

**NEW SHARON CITY COUNCIL
REGULAR MEETING
August 1, 2018**

**These are draft minutes and have not been approved by
The City Council prior to publication.**

The New Sharon City Council met in regular session at city hall, Wednesday, August 1, 2018 @ 6:00 p.m. with Mayor Hite and the following members answering roll call: Jeff Long, Keri Lamberson, and Tom German. Others in attendance were RD Keep, Deana DeJong, Stephanie Lahvic, Shane Farnum, Williams Rush, Lee and Karen Epperson, Roger Pothoven, Justin Phillips, Travis Squires, Russ VanRenterghem, Clay Beyer, Linda Steel, Lisa Munn and Kevin Lamberson. Larry Applegate and Terry Hudson were absent.

Roll Call answered by:

Ayes: Long, Lamberson, German

Motion was made by Lamberson and seconded by German to approve the following consent agenda items.

07/18/18 minutes

08/01/18 agenda

08/01/18 distributions pending

AYES: Lamberson, German, Long

NAYS: None

ABSTENTIONS: None

Public Comments:

- A. Deana DeJong-** asked about plans to build a fence between the Veteran's Memorial and her property. She stated that she called to look into price to have her property surveyed and it was around \$1200.00 for that. Dustin told her we were working on landscaping at this time however they could discuss a fence at a later time.

Requests from the Community: None

Public Hearings:

- A.** Motion was made by Long and seconded by Lamberson to open public hearing at 6:04 p.m. for building permits for : New Sharon Assembly of God Church, 202 S. Mulberry, shed; Terry & Linda Steel, 309 N. Pine, commercial building; Stephanie Lahvic, 402 S. Washington, fence; Jack and Donna Smith, 309 S. Pine, deck.

AYES: Long, German, Lamberson

NAYES: None

ABSTENTIONS: None

Shane Farnum: Asked about the lot dimensions and if the shed was going to be okay where they wanted to place it. Councilors stated as long as it was within the limits on the permit it was fine.

Roger Pothoven: Said he had some concerns regarding storm overdrainage with the Commercial building of Terry & Linda Steels. He is concerned that if there is a large rain the Size of this building the water will flood in his back yard. He states there is not enough room on The end of the building for the water to pool. Also asked if there would be enough room to Bring in machinery to put up the tresses within a 4 foot area. Justin Phillips spoke up that he Does that type of work and there is enough room for that.

- B. Motion was made by Lamberson and seconded by Long to close public hearing at 6:14 p.m. for building permits for : New Sharon Assembly of God Church, 202 S. Mulberry, shed; Terry & Linda Steel, 309 N. Pine, commercial building; Stephanie Lahvic, 402 S. Washington, fence; Jack and Donna Smith, 309 S. Pine, deck.

AYES: German, Lamberson, Long

NAYES: None

ABSTENTIONS: None

- C. Motion was made by Lamberson and seconded by German to approve building permit for New Sharon Assembly of God Church, 202 S. Mulberry, shed.

AYES: Long, German, Lamberson

NAYES: None

ABSTENTIONS: None

- D. Motion was made by Long and seconded by Lamberson to table for questions regarding drainage for building permit for Terry & Linda Steel, 309 N. Pine, commercial building and put on next meeting.

AYES: Lamberson, Long, German

NAYES: None

ABSTENTIONS: None

- E. Motion was made by Lamberson and seconded by Long to approve building permit for Stephanie Lahvic, 402 S. Washington, fence.

AYES: German, Long, Lamberson

NAYES: None

ABSTENTIONS: None

- F. Motion was made by Long and seconded by German to approve building permit for Jack and Donna Smith, 309 S. Pine, deck.

AYES: Long, German, Lamberson

NAYES: None

ABSTENTIONS: None

- G. Motion was made by Lamberson and seconded by Long to open public hearing at 6:16 p.m. for vacating north/south alley west of 309 N. Pine to Franklin Street.

AYES: German, Lamberson, Long

NAYES: None

ABSTENTIONS: None

No one was present for the public hearing

- H. Motion was made by German and seconded by Long to close public hearing at 6:17 p.m. for vacating north/south alley west of 309 N. Pine to Franklin Street.

