

CITY OF LOGAN
SPECIAL COUNCIL MEETING
CITY HALL, 108 W. 4TH STREET
APRIL 2, 2012

At 7:00 P.M. Mayor Fetter called the meeting to order. Those present were Council Members Clark, Johnson, Greve, Lefebber and Crum.

Mayor Fetter asked if there were any additions or deletions to the agenda. There were none. Motion was made by Crum and seconded by Lefebber to approve the agenda. 5 ayes.

Item 5 on the agenda was to discuss and set a price for the sale of Kole Drive and Jacob Avenue if they are vacated. The approximate costs at this time are roughly \$300 plus publishing, which is significantly less than it was for Bruce Allen when he purchased land. The City Attorney wrote the resolutions and did the leg work on it, and now the City Clerk is copying all of that. Wes and Penny Greve have maintained Kole Drive since they moved there in 2003, and Jeff and Mandy Pitt have maintained Jacob Avenue it was stated. The City Clerk informed the Council of how some other cities handle vacated streets. There was a street vacated and sold in this same development for \$1250 plus costs it was stated. Mayor Fetter stated that if the City decides to change the formula from when that land was sold, that person will most likely be asking why his price was more. He informed the Council that they need to be prepared if they change the rules once they start, that they may have to go back in time for another property owner. He suggested that since it has been done once, the Council should try to follow the same procedure. When asked what the two parties are willing to pay, Council Member Greve stated that he is not willing to pay what they are asking, which is \$.20 a square foot. Pitt stated that \$.20 a square foot is too much. Former City Clerk Nedra Fliehe stated that she had worked with the City Attorney to come up with a formula when they had sold the first piece of land. Crum asked Greve how much he had paid for the other lots he had purchased. The price was \$1000 per lot he stated. A lot is about twice the size of the street. Crum asked if Greve would consider \$1000 for the land and costs would be included in that price. Greve stated that he was thinking more in line with \$500 and costs. It is estimated that that costs will be in the \$400 range when it is all done. The Pitts asked if this will be written as two different resolutions. If one party accepts the offer, the other one does not have to. Motion was made by Johnson to set a price for the two vacated properties. The price of Kole Drive is \$1,000 and Jacob Avenue is \$500. The prices will be inclusive of the costs. Lefebber seconded the motion. 3 ayes, Johnson, Crum and Lefebber. Clark and Greve abstained. The public hearing will be held on Monday, April 9th at 6:45 P.M. to approve the resolutions to vacate those streets.

Agenda item 6 was to discuss and approve the Park Board's plan for the park shelter project. Park Board Member Gary Nordby reported that he called Doug Johnsen for a quote on concrete, and he had not returned his call yet. Midwest Mechanical will put in a 31'x 34' piece of concrete which is six inches deep, reinforced with steel and includes 19.5 yards of concrete. The cost of the concrete is \$2200, and the total donated labor and materials from Midwest Mechanical would be \$4625. It will meet all ADA specifications. A quote for the building materials from S.E. Smith & Sons is \$8551. Kuhl Construction quoted \$10,375 for the building materials. Logan Do-It-Best quoted only the items they could supply from the original list. Their quote was for \$1661. G & M Refrigeration & Appliance Service quoted \$1305 for materials to put electricity in the pavilion. It would

