

**CITY OF WALCOTT
WALCOTT CITY HALL
MONDAY, NOVEMBER 2, 2015**

The semi-monthly meeting of the City Council of Walcott, Iowa, was held on Monday, the 2nd day of November, 2015, at Walcott City Hall. Mayor John Kostichek called the meeting to order at 6:00 p.m. Council members present were: Tim Koehler, Virgil Wayne Latimer, Jackie Puck, and Jacob Puck. Absent: Lisa Mengler. City employees present: Jeff Blake, Steve Bowman, Lisa Rickertsen, Linda Rivers, and Tom Schirman.

Approval of Agenda. Jackie Puck moved and Latimer seconded to approve the agenda. Motion carried.

Consent Agenda. Rickertsen reported on the annual Urban Renewal Report for FYE 2015 and the Transfer of Funds to the Main Street Streetscape Enhancement project. Koehler moved and Jacob Puck seconded to approve the consent agenda including the invoices, Resolution 2015-37, Approval of FYE 2015 Annual Urban Renewal Report and Resolution 2015-38, Transfer of Funds. Roll call ayes: Koehler, Jacob Puck, Jackie Puck, and Latimer. Motion carried.

Approval of Minutes from October 19, 2015. Moved by Jackie Puck and seconded by Koehler to approve the October 19th minutes. Latimer abstained due to absence from meeting. Motion carried.

Main Street Streetscape Enhancement Project.

- **Denny Puck – Drainage Concerns.** Denny and Karen Puck were present to express their concerns with drainage issues. He presented information regarding his concerns, stating he built the berm in 2014 on the north side of his property to restrict the flow of rain water from the north onto his property. He stated when he met with the project engineers earlier this year they assured him that there would not be any problems with drainage on their property from this project. He feels that since part of the berm has been removed (the portion located on city right-of-way), there is nothing to keep the water from the street and the adjacent property from running onto his property. He feels the sidewalk running along the north end of his lot should be raised, which he feels would keep the rain water between the sidewalk and street where the drains are and prevent it from running onto this property. Karen distributed photos of standing water from the last rainfall. Building Official, Linda Rivers, reported there will be added costs to accommodate Puck's request, and at this time she is not sure this would be the best solution to their drainage issues. Council consensus was to have the project engineer, Pucks, and Rivers meet at the site.
- **Project Updates.** Rivers questioned if the council wants to proceed with a special cold weather blend seed, which would be an additional \$1,200. Council consensus was to hold off on seeding the project areas until next spring. She also reported that MidAmerican is moving gas lines and that the light poles cannot be finished until the gas company is done moving their lines.
- **Resolution 2015-39, Approving Change Order #1 for Main Street Streetscape Enhancement Project.** Rickertsen reported the change order is for various items, including additional driveway pavement, topsoil, granular drainable base and additional manhole. Approximately \$3,000 was for the rental and freight for friction clamps as they were rented for the bridge work but were returned when the contractor was notified the bridge sidewalk work would not take place this year. Koehler moved and Jacob Puck seconded to approve Resolution 2015-39, Approving Change Order #1 for Main Street Streetscape Enhancement Project. Roll call ayes: Koehler, Jacob Puck, Jackie Puck, and Latimer. Motion carried. This Resolution approves change order number one, in the amount of \$18,533.89.

- **Approval of payment #3 to Brandt Construction.** Koehler moved and Jackie Puck seconded to approve payment #3, in the amount of \$257,399.77, to Brandt Construction. Motion carried.

MSA Professional Services – Environmental Site Assessment/Study at 101 S. Main Street.

Elizabeth Kemp, MSA Professional Services, was present to report on the findings of the Phase 1 Environmental Site Assessment on the city owned lot at 101 S. Main Street. The study recognized the following three concerns:

- Concerns related to the materials that may have been stored at the lumberyard that may have been released to the soil and groundwater at the time of the fire or during normal operations over the history of the lumberyard.
- The property across the street, at 140 E. Lincoln Street, is listed as a LUST (Leaking Underground Storage Tank) site. Recently a City of Walcott public works department crew indicated a strong fuel odor during work conducted in the right-of-way adjacent to the property.
- The property abuts a major and historic rail corridor and releases of petroleum and metals can occur along railroad corridors. In addition, there is a report of a train derailment somewhere in the area.

Kemp reported that the purpose of the Phase 2 environmental assessment is to assess for the presence of soil and groundwater contamination at the site. This is important if the city plans on building on the lot. The estimated fee for a Phase 2 assessment is \$8,340. Due to estimated costs in the bid, Jackie Puck moved and Koehler seconded to finalize the cost estimate to proceed with a Phase 2 environmental assessment. Motion carried.

Vehicles and Equipment for Sale. Rickertsen reported on the bids received for the vehicles and equipment listed for sale. Koehler moved and Latimer seconded to sell the 1970 Chevy Fire Truck, 1992 International Dump Truck, 1995 Ford Dump Truck, 2004 Dodge Intrepid, and the 8', 3-point blade to the highest bidders. Motion carried. The bid on the 11' Baker snow plow blade was not accepted and it will be sold for scrap, along with the other items that did not receive bids.

Parking on Grassy Right-of-Ways. Discussion was held that parking on unimproved streets, that are grassy, should not be utilized as a storage/parking area for neighboring residents. Parking is not allowed on grass in front yards and council felt it should not be allowed on the grassy areas of unimproved streets either. Attorney Schirman will prepare a code amendment.