AYES: Long, Lamberson, German

NAYES: None

ABSTENTIONS: None

Resolutions and motions:

- A. Motion was made by Lamberson and seconded by German to set public hearing for August 15th at 6:00 p.m. for building permits for: William Rush, 714 S. Main, shed and deck, Ken Finch 401 S. Main, kitchen addition, Justin Phillips, 510 N. Park, shed; Tammy Rivera, 206 S. Main, ramp, Lee & Karen Epperson, 401 W. Market, retaining wall, fence.

AYES: Long, German, Lamberson,

NAYES: None

ABSTENTIONS: None

William Rush asked if he could move his shed prior to public hearing was told no he needed to wait. Also asked why needed a building permit to move a shed on skids to his yard and it was explained that was the ordinance so the city was aware of how large of a shed and if it was in the designated setback on the property.

Justin Phillips asked if he could move his shed prior to public hearing and was also told no he needed to wait.

Lee Epperson brought in new pictures of his garden fence and drawings of where it would be placed by the sidewalk.

B. Scooters brought in a grant/loan NSREDF application for the replacement of the wall in conjunction with their parking lot. After discussion by the council it was decided that they had given so many grants/ loans that we need to wait a while before doing more. This died to do no motion made in regards to this application.

C. Motion was made by Lamberson and seconded by Long to approve writing a letter of support for the Mahaska County Habitat for Humanity grant.

AYES: Lamberson, Long, German

NAYES: None

ABSTENTIONS: None

D. Terry Steel had asked to have part of his building permit fee for the commercial building waived and after discussion of the prices of the building permit fees here and in other towns and the precedence this might set this died due to lack of a motion made.

E. Discussion was held with Travis Squires from Piper Jaffray in regards to how we are going to pay for the Wastewater Project. Travis gave 3 options to pay for this 2.3 million dollar project. One was strictly utility rate bonds so they would be paid with sewer rates. Second was General obligation bonds which would be paid with property tax increase, and the third was a combination and also using some of the local option sales tax money. It was discussed to have the SRF loan be for 20 years as that was what some towns do. By stretching it out farther you have a lower annual payment however you pay more interest over longer years. All options were discussed at length in regards to trying up your local option sales tax money that could be used for other projects that come up, if increase property taxes then the outside city limit customers and renters do not pay increases for the sewer system. Randy Pleima presented that the way our minimum for sewer if figured at this time only 4 households are paying over the minimum. He presented changing our fee structure so the larger households pay more than the households of 1 to 2 people. He felt that was a more fair way of raising the rates. Also it was discussed adding an infrastructure charge as a separate line item on the bill so people would realize they were paying for the new improvements and new debt. After much discussion, all councilors agreed that they would like to see a one-time sewer charge increase instead of smaller increases over the next years to equal the 30% increase that was proposed. Travis will work up some new numbers and have a proposed ordinance for the next meeting that will incorporate the new structure and increase.

F. Motion was made by Lamberson and seconded by German to proceed with option 1 using sewer revenue bonds and the intended rate increase of 30% to go in effect January 1, 2019 and have Travis prepare the ordinance for the next meeting on August 15th.

AYES: Lamberson, German, Long

NAYES: None

ABSTENTIONS: None

Ordinances:

- A. Motion was made by Long and seconded by German to approve first reading of Ordinance 2018-003 vacating the north/south alley west of 309 N. Pine to Franklin St.

AYES: German, Lamberson, Long

NAYES: None

ABSTENTIONS: None

Department Reports

- a. **Water Report-** none
- b. **Sewer Report-** none
- c. **Street Report-** none
- d. **Police Report-** on table, Russ and Kevin both said that RAGBRAI went well
- e. **Cemetery Report-** guys are pouring 25' new sidewalk on east side of Friends cemetery tomorrow
- f. **City Clerk Report-** working on wastewater project
- g. **City Attorney Report** None
- h. **Fire Department Report-** none
- i. **Library Board-** none

10. Departmental Requests:

11. City council Information-

12. Mayor Information: - none

Adjournment:

There being no further business to discuss, it was moved by Lamberson and seconded by German to adjourn at 7:31 p.m. All in favor, whereupon the Mayor Hite declared said motion approved.

Lisa Munn
City clerk

Dustin D. Hite
Mayor