

OFFICIAL COUNCIL PROCEEDINGS: City of Garner

**CITY OF GARNER
COUNCIL PROCEEDINGS
UNAPPROVED MINUTES
August 24, 2021**

The City of Garner Council met in regular session on Tuesday, August 24th at 7:00pm in the Council Chambers at City Hall.

Mayor Mick called the meeting to order at 7:00pm.

ROLL CALL-Present: Don Bell, Denny Drabek, Glen Juhl, Marline Lewerke, Tim Schmidt.

Motion by Marline Lewerke, seconded by Don Bell to approve the agenda as printed, carried unanimously.

PUBLIC INPUT: None

Motion by Denny Drabek, seconded by Glen Juhl to approve the following consent agenda items, carried unanimously.

- Council Minutes – August 10th, Regular Meeting
- Liquor License- Your Place Bar and Grill

Tom Christianson with Jasper Insurance presented updated quotes for general liability coverage from Iowa Community Assurance Pool (ICAP) and EMC Insurance Group. Motion by Denny Drabek, seconded by Glen Juhl to approve the transition to EMC Insurance Group, carried unanimously.

Motion by Tim Schmidt, seconded by Marline Lewerke to approve a request from IMT Transport to tie downspouts into the City's Storm Water System. IMT Transport will be hiring Veenstra & Kimm Engineering before the Stormwater Management Plan is in place and would like to move forward on their building construction(footings) and building permit. Council Consensus to approve the request and allow IMT Transport to continue with the building permit process with the condition that no paving shall be complete until the Storm Water Management Plan is implemented which shall be no later than one year from today's date, motion carried.

Update from Jim Janssen, President of Garner Ambulance, provided an update on calls for FY21.

Garner Ambulance Vice President Vicky Westcott and the Public Safety Committee presented the potential of a GVAS EMS Manager Position becoming a City employed position. This position may also be shared with Garner Police Dept for secretarial work. Future discussions will be held and presented to Council.

Bill Paulus, Garner Golf Course Foundation requested approval of Resolution 2021-42 A RESOLUTION RENEWING THE GOLF COURSE FOUNDATION TWO-YEAR LEASE EXTENSION FOR 2022-2024 from January 1, 2022 to December 31, 2023. Motion by Tim Schmidt seconded by Don Bell, Ayes: Don Bell, Denny Drabek, Glen Juhl, Marline Lewerke, Tim Schmidt. Nays: none.

Garner Aquatic Center Pool Manager, Kaylea Schulze updated council on the 2021 season. Kaylea

brought several thoughts and ideas to council that would make next year a better season. Council thanked Kaylea for all her hard work.

After an update from Garner Parks & Recreation, a motion by Marline Lewerke, seconded by Denny Drabek to approve Resolution 2022-43, A RESOLUTION TO HIRE AND SET THE WAGES FOR THREE VMRC FRONT DESK EMPLOYEES AND ONE SEASONAL MOWER/FLOWER WATERERS, Owen Puggel, Paige Kudej, Vanessa Waymire, Everardo Ochoa. Ayes: Don Bell, Denny Drabek, Glen Juhl, Marline Lewerke, Tim Schmidt, Nays: none.

Drew Sweets, Veenstra and Kimm Engineering presented an update on the Division Street Intersection, Allen Ave, Reserve Property, Hwy 18 Trail and State Street. Drew is awaiting a decision from council on possible State Street Tree removal due to utility placement. Council will need to meet to see the trees in question at a future date.

Mayor Mick announced it was time for the Public Hearing regarding obtaining input into a Community Development and Housing Needs Assessment. NIACOG Staff provided an overview of the program (provided in Appendix A). Mayor Mick then asked for comments from the floor, hearing none Mayor Mick announced it was time for the second Public Hearing regarding the submission of CDBG-CB Housing application to the IEDA for the development of residential apartments in an upper story building located at 314 State Street (detailed in Appendix B). Hearing no further comments from the floor the following action was taken:

Request to approve Resolution No. 2021-44 a resolution approving an application, community development and housing needs assessment (CDHNA), duplication of benefits policy, and related documents for a CDBG-CV (Community Development Block Grant-Corona Virus) housing conversion project for 314 State Street with Lake Rentals, LLC as developers. Motion by Tim Schmidt, seconded by Marline Lewerke, Ayes: Don Bell, Denny Drabek, Glen Juhl, Marline Lewerke, Tim Schmidt, Nays: none.

