**Minutes of the Roland City Council**

**Regular Session**

**Wednesday, October 18, 2023**

Note:  The following are unofficial until they are approved by the City Council at the next council meeting.

The Roland City Council met in regular session on Wednesday, October 18, 2023. The meeting was held at 6:00 pm at Roland City Hall with Mayor Andy Webb presiding. Council members present at roll call: Curtis Kentner, Amy Knoll, Riley Larson, Chance McDonald, and Russ Neely. Absent: none. Staff present were Deputy Clerk Mellisa Mattingly, Public Works Director Nathan Hovick, Public Works Assistant Director Dalton Johnston and 8 visitors from the public.

It was moved by Kentner and seconded by Larson to approve the consent agenda which included Agenda, Minutes from the October 4, 2023 Council Meeting, and Claims for October 18, 2023 in the amount of $205,594.06. All in favor, motion carried.

**Public Inpu**t: Kurtis Bower shared that Tom Wynia will be withdrawing as council for the RADC due to conflict of interest with his development.

Department Head’s Reports were as follows:

**Public Works Director:** Storm sewer work is being worked on and easements being drawn up for easements for watermain looping with the county ARPA money. The fiber crews hit something at Maple and Linn which ended up being an abandoned water main, the street patch was done this morning.

**City Clerk**: A resident fell in the entryway of City Hall this morning while hanging up a flyer, the rug has been removed and work on the doors will begin next week. The deputy clerk job opening was posted yesterday.

Greg Piklapp gave an update on the comprehensive plan, it has been condensed and approved by planning and zoning. Council agreed that a request for a reply with a deadline should be sent regarding the offer made for 210 N. Main and a deadline for the council to decide what direction they are planning on going. He would like to have a document created between the City and RADC that acknowledges the groups working together but cannot speak on behalf of one another.

At 6:17 pm Mayor Webb opened Public Hearing: RFB Bids for Wastewater Solar Project. Comments: Mellissa Kepley asked how much it will cost, what is the benefit, what does insurance think about it, what will be done with the extra money. The estimated cost is $480,000 and then a thirty percent rebate, the benefit is a ten-year payback and won’t be subject to Alliant rate increases, insurance is fine with the project, the money will go back to wastewater maintenance. Pat Murphy asked if it is being financed through other utilities. It will be paid for through internal loans to maximize the rebate amount, the loans will be paid back from what would have been electric. Riley Larson is not against the project, but is nervous about how much money it is. At 6:22 pm a motion was made by McDonald and seconded by Neely to close the Public Hearing. All in favor, motion carried.

A motion was made by McDonald and seconded by Knoll to approve Resolution 23-27 Resolution final approval on confirming plans, specifications, form of contract and estimate of cost for the Wastewater Solar Project. Aye: Knoll, Neely, McDonald, Larson, Kentner. Nay: none. Motion carried.

The four bids for the Wastewater Solar Project were reviewed and a motion was made by Knoll and seconded by Neely to contract with the low bidder Eagle Point Solar for $280,800.00 for the Wastewater Solar Project. All in favor, motion carried.

At 6:33 pm Mayor Webb opened Public Hearing on Proposed Designation of the 2023 Roland Main Street Urban Renewal Area. Hearing no comments, at 6:34 pm a motion was made by McDonald and seconded by Kentner to close the Public Hearing. All in favor, motion carried.

A motion was made by McDonald and seconded by Neely to approve Resolution 23-28 A Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan and Project for the 2023 Roland Main Street Urban Renewal Area. Aye: McDonald, Knoll, Neely, Kentner, Larson. Nay: none. Motion carried.

A motion was made by Neely and seconded by Larson to table An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the 2023 Roland Main Street Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa until there is a clear picture of the 208/210 N. Main St. buildings and timing. All in favor, motion carried.

At 6:38 pm Mayor Webb opened Public Hearing: Building Codes. Comments: Melissa Kepley asked how long the contract is with V&K. It can be changed anytime the council would want to. Riley Larson asked if anybody had reviewed it. Deputy Clerk Mattingly had skimmed through it, and nothing drew her attention. Pat Murphy noted that it can always be amended in the future if needed. At 6:39 pm a motion was made by Knoll and seconded by Kentner to close the Public Hearing. All in favor, motion carried.

A motion was made by McDonald and seconded by Neely to approve the first reading of Approval of Ordinance 144: Repeal and Replace Chapter 144 Building Code Aye: Larson, McDonald, Kentner, Knoll, Neely. Nay: none. Motion carried.

