

(Subject to Approval)
CITY OF SWISHER, IOWA
CITY COUNCIL MEETING MINUTES
NOVEMBER 14, 2022

Anyone could attend in person, dial-in or connect electronically to hear the actual meeting.

REGULAR CITY COUNCIL MEETING

Call To Order: Mayor Christopher Taylor called the Swisher Council Meeting to order at 6:30 p.m. at Swisher Library, Swisher, Iowa on November 14, 2022.

Council Present: Mary Gudenkauf, Kris Heims, Kody Pudil, and Michael Stagg. Rebekah Neuendorf joined by zoom.

Also Present: City Clerk/Finance Officer Tawnia Kakacek, Public Works Superintendent Justin Fields, Communication Coordinator Julie Persons, Chad McCleary-ION Environmental, HR Green Representative Tim Cutsforth, Fire Department Representatives Glen Heims and Gene Beard, Johnson County Sheriff Brad Kunkel, Sandy Steil, Mr. & Mrs. Clint Haight. Via Zoom were Brad Degan, Megan Hanson and Asmita Poudel.

Consent Agenda: Neuendorf moved, seconded by Heims to approve the Consent Agenda consisting of: Agenda, October 10, 24 & 25, 2022 Council Minutes; updated List of Claims; October 2022 Clerk/Treasurer Report & Utility Balance Report; Resolution No. 2022-57-Transfer of Funds from TIF and LOST funds to Debt Service; Parade Permit and Street Closure for A Very Merry Christmas on December 10, 2022; notice of Board of Adjustments and Planning & Zoning vacancies. Roll call vote. Ayes: Gudenkauf, Heims, Neuendorf, Pudil, Stagg. Nays: None. Motion carried.

Citizen Comments: Gene Beard thanked City Staff Fields and Osborn for cleaning out the ditch by his house. He also recommended the city consider security cameras by the city brush pile as he was called to put out a fire there. He watched over the fire. Fields noted he was called as well and the fire was diminishing. Kakacek noted the council had approved purchase of a camera few years ago but it hadn't been purchased yet. Fields is working on this getting done. Mayor thanked Gene for watching over the fire.

Reports:

Sheriff: Council reviewed October's Sheriff report.

Engineer: HR Green Representative Cutsforth noted the following: working on sanitary sewer project plans that is 60% done and doing revisions per last meeting; survey is done for shop site plan; updated city map with new boundaries; helped Fields with culvert on Swisher View Drive; gave update from Engineer Matt Wildman on the water project.

Mayor: No report.

Council: No reports.

Employees: McCleary gave update of his submitted report and is on file at city hall. Hoover, Persons and Kakacek written reports are on file at city hall.

Miscellaneous Report: Council reviewed Swisher Parks & Recreation 9-21-22 Minutes and Swisher Comprehensive Plan Committee Meeting 1 Minutes of October 19, 2022.

BUSINESS:

Public Hearing to Enter into Sewer Revenue Loan and Disbursement Agreement: Motion by Heims, seconded by Stagg to open public hearing. Call for vote. All ayes. Motion carried and hearing opened at 6:39 p.m. No verbal or written comments were received. Mayor closed public hearing at 6:40 p.m.

Public Hearing on 2022-23 Budget Amendment: Motion by Gudenkauf, seconded by Heims to open public hearing. Call for vote. All ayes. Motion carried and hearing opened at 6:41 p.m. No verbal or written comments were received. Mayor closed public hearing at 6:42 p.m.

Public Hearing on Adding Fire Protection Water Tank Requirement to Future Developments: Motion by Gudenkauf, seconded by Heims to open public hearing. Call for vote. All ayes. Motion carried and hearing opened at 6:43 p.m. Clint Haight asked what the long-term goal for Swisher regarding developments in town. He noted this water tank requirement would be another cost for the developer to build in town. Mayor noted the home-owners insurance cost would be reduced if these water tanks were installed per the fire department. Beard noted City of Shueyville has this requirement and if the water vote passes this ordinance could be removed. Sandy Steil noted her client is willing to work to have a well site in the development area but it may not be feasible to develop if city requires these fire protection tanks as they are \$100,000 per tank. She recommended the Council to postpone passage of this ordinance to see what the city engineer finds for the best site for water and how the water vote goes. Beard noted it would take one tank for 50 houses. Persons noted if hold off voting for water tanks now, still may not have water for a few years. Clint Haight recommended to not pass ordinance until water study is done. Glen Heims noted it is their duty to protect the residents' properties and getting water nearby at this time is a challenge. Cutsforth noted the council can vote now or wait until the water vote is done or not do it at all. Steil noted the houses wouldn't be built until 2024. No written comments were received. Mayor closed public hearing at 7:06 p.m.

