

**Minutes of the Walker City Council
Monday, December 12, 2022
Walker City Council Chambers**

Mayor Pro Tem Pint called the meeting to order at 7:00 pm. Council Present: Dianna Thorp, Paul Nielsen, Kyle Glenn, and John Pint. Absent: Rob Dunn.

Others Present: Cindy Schmitz, Vern Schmitz, Will Sherbon, Cody Voss, Austin Prose, Ted Beuter, Tracey Achenbach with ECICOG, Brittany Scanlon with Cedar Valley Habitat for Humanity, and Mike Becker with EBTC.

Pledge of Allegiance led by Mayor Pro Tem Pint.

Motion/Second by Nielsen/Glenn to approve the Consent Agenda which includes the following: 12-12-22 agenda, 11-14-22 minutes, accounts payable, November payroll reports and the Liquor license renewal for Flowers by Shayna. 4 ayes, 1 absent, motion carried.

Public hearings:

Application for CDBG Disaster Recovery Housing application: The public hearing was opened at 7:05 p.m. It was confirmed that the notice of public hearing was published, and there were no comments received prior to the hearing. Tracey Achenbach, ECICOG, stated the following: **How the need for the proposed activity or project was identified.** The City of Walker has determined that CDBG DR funding assistance would be greatly beneficial in helping to create additional owner-occupied housing units in the community. Very few new housing units are being built in the community, and the Cedar Valley Habitat for Humanity owns property that could provide two new housing units. **How the proposed activity or project will be funded and the source of the funds.** The construction of two for-sale owner-occupied units in Walker will be funded with \$314,434 in CDBG-DR funds and private developer funds of an estimated \$81,000. **The date the CDBG DR application will be submitted.** The application will be submitted online no later than December 30, 2022, at 3:00 pm. **Amount of federal funds to be requested.** The amount of federal funds to be requested is \$314,434. **Estimated portion of federal funds that will benefit persons of low and moderate income.** 100% of the funds will benefit households with incomes at or below 80 percent of the area's median income level. **Where the proposed activity or project will be.** The proposed activity will be located at 403 and 405 Park Street in Walker. **Plans to minimize displacement of persons and businesses as a result of funded activities or projects.** Due to the project being new construction, no displacement is anticipated to occur. **Plans to assist persons actually displaced.** Any persons displaced as a result of the project will be asked to find housing that is Lead Safe in which to relocate. The developer will reimburse anyone displaced, as a result of the project, for any housing costs and expenses that exceed their current housing costs for a period of time, as required by federal regulations. **The nature of the proposed activity or project.** This project will build two single family homes with garages, which will be offered for sale for the first four months to low-to-moderate income families affected by the August 10, 2022, derecho.

Achenbach then opened discussion for the preparation of the Community Development and Housing Needs Assessment, for which nine people were in attendance. Four needs for community development and housing for low-moderate income were identified: Owner-occupied housing rehabilitation; Increased opportunity for home purchase; Increased opportunity for rental units; and Increased access to public service delivery to accommodate needs, such as library facilities, recreation activities, and access to broadband. Four other needs, not specific to income level were identified: Investment in a new public works facility and improvements to streets and water mains; Expanded housing options as people age in the community; Expanded housing options, both owner-occupied and rental; Planning for increased recreational opportunity or improvements to community activities. Planned activities identified were:

- 1) Apply for a CDBG-DR application to increase housing options for low-to-moderate income households;
- 2) Continue to prioritize street, park/recreation and public service improvements by continuing to evaluate the construction of a new public works facility on Park Street, reconstructing Green Street with a new water main, updating the land use policy, resurfacing Betty's Grove Street, and establishing a Citizen

Committee to evaluate Green Street amenities; 3) Participation in Hometown Pride Community Program and Activation and support of a Hometown Pride Committee. Public Hearing was closed at 7:22 p.m.

Consider entering into a loan agreement with John Deere Financial for the purchase of a John Deere 60G excavator and auger system. The public hearing was opened at 7:22 pm. No comments were received prior to the hearing. Austin Prose asked several questions and information was provided. The public hearing closed at 7:25 pm.

