

The Eldon City Council met in regular session on Tuesday, April 10, 2018 at City Hall with Mayor Potts presiding. Council members answering roll call were Craig Brown, Patti Durflinger, Brian Keasling, Mike McClure and Jane Sapp. The meeting was called to order at 6:30pm.

Jane Sapp asked that discussion on the library by judiciary, officers and accounts committee be taken off the agenda. Jane Sapp asked that discussion on a draft notice to property owners prohibiting ground level residency in front of 50% of buildings in the 400 and 500 block of Elm Street be moved from Eldon Uptown/Downtown to Old Business. Motion by Sapp to approve the agenda, second by Brown, all aye, motion carried.

Mayor Potts opened the public hearing at 6:32pm regarding proposed activities relevant to the application from community development block grant. Brad Grefe with Area XV was present. His recommendation was to table the façade project until 2019 to be able to write a better and fundable application for funds. The city will have to buy in at a cost of approximately \$25,000.00 for the façade grant. Funds will be searched out so the cost may be lower for the city. Jerred Reed asked about the initial cost of \$6,500.00. The slum and blight survey, historian survey and architect designs will still be valid for the project in 2019 if the city chooses to move forward with the project. No written comments were received. The public hearing closed at 6:39pm.

CONSENT AGENDA – The Consent Agenda consisted of minutes from the regular minutes March 13, 2018 and revised minutes January 9, 2018. Motion by McClure to approve the minutes, second by Durflinger, all aye, motion carried.

Motion by McClure to approve the bills, second by Brown, all aye, motion carried.

PETITIONS AND COMMUNICATIONS –Consensus of the council was to table the project until a better plan is obtained. Brad will stay in contact with the city.

Brandon Hyde with Cardinal Visions was unable to attend the meeting. He will be on the agenda at the next regular city council meeting.

Motion by McClure to authorize a fence permit at 414 Des Moines Street, second by Brown, all aye, motion carried.

Motion by McClure to authorize a fence permit at 208 Caster Street, second by Brown, all aye, motion carried.

Motion by McClure to authorize a fence permit at 112 Elm Street, second by Keasling, all aye, motion carried.

Jane Sapp acknowledged a letter received from Donna Jeffrey regarding the trail extension and a city employee. This letter was received by the mayor and all city council members. Jane Sapp wanted Donna Jeffrey and the employee to be able to address the council. Mayor Potts explained that the letter addressed her concerns and what can and cannot be done in an open session. Mr. Zingg explained to the city council that the American Gothic Trails Committee is not an appointed city committee. The Iowa Secretary of State says this committee does still exist and does list members. The mayor appoints city committees only. The city council approves where the city trail will be placed. Jane Sapp had a concern with the lime chips being used for a trail. Mayor Potts explained that many towns use lime chips because it is cost effective and when done properly it will provide a good surface for walking and bicycles. The trail would be placed 2ft higher than the water level. Craig Brown explained that several attempts by Donna Jeffrey have been made to cross HWY 16 in a speed limit of 45. Patti Durflinger explained she thought that Donna Jeffrey should be allowed to address the council. Craig Brown stated that this issue should have been brought up at the last regular council meeting while this issued was being addressed. Mayor Potts explained that other matters were addressed in this letter that should not be addressed in an open session. Brain Keasling asked who is authorized to work on the trail. Mayor Potts explained that the city clerk had authorization to approach the Wapello County Fair board. Shirley Stacey was present with the Wapello County Fair board. She stated due to a letter the executive board received, they decided not to sign the easement until the city council made a decision as to where the trail is going to be placed. Carrie Teninty explained that the issue is the speed limit. The speed limit does not change to 35 until you are past the ball field entrance coming into town. Donna Jeffrey stated she had a letter dated November 2014 asking IDOT what the guidelines were for crossing the HWY. Her letter stated the city would need to contact him in regards to the trail crossing and no contact had been made. Carrie Teninty explained that contact was made with IDOT in December 2014. A copy of the email was read by Mr. Zingg. The letter stated that IDOT does not recommend a trail crossing with a speed limit of 45mph. Trails will be discussed again under committees.

City Clerk – Carrie Teninty responded to the letter from Donna Jeffrey that was sent to the mayor and city council regarding her involvement with the trails. Mayor Potts explained that the trail extension will remain on the last approved route due to the speed limit. Jane Sapp stated she thinks that the issue should be decided by a new trails committee. Jane Sapp stated she did not understand why Carrie Teninty could respond to the letter and Donna Jeffrey could not. Mayor Potts explained that she did in letter form. Mr. Zingg stated that personnel and performance issues will not be

discussed without giving the employee the right to request a closed session. It was explained that Donna Jeffrey is not an employee of the City of Eldon and Carrie Teninty is an employee.

Discussion was held on a Trees Forever Grant. Motion by McClure to purchase mulch in the amount of \$180.00 if the grant is awarded, second by Keasling, all aye, motion carried.

Public Works – Jerred Reed was present to discuss repairs to the bucket truck. Motion by McClure to allow the repairs up to \$5,000.00, second by Durflinger, all aye, motion carried.

Fire Department – Discussion was held on a recall for a medical device. Motion by Brown to allow the purchase of a new HeartStart FX first responder package in the amount of \$1539.99, second by Keasling, all aye, motion carried.

Law Enforcement – A written report was received.