Resolution No. 2022-58—Additional Action to Sewer Revenue Loan and Disbursement

Agreement: Motion by Gudenkauf, seconded by Stagg, to approve Resolution No. 2022-58 entitled “RESOLUTION TAKING ADDITIONAL ACTION WITH RESPECT TO A SEWER REVENUE LOAN AND DISBURSEMENT AGREEMENT AND AUTHORIZING, APPROVING AND SECURING THE PAYMENT OF \$732,000 SEWER REVENUE LOAN AND DISBURSEMENT AGREEMENT ANTICIPATION PROJECT NOTE (IFA INTERIM LOAN AND DISBURSEMENT AGREEMENT)”. Roll call vote. Ayes: Gudenkauf, Heims, Neuendorf, Pudil, Stagg. Nays: None. Resolution No. 2022-58 passed.

Resolution No. 2022-59—Approve 2022-23 Budget Amendment: Motion by Stagg, seconded by Heims, to approve Resolution No. 2022-59 entitled “RESOLUTION APPROVING THE CITY’S PROPOSED AMENDMENT TO THE FISCAL YEAR 2022-23 BUDGET”. Roll call vote. Ayes: Gudenkauf, Heims, Neuendorf, Pudil, Stagg. Nays: None. Resolution No. 2022-59 passed.

Ordinance to Amend Chapter 166.11 Subdivision Regulations Requiring Fire Protection Water

Tanks: Gudenkauf noted there was a lot of confusion in the room regarding city water and fire protection water tanks. She heard everyone in the meeting desires to have city water and hopes they put their time and energy into how we can get city water. She felt approving the water tank requirement now would confuse residents of why we are getting city water. K. Heims noted the following: request of fire protection water tanks was done 5 years ago and denied; would be beneficial to residents to implement this ordinance; residents would save money on their insurance. Stagg noted if the election for city water doesn't pass then the council could revisit this request plus the cost of tanks is a struggle for the developers. Neuendorf concurred and need to move forward for city water presenting the facts to the community and not opinions. Gudenkauf inquired how much savings would be on homeowner's insurance if tanks installed. Beard noted the homeowner would need to contact their insurance underwriter to get reduction. Gudenkauf recommended to revisit this after the water election. Heims moved, seconded by Pudil, to introduce Ordinance by title only entitled “AN ORDINANCE ADDING TO THE CODE OF ORDINANCES OF THE CITY OF SWISHER, IOWA, 2015, BY ADDING CHAPTER 166.11(6) SUBDIVISION REGULATIONS-MINIMUM

REQUIREMENTS” and be given its first reading. Roll call vote. Ayes: Heims, Pudil. Nays: Gudenkauf, Neuendorf, Stagg. First reading of ordinance did not pass.

Resolution No. 2022-60—Authorizing & Approving Loan Agreement, Providing Issuance of Bonds for Public Works Building: Motion by Gudenkauf, seconded by Heims, to approve Resolution No. 2022-60 entitled “RESOLUTION AUTHORIZING AND APPROVING A LOAN AGREEMENT, PROVIDING FOR THE ISSUANCE OF A \$350,000 GENERAL OBLIGATION PUBLIC WORKS FACILITY BOND, SERIES 2022A AND PROVIDING FOR THE LEVY OF TAXES TO PAY THE SAME”. Roll call vote. Ayes: Gudenkauf, Heims, Neuendorf, Pudil, Stagg. Nays: None. Resolution No. 2022-60 passed.

Resolution No. 2022-61—Approve Engineering Agreement: Cutsforth noted they did not raise their rates last year and have raised their rates a total of \$9 per hour over the last 10 years. Motion by Stagg, seconded by Pudil, to approve Resolution No. 2022-61 entitled “A RESOLUTION APPROVING AGREEMENT BY AND BETWEEN THE CITY OF SWISHER, IOWA AND HR GREEN INC., FOR ENGINEERING SERVICES FOR THE CITY OF SWISHER”. Roll call vote. Ayes: Gudenkauf, Heims, Neuendorf, Pudil, Stagg. Nays: None. Resolution No. 2022-61 passed.

Johnson County Sheriff Kunkel Address Contract: Sheriff Kunkel presented recap of Swisher’s contracted time with Swisher over the past years. He also presented contract amount for 2023-24 Budget. Pudil inquired if the city should increase their hours of police protection since they go over 50 hours each year. Kunkel recommended not to but when developments are built to consider increasing the hours.