Request from CP Iowa Properties to extend the one-year construction start date requirement in Hejlik III, Lot 12 to August, 24, 2022. Motion by Glen Juhl, seconded by Denny Drabek, motion carried.

Discussion on Sesame Street Drainage and the easement agreement. Council is giving concerned property owners a two-week deadline, September 14th, to decide if the easements will be signed.

Rebecca Olson, Garner Chamber, provided an update on expenses that were funded with Hotel/Motel Tax funds for FY21 including Advertising, Monday Fun Days, and assistant Wages. Motion by Tim Schmidt, seconded by Don Bell to

continue the distribution from the Hotel/Motel Tax fund of 50% to the Garner Chamber, motion carried.

City Administrator Report:

- Reserve Phase II update
- Planning on Zoning update
- Meetings with council meetings and projects will be scheduled
- Census numbers are low, many communities in the area are also low

CORRESPONDENCE & OTHER BUSINESS: Items discussed included:

- Lighting on Fuller Drive
- Trees being planted in Hejlik's III in ROW

With no further business, there was a motion by Marline Lewerke, seconded by Denny Drabek to adjourn the meeting at 8:47 pm.

*Kelly White, City Clerk
Kenton L. Mick, Mayor*

**Appendix A
Community Development and Housing Needs of LMI Persons**

1. Shortage of rent assisted/subsidized housing opportunities
2. Housing in disrepair needs maintenance with some homes blighting neighborhoods
3. Limited opportunity for home ownership for low income and first time buyers
4. Limited amount of rental housing that is accessible for persons with disabilities
5. Never enough free activities/facilities for youth development

Other Community Development and Housing Needs

1. Need to improve housing stock that is in poor condition especially for "aging in place"
2. Need infrastructure improvements
3. Need increased wage levels to match national average
4. Need continued development of downtown and highway 18 corridor
5. Need increased availability of rental housing.

Planned or Potential Activities to Address Housing and Community Needs

1. Develop rental housing in upper story downtown properties
2. Encourage and facilitate subdivision and residential construction activity
3. Apply for CDBG housing rehabilitation programs to assist low-moderate income homeowners. (Applications are no longer required to pick target areas and are available on a first come-first serve basis.)
4. Continue rental housing inspection, code enforcement, and blight elimination activities
5. Continue street paving and sanitary and storm sewer upgrade/replacement/extension
6. Park and recreational trail development and recreation activities for youth and adults
7. Encourage economic growth through direct and indirect investment
8. Continue Downtown and Highway 18 corridor revitalization

Appendix B

PROCEEDINGS: Hancock Co.

**HANCOCK COUNTY
BOARD OF SUPERVISORS
September 3, 2021
Garner, Iowa**

The Hancock County, Iowa, Board of Supervisors met in adjourned session on the above captioned date pursuant to adjournment with Supervisors Florence (Sis) Greiman, Gary Rayhons, and Jerry J. Tlach present. Absent: none.

The minutes of August 30, 2021 meeting were read and approved.

On motion by Supervisor Tlach, seconded by Supervisor Greiman and carried unanimously, the Board gave approval to the following resolution:

**RESOLUTION NO. 2021-048
Resolution setting November 2, 2021, as the date for an election on the proposition of entering into a loan agreement and issuing general obligation bonds**

WHEREAS, the Board of Supervisors (the "Board") of Hancock County, Iowa (the "County") has proposed that the County be authorized to enter into a loan agreement and issue bonds in a principal amount not exceeding \$4,600,000 to finance the constructing, furnishing and equipping of County public works facilities (the "Project"); and

WHEREAS, pursuant to Sections 331.402 and 331.442 of the Code of Iowa, before the County may enter into a loan agreement and issue its bonds for such purposes, the County must hold a special election upon such proposition and receive a favorable vote from at least 60% of the total votes cast at such special election; and

WHEREAS, in accordance with Section 331.442 of the Code of Iowa, as part of the Board's action to set a date for an election on such proposition, the Board must publish notice of such proposition, including a statement of the amount and purposes of the loan agreement and the bonds to be issued, and a statement of the estimated cost of the Projects, which notice must be published, as provided in Section 331.305 of the Code of Iowa, with the minutes of the meeting at which the Board adopts a resolution setting the date for an election on the question of entering into the loan agreement and issuing such bonds;

NOW, THEREFORE, IT IS RESOLVED by the Board of Supervisors of Hancock County, Iowa, as follows:

Section 1. The Board of Supervisors intends to undertake certain County construction projects, as more particularly described in Section 2 below, at an estimated cost of \$5,200,000. In accordance with Section 331.442 of the Code of Iowa, this cost figure is an estimate and shall not be binding on the Board in later proceedings related to the Project.

