

**Regular City Council Meeting  
City Hall, Cherokee, Iowa  
May 26, 2015 – 7:00 P.M.**

A regular meeting was called to order on this date by Mayor Murphy. Present: Council member Brown, Miller, Pingel, Peck, City Attorney Herbold, Administrator Eikmeier, Clerk-Treasurer Taylor. Absent: Council member Johnson.

Mayor Murphy introduced Alyssa Herbold, City Attorney. She noted that she has been with the Wittgraf Law Firm since 2012 and hopes to have a long-standing relationship with the City.

Mayor Murphy added Item #5.08 to the agenda to award a contract for the demolition of 4 additional houses.

At 7:05 p.m., Mayor Murphy opened a public hearing on the amendment of the 2014-15 budget. The amendment covers increased expenditures for police overtime, 2013 and 2014 flood expenses, Doherty 2nd Addition infrastructure, River Road bridge project, low-interest loan to new business, early redemption and refinancing of three bond issues, repair of library roof, purchase of diesel pump, and FEMA flood buyout program. Increased revenues include 2013 and 2014 flood reimbursements, grant proceeds for River Road bridge project, bond proceeds to refinance three bond issues, and reimbursement

for the FEMA buyout program. Council member Brown questioned the need to amend a couple of areas, as it doesn't appear the specific programs would be overspent. The Administrator and Clerk agreed, but pointed out that the amendments in question were large enough that they felt they should be addressed. As there were no other oral or written comments, the Mayor closed the hearing at 7:08 p.m.

A motion by Brown, seconded by Peck, adopted Resolution No. 15-11, amending the 2014-15 budget. Roll call was: AYES: All. NAYS: None.

On a motion by Pingel, seconded by Miller, the council unanimously approved the following under "Consent Business".

City council minutes of May 12th.

Renewal of Class "C" liquor license – W.I.T.

Final pay request for \$26,994 for 501 Park Ave. – CDBG Housing Rehab.

Final pay request for \$26,126 for 500 E. Spruce – CDBG Housing Rehab.

Administrator Eikmeier has reviewed with potential investors and contractors several houses that could possibly be moved from the FEMA buyout area onto city-owned lots to provide low-to-moderate income housing to replace those that are being demolished. These are all older houses that would require extensive remodeling. In order for the houses to be moved, remodeled, and sold for \$50,000 - \$70,000, the city would have to provide some incentives to potential investors and contractors. \$16,000 is available through FEMA for demolition, of which all or part of this could be offered as an incentive to move the house. It was suggested that \$5,000 - \$6,000 be held back in order to demolish foundations and remove utilities. The city-owned lots could be offered to investors at no cost. Council asked that something be included in the request for proposals to stipulate what happens to the house if necessary repairs aren't completed within a prescribed timeframe. A motion by Brown, seconded by Pingel, authorized the preparation of a request for proposals for relocation of houses including a \$10,000 incentive to move the house, a city-owned lot at no cost, a specified timeline, and stipulations on what happens if the timeline isn't met. Motion carried.

In a related matter, the council reviewed a letter from Wayne Nafe who is interested in the lot at 316 W. Locust. Mr. Nafe submitted a bid last fall, which was tabled by council until they decided whether to use the lot for relocating a FEMA-purchased house. He owns the adjoining lot and would like to eventually put up a greenhouse. This will be placed on the next agenda for consideration.

A motion by Brown, seconded by Peck, authorized administration contracts with Simmering-Cory, Inc. for \$20,000 each for the CDBG Sanitary Sewer Project and CDBG Downtown Façade Program. Motion carried.

Neal Guess, Bolton & Menk, was present to briefly review his contract for engineering services for the CDBG Sanitary Sewer Project. The total project is estimated at \$575,000, with \$420,000 in CDBG funds. The project would eliminate one mile of sewer lines and 30 manholes, which would reduce inflow and infiltration. He proposes to start survey work next week, with the completion of plans and specs this summer, and a fall bid letting. Construction would tentatively start next spring. A motion by Miller, seconded by Pingel, approved an engineering contract with Bolton & Menk for not to exceed \$94,000 for the CDBG Sanitary Sewer Project. Motion carried.

As discussed during budget workshops, the City's sewer jet had a major breakdown last winter. Rather than facing major repair costs, it was recommended that the City use Rehab Systems for cleaning sewer lines. The city's goal has been to attempt to clean all sewer lines at least once every 4-5 years. However, this goal couldn't be met because the Street crews couldn't devote the necessary time to this work. In using Rehab Systems, it is projected that this goal would be attainable. Armond Rider said they plan to put their water tank on the sewer jet truck, which can then be used to assist Rehab Systems with cleaning. Some miscellaneous parts from the sewer jet will be sold. A motion by Pingel, seconded by Miller, awarded a contract to Rehab Systems for sanitary sewer cleaning for \$.65/LF, and an additional \$.65/LF if televising is needed. Motion carried.

The council reviewed bids for asphalt resurfacing from Barkley Asphalt for \$66,674.46 and Blacktop Service Co. for \$69,389. Armond said the work would include Park from Spruce to Sumner, E. Main bridge approaches, the W. Bluff and 9th St. intersection, and State St. from Cedar to Iowa. A motion by Peck, seconded by Brown, awarded the contract to Barkley Asphalt for \$66,674.46. Motion carried.

The property at 315 S. 9th St. is in a state of disrepair. The attorney for the estate has indicated that there is no money available to rehabilitate the property and the administrator of the estate would be willing to execute a Quit Claim Deed to the City. The Administrator indicated that the city could condemn the property giving the owner at least 30 days to take action and any costs associated with the demolition would be assessed to the property, or the city could take deed to the property and pay for demolition, but could then sell the lot for development. A motion by Brown, seconded by Miller, authorized proceeding with condemnation. Motion carried.

The council reviewed the following bids for the demolition of structures on 4 flood buyout properties – 214 E. Cedar, 108 S. Roosevelt, 108½ S. Roosevelt, and 409 E. Main: Schoon Construction & Excavation - \$27,610; Lundell Construction - \$38,059.50. A motion by Miller, seconded by Brown, unanimously awarded the demolition contract to Schoon Construction & Excavation for \$27,610.

1. Administrator's report – the City's worker's comp. modification factor for the current year premium decreased over last year. With 1.00 being the base, the city's factor is .85. This reduces the premium by about \$43,184. CML will begin providing video services in Cherokee along their main line; however, they can't serve the entire city yet. Randy Rupp has been hired to start June 1 to fill the vacancy in the Street Dept. He comes to City employment from Lundell Construction with 27 years of experience. A retirement coffee will be held for Mark Napier on Friday, May 29. All employees and council are invited.
2. Dave Ellis, Recreation Director, presented his quarterly report to the council. Past events include adult volleyball, live healthy Iowa track meet, youth indoor soccer, 9 square at the high school, father-daughter dance, youth basketball clinic, youth and adult basketball, and Good Times Place murder mystery night; current events include the hiring of staff for the pool and replacement of the diving board; the main circulation pump replacement has been delayed and should be ready by June 2, which delays the pool opening until about June 11; the pool was painted before opening last season, but there are bad spots – Mongan will repaint the end of this season; there will again be no adult softball league because of the no alcohol policy; upcoming events include youth tennis camp, kickball tournament, sand volleyball league, youth outdoor soccer, and punt pass kick competition.

The meeting was adjourned at 8:12 p.m.

News media – Ken Ross, *Chronicle Times*; Nikki Thunder, KCHE.

Mark Murphy – Mayor

ATTEST:

Debra Taylor  
City Clerk-Treasurer