

City of McCallsburg

The City Council of McCallsburg met on Monday April 4th, 2011 at 7 pm, at the McCallsburg City Hall for the regular monthly meeting. Scott Anderson, Bill Lytle, David Muth, Robin Pruisner and Jeff Wells were all present. City Attorney Robert Huffer, Marsha Cory from Simmering & Cory, Michael Shoup from Bartlett & West and two residents were also present.

Councilperson Pruisner made a motion to approve the agenda, the minutes from the March 7th, 2011 Regular Meeting and the financial reports. Lytle seconded the motion. All ayes; motion passed.

Revenue for March 2011

General Income - \$721.66
Water Utility Income - \$3,181.69
Sewer Utility Income - \$2,224.22
Solid Waste Revenue - \$2,248.50
Sales Tax and Late Fees - \$314.85
TIF Revenue - \$1,902.46
Total Income: \$10,593.38

Claims Paid for March 2011

Alliant Energy–Utilities-\$1,080.31
Campbell Oil Co. – gasoline- \$230.93
Central IA Water–Water-\$1,080.00
IAMU –dues- \$365.67
Jacobson Enterprises –water/sewer - \$1,055.76
Jessica Kockler –meter reading/cleaning- \$190.00
Joel Reischauer –city help- \$150.00
Josh Steinhoff – deposit refund- \$100.00
Keith Anderson –city help/snow removal- \$2,607.50
Keith Anderson –reimbursement for fire dept. - \$933.99
MVTL –water testing- \$78.00
Nevada journal –publishing- \$111.78
Payroll-salary & taxes-\$1,544.56
Post Office –postage- \$72.00
Staples –supplies-\$52.96
State Bank & Trust-debt payments-\$1,527.17
Story County Animal Control –animal control- \$299.50
The Ames Tribune –publishing- \$108.16
The Bookkeepers –accounting- \$100.00
The Trash Man-garbage-\$1,866.95
Treasurer State of IA –sales tax- \$177.00
True Value Hardware –tractor supplies- \$47.19
Windstream –phone/internet- \$377.22
Zearing Library –services- \$1,100.00
Total Expenses: \$15,256.65

Mayor Loney presented the Council with a Building Permit that had been approved by Planning & Zoning for Parcel 143.

Mayor Loney opened the Public Hearing on the Proposed Sanitary Sewer Improvements at 7:10 pm. Mayor Loney asked for any comments for or against the proposed improvements. No comments were made. Mayor Loney asked a second and third time with no comments given. At 7:12pm Mayor Loney closed the Public Hearing. Anderson made a motion to approve **Resolution 11-09** Approving the Sanitary Sewer Improvements Project. Lytle seconded the motion. On roll call voting aye: Anderson, Lytle, Muth, Pruisner and Wells; motion passed.

Michael Shoup spoke to the Council about the sanitary sewer project. Shoup also presented the Council with a breakdown of the construction bids that had been received for the project. The lowest bid presented came from Gehrke at \$699,627.78. Marsha Cory also spoke to the council about funding progress made for the project.

The council tabled Resolution 11-06 Accepting Construction on Sanitary Sewer Project until April 18th for a Special Meeting..

Discussion took place regarding the needed 8 acres of land acquisition for the lagoon expansion project. City attorney Huffer reported that the option for this property had established a purchase price of \$119,500.00. This is approximately \$15,000 per acre. It was reported that other agricultural ground comps gathered by Debby Johnson had determined a value of \$6,500 per acre to be a fair market price for ag land in the area. A review of this valuation by Rich Olive determined fair market value to be closer to \$7,500.00 per acre. It was noted by the

Council that just compensation for the needed property was \$119,500. This compensation is justified due to the fact that if the city had to enter into condemnation proceedings, the time lost with this process would delay the sewer improvements and the money spent on legal fees would inflate the cost of the acquisition. It was also noted that the City does not wish to create hard feelings between the City and the property owner that could result from the condemnation process. Lytle made a motion to approve Resolution 11-07 to Purchase land necessary for the lagoon project contingent on the release of funds from CDBG. Pruisner seconded the motion. All ayes; motion passed.

Action on the Comprehensive plan was tabled until June.

Work on the re-codification was tabled until the April 18th meeting.

Pruisner made a motion to extend the construction moratorium in the C-2 district until the new code is adopted. Wells seconded the motion. All ayes; motion passed.

Anderson made a motion that all City owned property in the Owen D. Fincham subdivision is exempt from mowing restrictions as long as alfalfa is planted. Lytle seconded the motion. All ayes; motion passed.

Work on water rates was tabled until final project figures are done.

Issues at Parcels 148 & 161 had been resolved at time of Council meeting.

Lytle made a motion to approve the bid of \$274.11 minus tax by Peterson Paints & Flooring to install the bathroom flooring in City Hall. Anderson seconded the motion. All ayes; motion passed.

The Clerk was instructed to invite a representative from Sign It to the June Council meeting to discuss their City sign bid.

The Council set April 11th at 6pm as the date for the City walking tour.

The Clerk was instructed to have the 1985 truck removed from the City's insurance coverage and keep percentage breakdowns with Warren Township.

The next regular Council Meeting is set for May 2nd, 2011 at 7pm in City Hall.

Lytle made a motion to adjourn. Muth seconded the motion. All ayes; motion passed.

Minutes are not official until approved by council.

Attest: Sonia Dodd, City Clerk