A motion was made McDonald and seconded by Neely to waive the second and third readings of Approval of Ordinance 144: Repeal and Replace Chapter 144 Building Code. All in favor, motion carried.

A motion was made by McDonald and seconded by Neely to approve the final reading of Approval of Ordinance 144: Repeal and Replace Chapter 144 Building Code Aye: Neely, Knoll, Kentner, Larson, McDonald. Nay: none. Motion carried.

At 6:42 pm Mayor Webb opened Public Hearing: Comprehensive Plan. Comments: Melisa Kepley said that she can’t comment because she hasn’t seen it and asked if it is available to the public. It is available to the public either as a hard copy or electronic. At 6:44 pm a motion was made by Neely and seconded by Kentner to close the Public Hearing. All in favor, motion carried.

A motion was made by Neely and seconded by Kentner to approve Resolution 23-29 Resolution Approving the Comprehensive Plan. Aye: Knoll, Neely, McDonald, Larson, Kentner. Nay: none. Motion carried.

**Mayor/Council Comments:** CM Neely thanked staff for using the street sweeper around town.

**Public Input:** Pat Murphy asked what the bid spread on the solar project was. Bids were $499,098.59, $380,000.00, 368,475.00, and 280,800.00.

With no further business at this time, Kentner moved for adjournment of the meeting at 6:46 pm seconded by McDonald. All in favor, motion carried. The next regular scheduled meeting will be Wednesday, November 1, 2023 at 6:00 pm at Roland City Hall