Library – A written report was received.

Cemetery – No report.

Trails/Parks – A trail committee was discussed. The mayor appoints two committee members to a committee. Mr. Zingg explained that the Wapello County Fair board has not signed the easement so the bids should not be opened. Shirley Stacey stated that she did not say the executive board would not sign the easement. The executive board felt it was more of a political issue and wanted to wait to see how the trail played out. Mayor Potts stated that the trail was never political. The approved trail route was a goal on behalf of the citizens of our town. No person was trying to get in anyone business or cause any problems.

Brian Keasling asked if the council could appoint the trail committee. Mr. Zingg explained that the city code states all committee members are council members.

Donna Jeffrey stated she thought they had to become a nonprofit for a Regional Training Committee. That nonprofit corporation has only received one grant in the amount of \$185,000.00. The committee has tried to find a route from Ottumwa to Eldon with no luck. The committee has given up on that idea for the time being. She stated that the grant money will go back to Area XV and three counties will have a chance to access this money. She stated that the nonprofit group never made any decisions for the Eldon Trail.

Discussion was held on the money in the amount of \$20,000.00 from the Eldon Depot. That money was given to the Eldon Depot by Trustees. The Eldon Depot then gave the money to the city for trails.

The nonprofit must vote in members of a trail committee. The city council will vote on any issue regarding the city trails.

Consensus was to table opening the bids for the trail extension until the Wapello County Fair board signs the easement. Discussion was held on a special council meeting to let the bids if the Wapello County Fair board signs the easement.

Engineer- No report.

Gothic Visitors Center – Sara Camp was present to update the city council on events scheduled at the American Gothic House Center. Sara Camp explained that the paint has started to come off the building. The Girl Scouts are planning their project.

Historic Preservation – Linda Durflinger was present to update the council on the progress of the Lock Keepers House.

Eldon Uptown/Downtown – No report.

Eldon Athletics – No report.

Playground –No report.

Old Business – Discussion was held on a new building on 5th Street on the south side of the city shop. Craig Brown stated he would like to see the rock, salt and sand stay where it is. Consensus was to table until further notice.

Brian Keasling discussed a draft notice to property owners prohibiting ground level residency in the front 50% of buildings in the 400 and 500 block of Elm Street. Discussion was held on grants requiring the lower level of properties no have living restrictions. Jim Benson was present to discuss the proposal. Properties owners the live in the front 50% of the

buildings now, would be grandfathered in. Mayor Potts explained that property owners may have a plan other than a commercial business. A public hearing will be held prior to an ordinance being authorized. Mayor Potts stated that there are others properties that would be involved that are in the flood plain, that do not have access to grant money. Brian Keasling stated he was not representing Eldon Uptown/Downtown while voicing his opinion. The draft notice says Eldon Uptown/Downtown. He states that he does not believe that entity has anything to do with this proposed ordinance. Donna Jeffrey stated that she does not know of any grant that requires restricted living in the lower level. Mayor Potts stated that an email has been received from Area XV stating that IEDA {CDBG} will not fund a project on a property that has residential use. Motion by McClure to table until further notice, second by Sapp, motion carried.

New Business – Discussion was held on ICAP statement of values. Carrie Teninty explained that the cost was taken down to the assessed value and added 25%. Consensus of the council was to allow the dollar amount on the buildings. Once ICAP has the valuations, they will send the city quotes with different deductibles.

Discussion was held on street work for 2018. Consensus was to allow spending \$118929.38 subject to Wapello County contributing to Finney Street repairs, curb and gutter. This cost does include asphalt and seal coat.

Brian Keasling asked about Lute Street and Center Street. Jerred Reed explained that he plans to ditch along Center Street and install a driveway tube. This project is not included in the street project.

Discussion was held on whether to use lime chips or pea gravel. Mike McClure explained to the council that 3/8 inch pea gravel will not work when doing a single seal. It is more cost effective to use lime chips.

Motion by Brown to authorize the bid from LL Pelling Part B work using pea gravel, second by Keasling, Sapp yes, Durflinger yes, McClure abstained, motion carried.

Discussion was held on NIMS training. Mike McClure explained to the council that he attended an emergency management meeting. Tim Richmond intends to have a training session. The city must be compliant with NIMS or the city cannot receive federal funding in case of a disaster.

Motion by Brown to allow \$100.00 to the Cardinal Shooting Comets, second by Sapp, all aye, motion carried.

Motion by Brown to authorize Ordinance 351 – An ordinance amending the provisions for peddler's license fee, roll call vote taken, all aye, motion carried.

Motion by Brown to waive the second and third readings of Ordinance 351, roll call vote taken, all aye, motion carried

Motion by Brown to authorize Ordinance 352 – An ordinance amending the rules for committee, roll call vote taken, all aye, motion carried.

Motion by McClure to waive the second and third readings of Ordinance, roll call vote taken, all aye, motion carried.

Public Forum – Pearl Cloke was present to discussion city streets, permits and variances.

Shirley Stacey discussed junk cars and unlicensed cars. Mayor Potts is working on a list.

Council Discussion – Patti Durflinger asked Mayor Potts if he did contact the building owner of 407 Elm Street. Mayor Potts has made contact with the owner.

Motion by Brown to adjourn, second by Keasling, all aye, motion carried.

Meeting adjourned at 8:16pm.

Attest: Carrie Teninty