

Regular Meeting of the Worthington City Council Monday February 5, 2018.

Mayor, Bill Burger, called the meeting to order at 6:30 PM.

Roll Call: Marty Marugg, Steve Engler (arrived at 6:39PM), Clarence Tuel, Kay Risser, Dan Feldmann. Additional attendance: Stacie Tobin (Librarian), Eldon Jaeger (resident).

Motion made by Feldmann to approve agenda, seconded by Risser. Ayes: all, carried.

Regarding list of bills to be paid, Marugg inquired what EFTPS meant; Manternach advised it is the FICA, confirmed it was payroll taxes. Regarding treasurer's report Burger inquired if the LOST fund could be broken out into LOST Parks, LOST Roads, and LOST Tax Relied.

Manternach advised she is working with Summit to get this broken out. Burger inquired how many more payments we have on debt service; Manternach advised she would have to check with previous clerk on where payments were made and where this information was kept. Marugg inquired what the sewer sinking fund is; Manternach advised she would have to check into this. Council reviewed Hoffmann House Building Permit. Feldmann inquired if the new portion of the building would be 5 feet from the property line. Burger advised he was at the house and thought the addition would be about 9 feet away from the property line, and confirmed it would be more than the 5 feet away from the property line.

Council reviewed changing ownership on Memorial Hall liquor license from Robyn Faust to Lauren Manternach in order for Manternach to complete all liquor license renewals from this point forward. Motion made by Tuel to approve consent agenda, seconded by Marugg. Ayes: all, carried.

Neuhaus presented lowering lot in Worthington subdivision. Burger, Tuel, and Feldmann advised they would not be in favor of this. Risser inquired why Neuhaus was presenting this. Neuhaus responded that there have been a couple families wanting to build in Worthington but not on that lot. Neuhaus also advised one family already has their building plans done and it won't work on that lot due to the shape, size, and narrowing of the lot. Neuhaus proposed the idea of lowering the lot to \$14,000 to spark interest. Burger responded there has to be the right buyer interested and the subject was tabled. Neuhaus inquired where we were in relation to Phase 2 Development in the subdivision. Burger inquired with council if anyone remembered what the estimate was when we looked into beginning Phase 2. Council thought a rough estimate was \$100,000. Burger thought a very rough estimate for water, sewer, engineering, asphalt, curb and gutter would be around 111,000 for four lots. Tuel inquired what if we would somehow get a contractor involved to build one house per year on this lot. Neuhaus advised previous clerk looked into this and said we would have to sell the lots to the contractor at fair market value as we haven't done anything with this for a while. Feldmann suggested we need to start moving forward with the Phase 2 Development. Burger advised he would get hard numbers put together for the Phase 2 Development for the next council meeting and advised we could go over it at next week's budget meeting. Manternach confirmed she would follow up with Neuhaus after she receives the information from Burger.

Council reviewed library estimates for new bookshelves. Manternach advised the new Summit accounting program was not taking the librarian's salary out of the library fund, so the previous estimate on the library budget was not correct as it was not taking the librarians payroll out. Manternach advised she tried working in an extra thousand for the library fund to help pay for the bookshelves. Council discussed Stacie coming in to clean after events at Community Center. Burger advised we need to write a new contract specifically for not-for profit organizations stating they have to clean after they use the community center or they will be billed. Engler added to have in the contract that they cannot use the community center until they pay the bill in

full. Burger advised Stacie will be hired to clean at \$10/hr. after events if it is not cleaned and Manternach will bill the party who did not clean.