Linn County Sheriff's Report: We contract for 14 hours per week. They have exceeded the required hours for the last month.

Mayor: No permits were issued.

Clerk: Written report is available at City Hall. The November gross payroll was \$14,480.14. The balance on November 30, 2022, was \$1,241,856.05.

Public Works Technician: Written report is available at City Hall.

Fire Dept: There were 10 calls for service in November. The soup supper went well. We have one person attending Fire Fighter 1 class at Kirkwood. The trucks will be having their annual service done the week of December 19, 2022. Grant Township donated a side-by-side to the fire department. A big thank you to them for this donation!

Council/Committee Reports: Councilmember Nielsen has reviewed and signed off on all of the financial reports.

Open Forum: Mike Becker from East Buchanan Telephone Cooperative gave an update on the fiber transport line through town and where they are in the process of hooking up individuals along the route.

Motion/second by Thorp/Nielsen to approve Resolution 2022-21 – Resolution to Approve the Linn County Sheriff's Contract for FY24. The contract is for 14 hours per week at a rate of \$40.00/hour. Ayes: Glenn, Thorp, Nielsen, Pint. Absent: Dunn. Motion carried.

Motion/second by Thorp/Glenn to approve Resolution 2022-22 – Resolution to Enter into an Engagement Agreement with Ahlers and Cooney, PC as Bond Counsel to disclose and memorialize the terms and conditions of the Wastewater Revenue Capital Loan Notes. Ayes: Nielsen, Pint, Thorp, Glenn. Absent: Dunn. Motion carried.

Motion/second by Nielsen/Thorp to approve Resolution 2022-23 – Resolution Approving and Authorizing and Amendment to the Loan and Disbursement Agreement by and Between the City of Walker, Iowa, and the Iowa Finance Authority, and Authorizing and Providing for the reissuance of the Outstanding Principal Amount of the \$2,158,000.00 Sewer Revenue Capital Loan Note, Series 2012, as Amended. Ayes: Nielsen, Thorp, Glenn, Pint. Absent: Dunn. Motion carried.

Motion/second by Thorp/Nielsen to approve Resolution 2022-24 – Resolution Authorizing and Directing East Central Iowa Council of Governments (ECICOG) to Submit Application and Associated documents for Funding for the Community Development Block Grant Disaster Recovery Derecho Housing Program (CDBG DR) to the Iowa Economic Development Authority application for CDBG-DR application. Ayes: Nielsen, Pint, Glenn, Thorp. Absent: Dunn. Motion carried.

Motion/second by Thorp/Glenn to approve Resolution 2022-25 – Resolution Authorizing Mayor to sign Service Agreement with East Central Iowa Council of Governments (ECICOG) for the CDBG DR Application Preparation and for the Administration and Project Delivery of the CDBG DR Grant, If Awarded. Ayes: Thorp, Glenn, Nielsen, Pint. Absent: Dunn. Motion carried.

Motion/second by Nielsen/Glenn to approve Resolution 2022-26 – Resolution Approving the John Deere

Financial Municipal Lease Agreement. Ayes: Pint, Glenn, Nielsen, Thorp. Absent: Dunn. Motion carried.

Motion/second by Thorp/Glenn to approve the quote from Iowa Pumps Works in the amount of \$11,563.25 to repair the pump at the wastewater treatment plan. 4 ayes, 1 absent, motion carried.

Motion/second by Nielsen/Glenn to approve the cement work at the ballpark. The little league will donate \$650.00 towards the cement and the city employees will do the work. 4 ayes, 1 absent, motion carried.

Discussion for the purchase of Cement blocks for bunkers at the brush pile near the wastewater treatment plant was tabled until a future meeting.

FY24 Budget worksheets – we will schedule a budget workshop in the near future.

Motion/Second by Nielsen/Thorp to adjourn at 8:03 pm. 4 ayes, 1 absent, motion carried.

