

(Subject to Approval)
CITY OF SWISHER, IOWA
CITY COUNCIL MEETING MINUTES
DECEMBER 12, 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 December 12, 2022.

Council Present: Mary Gudenkauf, Kris Heims, Rebekah Neuendorf and Michael Stagg. Kody Pudil absent at time of roll call but arrived at 6:31 p.m.

Also Present: City Clerk/Finance Officer Tawnia Kakacek, Communication Coordinator Julie Persons, Chad McCleary-ION Environmental, HR Green Engineers Cody Buelt and Joshua Scanlon. Via Zoom was Heidi Hromidko.

Consent Agenda: Gudenkauf moved, seconded by Heims to approve the Consent Agenda consisting of: Agenda, November 14 & 28, 2022 Council Minutes; updated List of Claims; November 2022 Clerk/Treasurer Report & Utility Balance Report; Resolution No. 2022-64-Assessing Delinquent Utility Bills to Property; notice of Board of Adjustments and Planning & Zoning vacancies. Roll call vote. Ayes: Gudenkauf, Heims, Neuendorf, Stagg. Nays: None. Absent: Pudil. Motion carried.

Pudil arrived at 6:31 p.m.

Citizen Comments: None.

Reports:

Sheriff: Council reviewed November's Sheriff report.

Engineer: HR Green Engineer Buelt noted the following: working on sanitary sewer project plans to be turned into the city by January 5th and will be discussing with homeowners about easements; reviewed rezone request; waiting on survey to complete shop site.

Mayor: Taylor noted it is start of budget season and Johnson County EMA has started their next year's budget.

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 Library Board 11-2-22 Minutes, Swisher Planning & Zoning 11-21-22 Minutes and Swisher Comprehensive Plan Committee Meeting 2 Minutes of November 17, 2022.

BUSINESS:

Repair Blower #1 at WWTP: After review and discussion of McCleary's request, Pudil moved, seconded by Neuendorf, to approve repair of blower #1 at wastewater plan at cost of \$1,933.40 with Delta Industries, Inc. Roll call vote was taken. All ayes. Motion carried.

Repair Blower #2 at WWTP: After review and discussion of McCleary's request, Pudil moved, seconded by Heims, to approve repair of blower #2 at wastewater plan at cost of \$792.00 with Delta Industries, Inc. Roll call vote was taken. All ayes. Motion carried.

Payment for Castek Park Trail Project: Buelt noted the final payment would need to wait until spring to verify the seeded areas are growing. After review and discussion of updated pay request, Stagg moved, seconded by Pudil to approve Payment #2 of \$5,617.35 to Tschiggfrie Excavating Co. for Castek Park Trail Project. Roll call vote was taken. All ayes. Motion carried.

Set Public Meeting Dates for Proposed Water System: Scanlon presented three proposed dates for public meetings but noted they could be changed. Pudil noted Wednesday is church nights and wondered if it would be a problem for residents to attend. After discussion, Pudil moved, seconded by Stagg to approve the dates recommended by Engineer Scanlon. Engineer said they could host at their offices but Council wanted to have meetings in town to be accessible. With more discussion, Pudil noted these dates would need to be available at the American Legion and amended to have the meetings Tuesday, Wednesday, or Thursday of those weeks' dates presented depending on days available at the American Legion. Call for vote. All ayes. Motion carried.

Review Draft Water Supply and Fracture Trace Analysis Report: Scanlon presented draft of Water Supply and Fracture Trace Analysis Report. He noted the report is not final as waiting for lab results to come back. This is for informational purposes.

Review Draft Questions & Answers for Proposed Water System: Scanlon presented a draft of proposed water system questions and answers to be mailed out to residents in January. Council reviewed and made some changes to the questions and asked to include bullet point items. Council decided to have a city cover sheet be sent with the Q & A plus the first meeting will be going over these questions and take new questions to be answered at the 2nd meeting. Heims noted polyfluorinated substances (PFAs) were detected near Swisher and are not part of normal testing, but people could get their wells tested for free by contacting the county. It was recommended to have questions posted on website and Facebook plus residents can email questions to swisher-comm@southslope.net. Scanlon will present updated draft of questions and answers at the January 9th Council Meeting.

Review Draft of Water System Ordinances: Scanlon presented comparison of surrounding cities regarding water system. He noted this is for council information.

Clarify and Comment on Rezoning Request: Mayor noted that Johnson County didn't want the rezoning request of 2612 120th Street be based on the Moratorium Agreement with Cedar Rapids. This was taken out of context per the Mayor as Council comments were actually based on the current Fringe Area Agreement with Johnson County. Stagg noted he would still like Highway Commercial zoning rather than Light Industrial as he is concerned by what else could be put on the property. Mayor noted the county zoning codes are different than what the city has and don't always line up. Sandy Steil suggested doing Conditional Zoning on the Light Industrial zoning. Motion by Pudil, seconded by Neuendorf, to have city support Light Industrial zoning for 2612 120th Street, Swisher IA but request it be conditional zoning for only RV storage and repair business. After discussion, Gudenkauf recommended the following verbiage to the county: City of Swisher prefers Commercial Highway to accommodate applicant's request. County indicates their regulations define only Light Industrial zoning allows such request. City of Swisher accepts conditional zoning of Light Industrial for said purpose of RV Sales and Repair only. Council agreed.

Resolution No. 2022-65—Renew Land Lease Agreement with CRANDIC: After review of agreement with recommended changes, Stagg moved, seconded by Pudil, to approve Resolution No. 2022-65 entitled "A RESOLUTION AUTHORIZING THE CITY OF SWISHER TO RENEW LAND LEASE AGREEMENT WITH CRANDIC RAIL". Roll call vote. Ayes: Gudenkauf, Heims, Neuendorf, Pudil, Stagg. Nays: None. Resolution No. 2022-65 passed.

Approve Alcohol License and Outdoor Service—DanceMor: After review, Pudil moved, seconded by Heims, to approve renewal of Class C Retail Alcohol License and Outdoor Service for DanceMor Ballroom. Call for vote. Ayes: Gudenkauf, Heims, Pudil, Stagg. Nays: None. Abstain: Neuendorf as it is a conflict of interest. Motion carried.

Appoint to Representative to ECICOG Board: Mayor noted last meeting Johnson County MPO Urban Board agenda had item that it was Swisher’s turn to have representative to ECICOG Board. He has not heard from MPO yet, but Council could still make appointment. He offered to serve on the board. Motion by Neuendorf, seconded by Stagg to appoint Mayor Christopher Taylor to serve as the Swisher representative on the ECICOG Board. Call for vote. All ayes. Motion carried.

Set Budget Meeting Dates: After Kakacek’s recommendation, Pudil moved, seconded by Heims to set budget workshop dates for Tuesdays, January 17 and January 24, 2023 at 6 p.m. Council agreed.

Correspondence Council reviewed the following: ISU Community Matters Now and city attorney letter regarding rate increase.

Adjournment: Motion by Neuendorf, seconded by Pudil to adjourn. Call for vote. All ayes. Motion carried. Meeting adjourned at 8:09 p.m.

Tawnia Kakacek, City Clerk/ Finance Officer

Christopher Taylor, Mayor