Section 2. A special county election is hereby called and ordered to be held in and for the County in conjunction with the general election on November 2, 2021, at which there will be submitted to the voters of the County the following proposition:

"Shall the County of Hancock, State of Iowa, enter into a loan agreement and issue its general obligation bonds in an amount not exceeding \$4,600,000, for the purpose of constructing, furnishing and equipping County public works facilities?"

Section 3. All of the foregoing matters are adopted and resolved by this Board, and the County Auditor is hereby authorized and directed to issue a proclamation and notice of the proposition and of the time and place of the election and to take all other actions necessary pursuant to state law to conduct the election. In addition, in accordance with Sections 331.305 and 331.442 of the Code of Iowa, the County Auditor is hereby authorized and directed to publish the minutes of the Board meeting at which this Resolution is adopted, including the full text of this Resolution, and to publish along with those minutes the Board's Notice of Special Bond Election that is attached to this Resolution.

Section 4. All resolutions or parts of resolutions in conflict herewith are hereby repealed, to the extent of such conflict.

No further business to come before the Board, motion made to adjourn at 9:29 a.m. by Supervisor Tlach and carried. All Supervisors present voting, "Aye," session to adjourn and will meet again on September 7, 2021.

ATTEST:
*Michelle K. Eisenman, Auditor
Gary Rayhons, Chair*

Published in The Leader on Wednesday, Sept. 15, 2021

OFFICIAL PROCEEDINGS: City of Klemme

City of Klemme Council Proceedings Tuesday September 7, 2021

The Klemme City Council met at the regular meeting on Tuesday September 7, at 6:30 PM, Community Room, City Hall.

The meeting was called to order by Mayor Blank. Present: Taft Boge-Miller, Menke, Abele, and Crotty. Absent None.

Addition to the agenda was junk cars.

Menke made a motion to accept the agenda. Boge-Miller seconded the motion. Motion carried.

Boge-Miller made a motion to approve the minutes of the previous meeting. Crotty seconded the motion. Motion carried.

Taft made a motion, with a second from Menke, to approve the payment of the bills as presented. Motion carried.

The Sheriff's Report was reviewed.

Megan Willis with the Methodist Church was present, to inform the council that the church was thinking of the possibility of the community room usage on Wednesday nights-put they are looking at using the church and park at this time. She also talked about a few community ideas and how to go about the use of the community room, for future projects.

The Mayor opened the public hearing for finalizing the comprehensive plan for the City. There were no public opinions on the plan. The Mayor then closed the public hearing.

Abele made a motion, with a second from Boge-Miller to approve Resolution # 09-07-21(Finalizing Comprehensive Plan). Roll call was made with those voting Aye: Crotty, Abele, Menke, Boge-Miller and Taft. Those voting Nay: None. Motion carried.

Mayor Blank informed the council as to how the Urban Renewal Plan was coming along, and the timeline that was still needed for all paperwork, meetings and plans for it to be in place by December 1st.

Boge-Miller made a motion to approve Resolution # 09-07-21A (Adoption of the Proposed Code of Ordinance). Crotty seconded the motion. Roll call was made with those voting Aye: Crotty, Abele, Menke, Boge-Miller and Taft. Those voting Nay: None. Motion carried.

Boge-Miller made a motion to set the dates for the burning of yard waste (NOT TRASH), from October 1, 2021 to December 1, 2021, unless a burn ban goes into place. Menke seconded the motion. Motion carried.

City Clerk Rout, presented to the council the SFR report for fiscal year 2020-2021.

Kenneth Weiland, Public Works Director, was present at the meeting.

