

**CITY OF WALCOTT  
WALCOTT CITY HALL  
MONDAY, JULY 16, 2018**

The semi-monthly meeting of the City Council of Walcott, Iowa, was held on Monday, the 16<sup>th</sup> day of July, 2018, at Walcott City Hall. Mayor John Kostichuk called the meeting to order at 6:00 p.m. Council members present were: John Brockmann, Tim Koehler, Lisa Mengler, Jacob Puck, and Larry Smith. Absent: None. City staff present: Jeff Blake, Lisa Rickertsen, Tom Schirman, and Paul Stagg.

**Approval of Agenda.** Mengler moved and Puck seconded to approve the agenda. Motion carried.

**Introduction of Audience/Public Comments.** No comments.

**Public Hearing on Proposed Amendment of the Urban Renewal Plan for the Consolidated Walcott Urban Renewal Area.** Rickertsen reported the public hearing notice was published in the North Scott Press on July 3, 2018, and that the plan amendment authorizes the undertaking of a new urban renewal project in the Urban Renewal Area consisting of providing tax increment financing (TIF) in connection with the construction of a new warehouse and distribution facility. The only written comment received was from the Scott County Supervisors. Their letter stated that they support the use of TIF when it is used as an economic development incentive for businesses adding or retaining primary jobs and that strengthen the local and regional economy. This project helps retain jobs in the Quad Cities. There were no oral comments. Koehler moved and Smith seconded to close the public hearing and open the public hearing on the proposed development agreement with Atlantic Bottling Company. Motion carried.

**Public Hearing on the Proposed Development Agreement with Atlantic Bottling Company.** Rickertsen reported the public hearing notice was published in the North Scott Press on July 11, 2018. The development agreement between the City and Atlantic Bottling Company is in regards to the construction and operation of a new warehouse and distribution facility. The City would provide annual appropriation TIF rebate payments in a total amount not to exceed \$460,000 over a five-year period. Atlantic Bottling Company would be responsible for reimbursing the City for legal fees in connection with the development agreement. No written or oral comments were received. Mengler moved and Puck seconded to close the public hearing and resume the regular meeting. Motion carried.

**Consent Agenda.** Mengler moved and Smith seconded to approve the consent agenda including the invoices, minutes from July 2, 2018, June 2018 financial reports, and the FYE 2018 Investment Report. Motion carried.

**Resolution 2018-24, Approving Final Plat for Exit 284 First Addition.** Rickertsen reported the Planning & Zoning Commission recommended approval of the Final Plat on June 11, 2018. Comments were also received from the City Engineer on the Final Plat and Site Plan. The proposed Resolution includes approval of a drainage easement and Attorney Schirman stated the Final Plat needs to be signed by the affected utility companies and a Treasurer's Certificate is needed, although due to the timing it cannot be obtained until after tax bills are mailed in August. Puck moved and Smith seconded to approve Resolution 2018-24. Roll call ayes: Puck, Smith, Mengler, Koehler, and Brockmann. Motion carried.

**Resolution 2018-25, Approving Site Plan for Iowa 80 Warehouse/Distribution Facility.** Rickertsen stated the Planning & Zoning Commission recommended approval of the Site Plan on June 11, 2018, although minor revisions were made to it after that date, which included an 8" fire

water line as recommended by the Fire Chief. Mengler moved and Smith seconded to approve Resolution 2018-25. Roll call ayes: Mengler, Smith, Koehler, Brockmann, and Puck. Motion carried.

**Resolution 2018-26, Approving Urban Renewal Plan Amendment for the Consolidated Walcott Urban Renewal Area.** Koehler moved and Puck seconded to approve Resolution 2018-26. Roll call ayes: Koehler, Puck, Brockmann, Mengler, and Smith. Motion carried.

**Resolution 2018-27, Approving Development Agreement with Atlantic Bottling Company, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenue to the Payment of the Agreement.** Mengler moved and Puck seconded to approve Resolution 2018-27. Roll call ayes: Mengler, Puck, Brockmann, Koehler, and Smith. Motion carried.

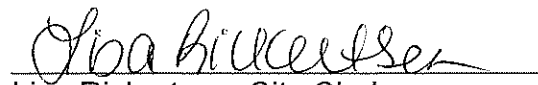
**Scott County Library System Pledge for New Library Project.** Rickertsen stated the City Council pledged \$50,000 towards the new library project on June, 2016 and \$20,000 has been paid. Smith moved and Koehler seconded to approve the balance of \$30,000 to the Scott County Library System for the new library project. Motion carried.

**Public Works Department Report.** Stagg reported he received an inspection report on the south water tower. The company performing the inspection stated the tower should have been sandblasted in 2015 before it was painted due to existing number of paint layers on the tower. Stagg will obtain bids for rehabilitation of the tower and will weigh the costs against the benefits and present to council at a later date. Stagg reported on the sanitary sewer mains cleaning and televising report that he recently received from Visu-Sewer. The report also included a video of the mains and Stagg presented video clips of sections of the deteriorated main on W. Bryant Street. He stated the integrity of the pipes are severely compromised and he will be working with the City Engineer on plans and specifications for replacement. Mengler questioned if replacing the main would require tearing up the concrete street that was poured in 2014, Stagg responded that it would. Following questions about hydrant flushing and manholes, Stagg responded that the hydrant flushing has been completed for approximately half of the town and the manholes on Lincoln Street will be temporary filled in before the weekend.