cost \$3.20/ft. for wire to bring electricity from the band shell. Mike Hinkel will do the boring for the electrical wire for \$500. He would be donating \$1000 in labor for the project. T & S Electric quoted \$2100 for labor and materials plus \$1.29/ft. for 380 feet of wire. The total for the building would be approximately \$10,000 and the cost to put electricity in it would be about \$2,000. Mayor Fetter asked Nikki Allen to contact all of the people who donated money for the project and let them know that the size and shape of the pavilion had changed. She replied she had contacted all but two donors and all were fine with the changes. Mayor Fetter suggested that they put the building up now and add electricity from next year's budget. Nedra Fliehe stated that she and others would be willing to donate to the project. Council Member Clark stated that it was too bad that the City couldn't get the Keep Iowa Beautiful Grant and then the budget money could have been used to put electricity in right away. Mayor Fetter said he looked at the grant earlier and didn't think there was enough time to get everything together by the end of March. Council Member Greve brought up several points with regard to what Renea Anderson of Harrison County Development Corporation had told him about her communications or lack thereof with the City Clerk, Park Board Member Nikki Allen and Mayor Fetter. Greve didn't feel the City Clerk or Park Board had communicated with her. The City Clerk, Nikki Allen and Mayor Fetter all stated that Ms. Anderson never returned their emails. Other concerns of Greve were that the Park Board had a meeting at a residence, they didn't invite all of the Park Board members, and the Council was not informed of the meeting. Park Board Member Nikki Allen stated that they did not know that they had to hold public meetings until they were told that at the last Council meeting. The only meeting they had at a residence was one that was held at Park Board Member Nikki Allen's residence because her young son's were sleeping and she didn't want to wake them so she asked if the meeting could be held at her house. She stated that she should have cancelled that meeting. Allen apologized several times to the Council. Greve stated that the Council will state some ground rules for the Park Board. They need to set some parameters of how their meetings are going to be run and who they are going to answer to. Greve asked Park Board Member Gary Nordby if he went to Maxine Lesline's house and asked her to step down from the Park Board. Mr. Nordby said that he had. Greve asked why and who gave him the authority to do that. Mr. Nordby stated that she hadn't been attending the meetings. Greve asked if she even knew when the meetings were. Ms. Lesline stated that she didn't know when three fourths of the meetings were held. Mr. Nordby apologized and stated that he would notify everyone in the future of the meetings. Council Member Johnson asked what the purpose of asking Ms. Lesline to step down was. Mr. Nordby said it was so the Park Board could get a more active member. Mayor Fetter brought up that it had been brought to his attention that they ought to increase the Park Board members to seven. He stated that the board needs to be diversified. The City Clerk said that as of January 1, 2012, all appointed boards have to be gender equal. Council Member Clark stated that she thinks any members that are added to Park Board should be residents of Logan. Mayor Fetter said that if the Council wants to make changes it could be put on the agenda, and they could write up a new ordinance. There was more discussion on the grant and the donations made to the park pavilion. The Park Board assured the Council that they will do what the Council expects of them as they move forward. Mayor Fetter recommended that we move forward with this project. Council Member Crum stated that the Council needs to decide who is going to do what and go for it, because if they wait they would be throwing a lot of money away. Motion was made by Greve and seconded by Crum to approve building the park shelter. 5 ayes. Motion was made by Clark and seconded by Greve to use S.E. Smith for part of the materials and Do-It-Best for the rest of the materials that they can

furnish, G & M Refrigeration & Appliance Service for the electrical, Mike Hinkel of T & M Cable for the boring and Midwest Mechanical for the concrete work. 5 ayes.

Agenda item 7 was discuss and approve allowing Dennis Lovell to plant alfalfa at the well field. Public Works Director Scott Muxfeldt stated they will probably leave it as it is now and let it grow up and be cut this season. Lovell stated they may plant alfalfa next year. He said he is aware that you don't put chemicals or fertilizer on the land. Muxfeldt stated that Dennis and David Lovell have always been great to work with. Lovell said the City has always been their priority and they wouldn't have given the land to the City to be used if they didn't care about the City. Muxfeldt had contacted the DNR and they sent information on what would be allowed within the 200 foot radius around the wells. Motion was made by Johnson and seconded by Clark to continue to adhere to the original agreement the City had with Dennis Lovell allowing alfalfa to be planted. 5 ayes.

Citizens questions and comments: There were several citizens that attended the meeting. They expressed their thoughts and concerns and asked questions about the Council and their relationship with the Park Board. Mayor Fetter stated that they were going to go through the rules and do everything right going forward.

No Claims approved.

Motion was made by Clark and seconded by Crum to adjourn. 5 ayes.

Angela Winther, City Clerk/Administrator

Attest: Randy Fetter, Mayor