Weiland informed the council that he had been in contact with the City Garner for the street sweeping. They arrived in town on August 25th, which was perfect timing as the wind storm had gone through a day earlier, so Weiland had them do the majority of the town as there was debris on many streets. Schleusner's have fixed the storm sewer intake, along with three water shut offs. Jay with Iowa Lot Striping is still waiting on getting the paint in for the city streets.

Comments from the audience, was about a building on Main Street as the roof has fallen in. This property is included in the Urban Renewal Plan.

Addition to the agenda was the junk vehicles. The council decided to work on the process of getting information on junk vehicles to the Clerk. They will also be reaching out to residents about their vehicles and what their intentions are to get them removed as they are in violation of the Code.

Boge-Miller made a motion, with a second from Crotty, to adjourn. Meeting adjourned. Colleen Rout, City Clerk/Treasurer

Income for Aug.- General: \$53,898.22; Road: \$4,710.28; Water: \$5,448.71.

Colleen Rout,
Attest, Mayor

CITY OF KLEMMER - BILLS TO ALLOW

SEPTEMBER 7, 2021

SALARIESGrossNet

Colleen Rout

-City Clerk1,601.35 ..1,378.13

Kathy Olthoff

-Library.....2,341.42 ..1,750.02

Kenneth Blank

-Mayor.....150.00138.52

Gloria Hasenwinkel

-Library.....0.000.00

Donna Weiland-Janitor

For City Hall323.34278.26

Ken Weiland -Public Works

.....3,668.80 ..2,724.06

Scott Ginapp

-Sewer.....187.36161.25

Reliance State Bank

-Withholding.....1,688.66

Treas. St Of Iowa

-Withholding.....198.00

IPERS-Withholding.....1,277.63

OTHER BILLS

Waste Management Of N. IA

-Garbage & Recycling...3,438.50

Waste Management Of N. IA

-Roll Off Dumpster282.67

Cintas-City Hall.....140.43

Hancock Co. Sheriff-Monthly

Fee.....2,112.50

Communication 1-Library106.18

Communication 1-City Hall....48.98

Communication 1-Water.....95.40

Communication 1-Museum...34.66

Alliant Energy-General2,381.59

Alliant Energy-Water.....644.94

Black Hills Energy-Natural

Gas160.74

Amazon-Library898.58

The Leader-Library

Subscription53.00

Overdrive Inc.-Library391.26

Marlin Johnson-Mowing

Museum140.00

Agsource-Sewer.....361.75

Hawkins-Water Supplies10.00

Mid-America Publ. Corp.

-Publication-Minutes75.49

Mid-America Publ. Corp.-Public

Notice Election.....17.24

Hancock Co Coop Oil-Fuel ...342.57

Marco Inc-Maintenance

/Copier54.08

Wellmark-K. Weiland's Health

Insurance837.73

Caterpillar Financial Services

-Loan.....1,200.10

Marlin Johnson-Mowing.....465.00

Iowa DNR-Annual Npdes

Permit Fee210.00

Hancock County Treasurer

-Taxes-Main St.....18.00

MaxYield Cooperative

-Chemicals.....161.81

Municipal Supply Inc-Water

Meters.....1,110.00

Carlson Drainage-Sewer

Cleaning.....270.00

Brown Supply Co-Supplies ...220.00

Iowa Codification-Update

Code Book1,091.00

Staples-Supplies.....32.28

Schleusner Dirt Works-Storm

Sewer Repair2,561.62

TOTAL29,562.63

Published in The Leader on

Wednesday, Sept. 15, 2021**

Sheriff's Sale

NOTICE OF SHERIFF'S LEVY AND SALE IN THE IOWA DISTRICT COURT IN AND FOR HANCOCK COUNTY STATE OF IOWA HANCOCK COUNTY JANE A KINDER, ALYSSA TATE, COLLEEN FRANCO, KINDER JANE LIVING TRUST VS JWEMJRJAC, LLC AND JOHN E PUFFER Iowa District Court Hancock County Case# TRPR011748 Civil# 21-000254 General Execution