Building Department Report. Rivers reported on the following:

- Updates on new business construction and rehabilitation projects. Goodyear (Wingfoot), located on Walker Street, next to Pilot Truckstop, will be opening Saturday.
- Reported she is in the process of updating the Building Codes to the 2015 versions.
- She stated ADA requires that vertical separations can't be greater than 1/2". She suggested changing the Walcott City Code definition under Defective Sidewalk to have vertical separations equal to 1/2 inch instead of the current 3/4 inch. Koehler moved and Jacob Puck seconded to proceed with moving forward with the change. Motion carried.

Randy Moeller expressed concerns about trip hazards involving manholes and water shut-off valves on Memorial Road and sidewalks.

Public Works Department Report. Bowman reported on the following:

- His recent meeting with Stanley Consultants regarding the Inflow and Infiltration Study.
- Costs to move the railroad utility equipment on the lot at 101 S. Main Street.
- Researching details regarding a possible future RV dump station at Iowa 80 Truckstop.

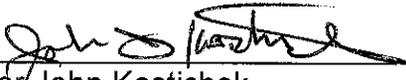
City Clerk Report. Rickertsen stated the contract with the Mel Foster realtor, for 1113 N. Main Street, expires on November 5th. She stated she contacted Jeff Heuer, Ruhl Commercial, as

requested at the last meeting, and he is agreeable to the commission percentage but wants a one year agreement. Council requested Heuer attend the next meeting.

Questions & Concerns. Discussion was held on the recent closure of the compost facility. It is open to Walcott residents until 6:00 p.m. during the week and until 2:00 p.m. on Saturday and Sunday. It was reported that some items had recently been illegally dumped at the compost facility (carpet, paneling, and mattresses) and discussion ensued regarding having the facility under surveillance. An audience member questioned if the facility could be open later on the weekends and Bowman stated they he will be extending the weekend hours. Other audience comments included the following:

- Korry Kraft asked if the council would consider installing stop signs on James Street, at the intersection of James and Downey Streets. This topic will be placed on the November 16th agenda.
- John Brockman stated the lines from the roof drains to the sump pump at the building at 1113 N. Main Street should be connected to the new storm drain before winter. He also questioned the status of the S. Downey Street Improvements project and a PA system at City Hall.

Jackie Puck moved and Koehler seconded to adjourn at 7:45 p.m. Motion carried. All votes on motions were unanimous, unless noted.



Mayor John Kostichek



Lisa Rickertsen, City Clerk

NOVEMBER 2, 2015

A-L-L EQUIPMENT	LABOR & PARTS	963.67
ALLIANT UTILITIES	SERVICES	9,132.02
B & D AUTOMOTIVE INC.	PARTS	16.22
CENTRAL CITY ELECTRIC INC.	SERVICES	482.82
COMDATA	CC CHARGES	1,723.65
DICK-N- SONS LUMBER INC.	PARTS	75.85
FIRE SERVICE TRAINING BURE	TRAINING BOOKS	137.00
HACH COMPANY	CHLORINE CHEMKEYS	122.79
HAWKINS INC	CHEMICLAS	550.33
HUSTON, JACKIE	MEDICAL REIMB	32.90
IOWA 80 GROUP	FUEL	97.22
K & K REPAIR AND CONTRACTI	SERVICE & TUNE UP	712.08
KUEHL'S LANDSCAPES LLC	LANDSCAPING SERVICES	1,935.00
LL PELLING	SERVICES	30,012.25
MC2 INC.	BALLAST KIT	813.79
MEDIACOM	SERVICES	131.20
METERING & TECHNOLOGY SOLU	METER	644.20
MINE SAFETY APPLIANCES CO	ACCOUNT CREDIT	576.38
MISCELLANEOUS VENDOR	MORGAN, CARLTON :US	128.90
NAPA AUTO PARTS	PARTS/SUPPLIES	426.65
NORTH SCOTT PRESS	PUBLICATIONS	651.48
OTTO, KATHY	SERVICES	140.00
PANTHER UNIFORMS INC.	UNIFORMS	266.75
QUAD CITY DOOR CO.	SERVICE	110.00
QUILL CORP.	OFFICE SUPPLIES	70.71
RICOH USA, INC	TONER & FUSER OIL	106.10
TYLER TECHNOLOGIES INC	SOFTWARE SUPP	703.23
U.S. CELLULAR	SERVICES	67.62
USA BLUE BOOK	CREDIT FOR TAX	746.51
WALCOTT TRUST & SAV. BK.	SEPTEMBER FEES	50.00
YSI INCORPORATED	BOD LAB KIT	1,756.95
TOTAL		53,384.27

PAID BETWEEN MEETINGS

T&C STORAGE	TIF REBATE	224.76
JDW HOLDINGS	TIF REBATE	3,147.54
OSSIAN WALCOTT INVESTMENTS	TIF REBATE	5,152.00
STERLING PARTNERS LLC	TIF REBATE	10,655.74
IOWA 80 TRUCKSTOP	TIF REBATE	2,416.75
TOTAL		21,596.79

PAYROLL	10/23/2015	27,033.34
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GRAND TOTAL EXPENDITURES		102,014.40
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FUND TOTALS

001 GENERAL		26,224.22
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110 ROAD USE TAX		30,012.25
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125 TIF		21,596.79
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600 WATER UTILITY		7,150.99
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603 UTILITY DEPOSIT FUND		128.90
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610 SEWER UTILITY		16,644.65
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670 SOLID WASTE		256.60
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TOTALS		102,014.40
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