
Staples	supplies	391.78
Struyk Turf, Ltd.	contract services	7771.50
Superior Lamp Inc.	supplies	361.14
Treasurer - State of Iowa	payroll liabilities	793.00
TRISTAR Benefit Administrators	benefits	56.00
Verizon Wireless	telephone	256.83
<u>Wellmark BlueCross Blue Shield</u>	<u>benefits</u>	<u>3738.04</u>
Total		595579.96

General Fund	Income	82523.90	Expense	27823.08
Water Fund	Income	75174.67	Expense	31564.85
Sewer Fund	Income	5492.07	Expense	93786.90
Sanitation Fund	Income	10109.22	Expense	9099.03
Road Use Fund	Income	27498.77	Expense	9863.63
TIF Fund	Income	1597.76	Expense	330669.00
Debt Service	Income	0	Expense	3438.75
<u>Capital Project-Aquatic Center</u>	<u>Income</u>	<u>70000.00</u>	<u>Expense</u>	<u>2213.03</u>
November Totals	Income	272396.39	Expense	508458.27

Mayor

City Clerk