As a result of the judgment rendered in the above referenced court case, an execution was issued by the court to the Sheriff of this county. The execution ordered the sale of defendant(s) Real Estate described below to satisfy the judgment. The Property to be sold is SELLING ALL THE RIGHT, TITLE AND INTEREST OF THE DEFENDANT, JOHN E. PUFFER THE SOUTH WEST FRACTIONAL QUARTER (SW FRL, 1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP NINETY-FIVE (95) NORTH, RANGE TWENTY-SIX (26), WEST OF THE FIFTH PRINCIPAL MERIDIAN, HANCOCK COUNTY, IOWA EXCEPT THE NORTH 420 FEET OF THE SOUTH 1113 FEET OF THE EAST 390 FEET THEREOF; AND AS TO BLOCK FIVE (5) AND LOTS ONE (1), TWO (2), FIVE (5), SIX (6), SEVEN (7) AND EIGHT (8), BLOCK SIX (6), STILSON'S SECOND ADDITION, CORWITH

NOW DESCRIBED AS TRACTS OF LAND IN THE SOUTH WEST FRACTIONAL QUARTER (SW FRL 1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP NINETY-FIVE (95) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., HANCOCK COUNTY, IOWA, AND IN STILSON'S SECOND ADDITION, CORWITH, IOWA, DESCRIBED IN PLAT OF SURVEY #21-1137 FILED FOR RECORD MAY 26, 2021, IN THE OFFICE OF THE RECORDER, HANCOCK COUNTY, IOWA

Property Address: The described property will be offered for sale at public auction for cash only as follows:

Sale Date: 10/13/2021

Sale Time: 10:00

Place of Sale: HANCOCK COUNTY SHERIFF'S OFFICE, 875 STATE ST, GARNER, IA 50438

Redemption: After the sale of real estate, defendant may redeem the property within ONE YEAR

Judgment Amount \$584,157.11

Costs \$457.00

Accruing Costs PLUS

Interest \$2,103.61

Sheriff's Fees Pending

Attorney:

THOMAS REAVELY

699 WALNUT, SUITE 2000

DES MOINES, IA 50309

(515) 288-6041

Date: 08/27/2021

ROBERT GERDES JR

HANCOCK COUNTY SHERIFF

Published in The Leader on

Wednesday, Sept. 8 and Sept. 15, 2021

Public Notice

NOTICE TO BIDDERS

Hancock County will receive sealed bids for rent of the following described real estate. Bids will be opened at 9:30 A.M. C.D.T. October 11, 2021 at the Hancock County Board of Supervisors conference room. Bids may be left at the Hancock County Engineer's Office and are due to the office by 3:00 P.M. C.D.T. on October 8, 2021.

Tract containing 37.7 acres of cultivated ground in the SW 1/4 and SE 1/4 of the NE 1/4, Section 27 T96N, R26W, Orthel Township.

The rent will be due in a lump sum April 1st of the year the land is being used. The acres shown above are tillable acres for cultivated ground. Hancock County reserves all gravel pit rights and privileges and the right to use the property for these purposes. Acres will be adjusted if more ground is taken for county use.

The renter is to maintain all fences including furnishing all material for same. All weeds are to be controlled by the tenant at his expense.

Hancock County will assume no liability for the tenant's operation.

This lease will be for one year with the option to renew it for one additional year.

The Hancock County Board of Supervisors reserves the right to reject any or all bids.

If there are any questions, please contact the Hancock County Engineer's Office at 923-2243.

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Public Notice

Legal Notice

The Hancock County Board of Adjustment will hold a public meeting on Monday September 20, 2021 at 5:00 p.m. in the basement of the Hancock County Public Safety Center, 875 State Street, Garner, Iowa. The purpose of the meeting is for consideration of a request for a variance in the setback requirements in a Commercial Zoned area from the minimum of 10 feet to 8 feet, 1 inch in the SE quarter of section 25, Garfield Township, Hancock County, Iowa.

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Wednesday, Sept. 15, 2021

Proceedings

HANCOCK COUNTY BOARD OF SUPERVISORS August 30, 2021 Garner, Iowa

The Hancock County, Iowa, Board of Supervisors met in adjourned session on the above captioned date pursuant to adjournment with Supervisors Florence (Sis) Greiman, Gary Rayhons, and Jerry J. Tlach present. Absent: none.

The minutes of August 23, 2021 meeting were read and approved.

All items on agenda were discussed with no motions made during the meeting.

No further business to come before the Board, motion made to adjourn at 11:10 a.m. by Supervisor Tlach and carried. All Supervisors present voting, "Aye," session to adjourn and will meet again on September 3, 2021.

ATTEST:

Michelle K. Eisenman, Auditor

Gary Rayhons, Chair

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