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|  | **CLAIMS** |  |
|  | **GENERAL FUND** |  |
|  | **18-Oct-23** |  |
| **Law Enforcement** |  |  |
| Story County Treasurer | 2nd Quarter Sheriff Payment | $22,745.40 |
|  | **Total Law Enforcement** | $22,745.40 |
| **Fire** |  |  |
| Alliant Energy | Electric | $32.72 |
| Key Cooperative | Battery | $389.85 |
| Wex Bank | Fuel | $111.97 |
|  | **Total Fire** | $534.54 |
| **EMS** |  |  |
| Alliant Energy | Electric | $30.56 |
|  | **Total EMS** | $30.56 |
| **Garbage** |  |  |
| Stone Sanitation | Garbage Pick up | $6,966.55 |
|  | **Total Garbage** | $6,966.55 |
| **Street** |  |  |
| Manatts |  | $66,614.00 |
| Menards | Supplies | $142.34 |
| Schulin Company | Plug | $38.45 |
|  | **Total Street** | $66,794.79 |
| **Street Lighting** |  |  |
| Alliant Energy | Electric | $2,159.37 |
|  | **Total Street Lighting** | $2,159.37 |
| **Library** |  |  |
| Alliant Energy | Electric | $246.39 |
| EFTPS | Fed, Med, SS | 539.32 |
| Madison National Life | Life Insurance | $31.27 |
| Treasurer, State of Iowa | IA Withholding | $154.68 |
| Wages | Payroll | $2,026.86 |
|  | **Total Library** | $2,998.52 |
| **Museum** |  |  |
| Alliant Energy | Electric | $67.14 |
|  | **Total Museum** | $67.14 |
| **Park** |  |  |
| Alliant Energy | Electric | $178.64 |
| Bo's Outdoor Solutions | Sparying | $3,045.00 |
| Drew Stalzer | Disc Golf Winner | $53.00 |
| EFTPS | Fed, Med, SS | $164.92 |
| Menards | supplies | $47.84 |
| Napa Auto Parts |  | $23.98 |
| Treasurer, State of Iowa | IA Withholding | $36.23 |
| Tyler Dewalt | Disc Golf Winner | $53.00 |
| Wages | Payroll | $460.20 |
| Wex Bank | Fuel | $255.32 |
|  | **Total Park** | $4,318.13 |
| **Cemetery** |  |  |
| Alliant Energy | Electric | $26.20 |
|  | **Total Cemetery** | $26.20 |
| **Pool** |  |  |
| Alliant Energy | Electric | $156.02 |
| Menards | supplies | $329.98 |
| UMB | Bond Interest Payment | $24,403.13 |
|  | **Total Pool** | $24,889.13 |
| **Policy & Administration** |  |  |
| Alliant Energy | Electric | $407.63 |
| Availa Bank | Budget Workshop for Mellisa | $50.00 |
| Availa Bank | Stop Check | $25.00 |
| Bo's Outdoor Solutions | Sparying | $110.00 |
| Buiness Card-MM | Nortary Stamp | $29.50 |
| EFTPS | Fed, Med, SS | $565.00 |
| Gworks | Annual Fee | $2,168.34 |
| IIMC | Annual Fee | $210.00 |
| Madison National Life | Life Insurance | $417.36 |
| Treasurer, State of Iowa | IA Withholding | $159.92 |
| Veenstra & Kimm | Permits | $2,371.20 |
| Wages | Payroll | $1,564.61 |
| Wellmark | Health Insurance | $1,853.67 |
|  | **Total Policy & Admin.** | $9,932.23 |
| **ROAD USE** |  |  |
| Alliant Energy | Electric | $77.10 |
| Availa Bank | US Cellar | $33.94 |
| Availa Bank | US Cellar | $68.96 |
| EFTPS | Fed, Med, SS | $410.21 |
| IAMU | Training | $211.34 |
| Madison National Life | Life Insurance | $144.14 |
| Manatts |  | $29,061.42 |
| Treasurer, State of Iowa | IA Withholding | $117.48 |
| Wages | Payroll | $1,284.62 |
| Wellmark | Health Insurance | $888.35 |
| Wex Bank | Fuel | $251.51 |
|  | **Total Road Use** | $32,549.07 |
| **Capital** |  |  |
| Simpleray LLC | 50% billing of Stage 2 | $7,000.00 |
| Story City Building Products |  | $223.28 |
|  | **Total Capital** | $7,223.28 |
| **Economic Development** |  |  |
| Alliant Energy | Electric | $151.37 |
| Veenstra & Kimm | Zoing maps | $408.00 |
|  | **Total EcDev** | $559.37 |
| **AARP Funds** |  |  |
| Conley's Trucking | Backfill Material | $256.77 |
|  | **Total AARP** | $256.77 |
| **WATER** |  |  |
| ACCO | chlorinating | $735.56 |
| Ag Source | testing | $14.50 |
| Ag Source | testing | $14.50 |
| Alliant Energy | Electric | $1,176.82 |
| Availa Bank | US Cellar | $33.95 |
| Availa Bank | US Cellar | $68.96 |
| Availa Bank | Forte ACH | $30.00 |
| EFTPS | Fed, Med, SS | $840.67 |
| Gworks | Annual Fee | $2,168.33 |
| Hokel Machine |  | $82.33 |
| IAMU | Training | $211.33 |
| Matt/Shawna Richardson | Deposit reissued by Andy's say | $83.72 |
| Treasurer, State of Iowa | IA Withholding | $229.12 |
| Treasurer, State of Iowa | Wet Tax | $1,242.08 |
| Wages | Payroll | $2,475.81 |
| Wellmark | Health Insurance | $888.35 |
| Wex Bank | Fuel | $128.91 |
|  | **TOTAL WATER** | $10,424.94 |
| **SEWER** |  |  |
| Ag Source | testing | $243.50 |
| Ag Source | testing | $107.25 |
| Alliant Energy | Electric | $2,960.40 |
| Availa Bank | US Cellar | $33.94 |
| Availa Bank | US Cellar | $68.97 |
| Availa Bank | Forte ACH | $30.00 |
| EFTPS | Fed, Med, SS | $840.64 |
| Gworks | Annual Fee | $2,168.33 |
| HM Cragg | Generator Maint | $1,872.10 |
| IAMU | Trainging | $211.33 |
| Napa Auto Parts |  | $224.99 |
| Nessa Inc | Supplie for storm sewer | $60.38 |
| Treasurer, State of Iowa | IA Withholding | $229.09 |
| Treasurer, State of Iowa | Sales Tax | $293.30 |
| USA Blue Book | Chemicals | $280.81 |
| Wages | Payroll | $2,475.80 |
| Wellmark | Health Insurance | $888.35 |
| Wex Bank | Fuel | $128.89 |
|  | **TOTAL SEWER** | $13,118.07 |
|  | **GRAND TOTAL** | **205,594.06** |
|  |  |  |
| **Revenue** |  |  |
| Water, Sewer, Garbage |  | $28,302.15 |
| Library |  | $13,775.74 |
| Gen Income |  | $278,394.39 |
| Total Income |  | **$320,472.28** |

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Andy Webb, Mayor Mellisa Mattingly, Deputy City Clerk