Presentation of Inclusive Economic Development Plan in Johnson County: Environmental Planner of Johnson County Asmita Poudel gave presentation of Johnson County Inclusive Economic Development Plan. Mayor asked if there are different expectations between Iowa City and small cities. Poudel said there was a new rural development coordinator to assist smaller cities. Mayor thanked Poudel for presentation.

Clean Influent Structure at Sewer Plant: After review of bid, Pudil moved, seconded by Heims to approve quote from Ken-Way of \$2,752.50 to clean influent structure at sewer plant. Roll call vote was taken. All ayes. Motion carried.

Install Gas Line to City Garage Building on Rose Avenue: Fire department requested to have gas line installed to the city garage building where they keep fire truck and EMA trailer. It was noted that MidAmerican doesn’t charge to bring line to building. G. Heims is waiting for quote from heating company to install heater. Beard noted per their agreement with the City, the fire department plans on doing improvements to the garage at their own cost of \$6,000 not including the heat installation. It was discussed how long the fire department would be using this garage which could be 3-5 years or longer. Pudil asked Fields if he would want it heated after fire department use. Fields noted all the city equipment would be stored at shop building on 3rd Street and don’t see using that building for city use. After discussion, Gudenkauf moved, seconded by Pudil, to have gas line installed and heat hooked up to city garage on Rose Avenue at cost up to \$2,000.00. Roll call vote was taken. All ayes. Motion carried.

Gym Rental Agreement and Expenditures-Youth Sports Basketball Program: After review of request from Swisher Parks & Recreation Committee to start basketball program of 6 weeks for kids K-2 grade with \$25 registration fee, supplies to purchase, and lease agreement with City of Shueyville for gym use, Gudenkauf moved, seconded by Stagg to approve lease agreement with City of Shueyville and purchase supplies for basketball youth program. Roll call vote was taken. All ayes. Motion carried.

Appoint Representatives to Comprehensive Steering Committee: Kakacek noted 3 business owners volunteered to be on the committee who were Kathryn Birky, Sonya LaGrange, and Jeremy Coleson. Gudenkauf moved, seconded by Neuendorf, to appoint all 3 people stated above to be on the Swisher Steering Committee. Council discussed they had designated 2 representatives from Parks & Recreation Committee, Planning & Zoning Committee, Council and to consider only 2 business representatives. Motion by Pudil, seconded by Neuendorf, to amend motion to appoint only 2 businesses and not all 3. Roll call vote

was taken. All ayes. Motion carried. 1st Motion was amended to appoint Sonya LaGrange and Jeremy Coleson as the 2 business representatives for the Swisher Comprehensive Steering Committee. Roll call vote. All ayes. Motion carried.

Resolution No. 2022-62—Approve Cell Phone for Staff: Motion by Pudil, seconded by Heims, to approve Resolution No. 2022-62 entitled “A RESOLUTION APPROVING TO PURCHASE A CELL PHONE AND PLAN FOR THE PUBLIC WORKS EMPLOYEE FOR THE CITY OF SWISHER, IOWA”. Roll call vote. Ayes: Gudenkauf, Heims, Neuendorf, Pudil, Stagg. Nays: None. Resolution No. 2022-62 passed.

Purchase Furnace and Water Heater: Fields presented tube and unit heater quotes for shop building on 3rd Street. Quotes for tube heating were: Colony Heating of \$8,550, Hanna Plumbing & Heating of \$6,200, Jordans Heating of \$6,650 and Solon Heating of \$6,495. Quotes for unit heater were: Colon Heating of \$9,760, Hannah Plumbing & Heating of \$5,500, Jordans Heating of \$4,975, and Solon Heating of \$5,965. Fields recommended tube heating as that will help keep ice/snow off the floor. It was noted that Hanna Plumbing didn’t include electrical wiring installation. After discussion, Pudil moved, seconded by Heims to approve quote from Solon Heating and Air Conditioning of \$6,495.00 for tube heating installation at 3rd Street shop building. Roll call vote was taken. All ayes. Motion carried.

2nd Council Meeting in December: Kakacek noted Monday, December 26th is a paid holiday for the city staff and asked Council if wanted to change meeting night or not have the meeting. After discussion, council agreed not to have a 2nd meeting in December due to the holidays.

Correspondence Council reviewed the following: bridge reports done by HR Green; Mediacom update; IDOT meeting for November 30th for I-380 right-of-way; IDNR Flood Plain permit determination for sewer project on Oak Avenue; building and right-of-way permits issued to 302 & 312 Rose Avenue.

Adjournment: Motion by Pudil, seconded by Gudenkauf to adjourn. Call for vote. All ayes. Motion carried. Meeting adjourned at 8:46 p.m.

Tawnia Kakacek, City Clerk/ Finance Officer

Christopher Taylor, Mayor