**City Clerk Report.** Rickertsen reported on the proposed future land use map for the comprehensive plan update. Council consensus was to agree with the changes to the proposed map as presented by the Zoning Administrator.

Puck moved and Smith seconded to adjourn at 6:40 p.m. Motion carried. All votes on motions were unanimous, unless noted.

  
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Mayor John Kostichek

  
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Lisa Rickertsen, City Clerk

07/16/2018

ALEXIS FIRE EQUIPMENT CO	2009 REPAIRS	2,658.40
ALLIANT UTILITIES	SERVICES	10,359.71
ARP INSURANCE	PD OFF-DUTY ENDORSEMENT	203.00
BI-STATE REGIONAL COMM.	QRTL MEMBERSHIP DUES	275.50
BLOOMING IDEAS GARDEN CENTER	FLOWERS	1,498.00
CASEY'S GENERAL STORE	FUEL	1,464.16
ENVIRONMENTAL RESOURCE ASSOC	CHEMICALS	106.83
HAWKINS INC	CHEMICALS	499.02
HYGIENIC LABORATORY	TESTINGS	106.00
HVVEE	FIRE DEPT FOOD	205.51
IDNR	ANNUAL WATER SUPPLY FEE	187.10
IMEG CORP	ENGINEERING SERVICES	22,724.47
IOWA 80 GROUP	DIESEL	160.65
IOWA ONE CALL	NOTIFICATIONS	49.60
J&M CIVIL DESIGN LLC	ENGINEERING SERVICES	1,276.00
JOHN DEERE FINANCIAL	BLADES	139.38
LINWOOD MINING & MAT.	BASE 1"	148.08
METERING & TECHNOLOGY SOLU	METER & PARTS	903.97
MIDAMERICAN ENERGY CO.	SERVICES	60.20
MINE SAFETY APPLIANCES CO	NITROGEN	590.04
ORKIN	SERVICES	75.62
OTTO, KATHY	SERVICES	180.00
RACOM CORPORATION	ANTENNA & MOUNT	61.00
REPUBLIC SERVICES	SERVICES	6,133.63
RHINO INDUSTRIES, INC	CHEMICALS	700.00
RICOH USA, INC	2ND QTR COPY CHARGES	105.99
RIVER VALLEY CO-OP	RENT & DIESEL	858.46
ROSS MEDICAL SUPPLY CO, IN	CYLINDER RENTAL	116.60
SCOTT CO. RECORDER	REZONING RECORDING FEES	12.00
SCOTT CO. SHERIFF DEPT.	JUNE BOOKING FEES	175.00
TREASURER STATE OF IOWA	SALES TAX	3,025.00
U.S. CELLULAR	SERVICES	165.50
UTILITY EQUIPMENT CO.	12" VALVE/SLEEVE/TRAVEL	12,000.00
VICTORY ENTERPRISES INC.	QRTL WEBSITE HOSTING	150.00
VISU-SEWER	SEWER CLEANING & TELEVISION	43,800.60
WALCOTT COLLISION	DODGE CHARGER REPAIRS	2,162.96
WELLMARK	MONTHLY PREMIUMS	11,750.31
<b>TOTAL</b>		<b>125,088.29</b>

PAYROLL	07/13/2018	29,895.21
COMDATA	CC CHARGE - PRESSURE GAUGE	9.19
<b>GRAND TOTAL EXPENDITURES</b>		<b>154,992.69</b>

**FUND TOTALS**

GENERAL	46,196.26
ROAD USE TAX	21,114.47
SPLASH PAD PROJECT	1,276.00
WATER UTILITY	10,930.40
WATER MAIN REPAIR FUND	12,000.00

SEWER UTILITY	57,341.93
SOLID WASTE	6,133.63
<b>TOTAL</b>	<b>154,992.69</b>

**JUNE REVENUE**

GENERAL	40,284.93
POLICE VEHICLE RESERVE	35.65
FIRE VEHICLE RESERVE	110.98
FIRE EQUIP/SIREN RESERVE	5.11
FIRE DONATIONS	1,922.25
FIRE BLDG RESERVE	42.64
CITY EQUIP/VEHICLE RESERVE	103.20
PARK ENHANCEMENT	177.24
POLICE DONATION RESERVE	800.00
FORFEITURE	10.23
MUNICIPAL BLDG FUND	319.50
ROAD USE TAX	16,008.33
EMPLOYEE BENEFITS	1,122.64
LOCAL OPTION SALES TAX	21,174.38
TIF	29.31
SPLASH PAD PROJECT	48,847.99
WATER UTILITY	31,695.45
WATER TOWER RESERVE	110.32
WATER MAIN REPAIR FUND	15.87
UTILITY DEPOSITS	280.00
SEWER UTILITY	44,324.01
SEWER LIFT STATION RESERVE	14.25
SOLID WASTE	6,121.93
<b>TOTAL</b>	<b>213,556.21</b>