Burger advised he spoke with owners of businesses in industrial park regarding lighting options. Burger advised we would have a total 815 feet of trenching at \$3/ft. for the street lights in the industrial park which equals \$2,444 trenching with Option 1 from REC and we would be paying \$86/month for the poles. Burger advised all four decorative lights would cost the city \$2,531 for this project. Burger advised we would not want to go with Option 2 as there are only 3 lights instead of 4. Option 4 would be \$4,531 for the wood poles and trenching and we would be paying \$37.60/month for all four lights. The city would have to provide the poles or purchase from REC at \$500/pole with Option 4. Risser advised she likes the aesthetics of the decorative poles, Feldmann agreed but was concerned they would not provide enough light in that area. Risser advised she would prefer to see the wood poles with the arm in the industrial park for the purpose of lighting, council agreed. Burger added if we would go with the wood poles and they were damaged, we would have to replace it, whereas if the decorative poles were damaged, the electrical company would have to replace them. Risser made motion to go with the Option 4 on street lighting, seconded by Feldmann. Ayes: all, carried.

Feldmann inquired further about purchasing the rest of the land by the industrial park. Burger advised he would first have to check with the seller to make sure they were still interested in selling the land. Burger advised council of amending the TIF at the industrial park as well as purchasing the land next to the industrial park through TIF. Burger advised there is 6 years left of available TIF funds but we would have to create additional debt and amend the current TIF plan in order to continue to receive these funds. Burger suggested we could amend the TIF to include the lights in the industrial park as well as purchase the 3 acres next to the industrial park to expand and develop the industrial park.

Council reviewed bride's room estimate from Century Building Products. Burger advised we might have to run a new circuit to the room and it could be an additional \$1,000. Risser made motion to continue planning the bridal room, seconded by Marugg. Ayes: all, carried. Burger advised there are some people interested in donating funds and time as well. Burger advised we would discuss this at future meetings as this is an ongoing project.

Council discussed handicap parking sign in front of City Hall and decided not to proceed with the sign at this time.

Burger advised we still have not received payment from the state for the 136 Project. Manternach advised we have received about \$25,000 from the Dubuque County Auditor for the reimbursement. Council discussed taking \$100,000 from LOST Roads fund to help pay down the loan. Feldmann made motion to take \$100,000 from LOST Roads to pay down the 136 Project Loan, seconded by Risser. Ayes: all, carried.

Citizen Concerns: Jaeger inquired if there was something wrong with the plow truck as he saw the street maintenance employee plowing with the skid loader. Jaeger inquired if it took the employee longer to plow with the skid loader. Burger advised he thought the employee actually took a shorter amount of time with the skid loader because the blade is so much better. Jaeger inquired about how much time he was getting in, Manternach advised he had only gotten roughly six hours of overtime for plowing to date.

Council reviewed Resolution #2018-09 *Resolution Approving the Voluntary Annexation of Lahr's Acres Filed by William H. Burger into the City of Worthington, IA.*

Feldmann made motion to approve Resolution #2018-09, seconded by Risser. Roll call: Marugg, Engler, Tuel, Risser, Feldmann. Ayes: all, carried.

Clerk and Council Concerns: Manternach confirmed the city clerk of another town would be helping out for a couple weeks, then Manternach would come in after a couple weeks at part-time. Council confirmed we could play this by ear to see what would work out best with this situation. Feldmann: none. Risser inquired if there is any additional interest in the gas station. Manternach advised we just sent a packet to a company on Friday and will be submitting the packet to more companies the following week. Tuel: none. Engler inquired if there is some way we could have an ongoing list of things that we are continually trying to get accomplished because it seems like many items we talk about get tabled and then forgotten. Burger advised we can start making a list. Burger continued to provide an update on the school TIF project and advised we are waiting for the assessor/auditor to get back to us with needed information. Marugg inquired if Randy Cook was able to get in contact with the clerk regarding the gas/electric bill. Manternach confirmed Randy Cook and City Clerk were able to meet. Burger advised Western Dubuque contacted him to see if we have any projects that need to be completed around town. Council advised painting the bleachers or painting fire hydrants could be something we could present at this meeting.

Motion by Feldmann to adjourn at 8:42 PM, seconded by Risser. Ayes: all, carried.