The next Regular Meeting is scheduled for Monday, January 9, 2023, at 7 pm at the Walker City Council Chambers.

Bills Approved:

Depository Trust Co., 2014 GO Bond.....\$992.50
Bank of America, subscriptions, training,
postage paid envelopes.....\$987.25
Kromminga Motors, Inc., Polaris Ranger (was
reimbursed by Grant Township).....\$19,815.00
Windstream, utilities.....\$671.76
Banacom Signs, Inc. truck lettering.....\$150.00
Casey's Business Mastercard, gasoline.....\$333.84
Center Point Auto Parts, antifreeze.....\$12.58
Feld Fire Co., equipment.....\$174.00
Fire Service Training Bureau, training.....\$50.00
FireCatt, LLC, hose testing.....\$1,986.25
Landscape by Design, trees.....\$2,635.00
Lease Consultants Corp, copier lease.....\$98.10
Linn Co-op Oil Co., diesel.....\$1,169.70
Marion Iron Co., iron.....\$356.25
Mid-American Research Chemical, supplies.....\$429.67
Midway Outdoor Equipment, Inc., chain saw
and supplies.....\$1,564.73
Welter Storage Equipment Co., shelving.....\$904.50
Alliant Energy, utilities.....\$5,955.56
Hawkins, Inc., chlorine.....\$99.50
HR Green, engineering.....\$7,765.00
Iowa One Call, utility locates.....\$58.50
Metering & Technology Solutions, collector.....\$7,526.00
Northern Iowa Tree Service, tree removal.....\$3,450.00
IRS, Nov. federal payroll tax withholding.....\$3,391.32
IPERS, Nov. contributions.....\$2,180.19
Computer Troubleshooters, IT agreement, website,
screen share.....\$460.00
Iowa Finance Authority, Water tower SRF loan
payment.....\$4,261.25
Iowa Finance Authority, Wastewater plant SRF
loan payment.....\$16,412.50
Treasurer, State of Iowa, Nov. water excise tax
payment.....\$711.56

Bound Tree Medical, supplies.....\$91.28
US Cellular, utilities.....\$303.57
HR Green, engineering (GIS).....\$707.00
Russell Andersen, supplies.....\$50.72
Gazette Communications, publications.....\$180.82
Office Depot, supplies.....\$530.76
Grant Township Cemetery, contract payment.....\$400.00
Environmental Dynamics International, labor to replace
diffusers at WWTP.....\$23,400.00
Julie Andersen, cleaning.....\$90.00
Eurofins, WWTP testing.....\$894.60
Dunlap Motors, service 2018 Chevrolet.....\$204.38
Rudd Sanitation, Nov. 2022 contract.....\$3,886.00
TOTAL: \$115,341.64

Revenues for November 2022: General Fund \$38,251.07; Fire Equipment Fund \$1.46; Road Use Fund \$7,483.02; RE Taxes – Employee Benefits Fund \$603.13; RE Taxes – Emergency Levy Fund \$325.13; American Rescue Plan Funds \$1.07; Local Option Sales Tax Fund \$23.92; Debt Service Fund \$3,492.93; Water Projects – Restricted Fund \$7.50; Sewer Projects – Restricted Fund \$.13; Streets Project – Restricted Fund \$3.91; Water Fund \$12,878.45; W/S Deposits Fund \$1,200.68; Water Sinking Fund \$4,032.00; Sewer Fund \$22,281.38; Sewer Sinking Fund \$9,975.95; Garbage Fund \$3,852.40. TOTAL \$104,414.13.

Expenditures for November 2022: General Fund \$67,454.07; Road Use Fund \$4,236.84; Debt Service Fund \$19,992.50; Water Fund \$12,604.03; Water Fund Deposits \$225.00; Sewer Fund \$45,365.33; Garbage Fund \$3,929.50. TOTAL \$153,807.27.

Respectfully Submitted,

Connie Helms, Finance Director, City Clerk/Treasurer

Approved by:

John Pint, Mayor Pro Tem