

## CITY COUNCIL PROCEEDINGS

July 29, 2010

The City Council met at 5:00 p.m. in special session with Mayor Pro Tem Zimmerman presiding. Council present: Zimmerman, Shepherd, True, Tooley. Council absent: Wood.

Guests in attendance: Gloria Myers, Nick Kauffman.

City staff in attendance: Jim Blum, Terri Abel.

The purpose of the meeting was to discuss the Eagle Monument Project, to discuss the I-Jobs II Grant Program, and to approve a Class B Native Wine Permit for Zimm's Antiques and Accessories.

Mayor Pro Tem Zimmerman opened the public hearing concerning the proposed plans and specifications, form of contract, and estimate of cost for the construction of the Eagle Monument Project – Walnut, Iowa.

Motion by Tooley, seconded by Shepherd to approve the agenda. Ayes: Tooley, Zimmerman, True, Shepherd. Carried.

Mayor Pro Tem Zimmerman requested any written or oral comments regarding the proposed plans, specifications, form of contract, or probable cost for the Eagle Monument Project.

No one was present at the Council meeting to make an oral comment, and no written comments were received by the Council. The Mayor Pro Tem closed the public hearing.

Nick Kauffman, of Snyder and Associates, Inc., presented the Council members with a breakdown of the two bids that were received for the project. McCarthy Landscaping, of Avoca, Iowa, submitted a bid in the amount of \$90,717.68. ME Collins Construction, of Wahoo, Nebraska, submitted a bid in the amount of \$126,665.00. The low bid submitted by McCarthy Landscaping was well under the engineer's estimate of \$96,345.50. Kauffman reported that Evan McCarthy, of McCarthy Landscaping, had stated that he would be able to complete the project within schedule. The substantial completion date for the project is Monday, October 29, 2010. McCarthy had also stated that he would help set the flag poles, which must be in place by the flag dedication date of September 18, 2010. He indicated that he would attempt to complete as much of the project as possible prior to the dedication date. Kauffman reported that a pre-construction meeting will be held in approximately two weeks with construction to follow. Nick recommended that the City accept the bid submitted by McCarthy Landscaping in the amount of \$90,717.68.

Discussion followed.

Shepherd questioned the overall cost of the project. Gloria Myers stated that thus far, pledges and grant funding has amounted to approximately \$52,498.00, and the City of Walnut has allocated \$115,000.00 to the project, making available assets totaling approximately \$168,000.00. Myers estimated the total cost of the Eagle Monument Project at approximately \$160,000.00. The City has already paid for the two bronze sculptures and one-half of the cost of six service medallions, the lettering for the back wall, and the main bronze plaque. The City will need to order two 25' flagpoles at a cost of \$438.00 each, plus shipping. The City will also need to order a POW flag and an Iowa flag. Woodmen of the World plans to donate one 30' flagpole and the American flag. The City and Woodmen will share the cost of shipping for the flagpoles. Engineering for the project will total \$13,750.00, and there is also a contingency of \$8,000.00 included in the project budget. The cost of donor plaques and the cost of instructional story boards were not included in the project estimate.

Myers reported that the project committee is planning to sell homemade ice cream during the upcoming Antique City Car Show. The committee is also hosting an additional fundraising event on August 15, 2010. Proceeds from the two events will go toward the cost of the project. The City continues to receive brick orders, and solicitation letters have been sent to area corporations. Gloria also stated that Iowa Network Services had recently notified the committee that grant funding will be forthcoming on behalf of the project. Abel indicated that she is planning to submit a grant application to cover the cost of landscaping the plaza.

It was clarified that the cost of the sidewalk that leads directly to the plaza is included in the cost of the project. The cost of the proposed sidewalk that extends

throughout the park was not included in the project budget for either the Eagle Project or the Splash Pad Project. Shepherd felt that the two projects should absorb some of the cost of the proposed park sidewalk. Both Myers and Abel explained that the proposed park sidewalk was a recent suggestion made by Tim Teig to tie the various elements of the park together. While the sidewalk would definitely enhance both of the City's projects, the cost of the sidewalk should in reality be borne by the park budget. If constructed, the sidewalk would most probably not be installed until after both of the projects have been completed. Blum estimated the cost of the entire park sidewalk at under \$10,000.00, much less if residents volunteer their time and labor to install the four-foot wide sidewalk. Tooley estimated that the concrete cost would amount to somewhere in the vicinity of \$2,000.00 to \$3,000.00. Jim stated that one yard of concrete should cover 20 feet of sidewalk that is four-feet wide and two inches thick; concrete costs approximately \$100.00 per yard. Abel indicated that the City Council should consider including the cost of the proposed sidewalk when preparing budget figures in the fall. She also commented that should there be City money remaining after both of the projects have been completed, perhaps some of that allocation could be earmarked for the park sidewalk. Gloria noted that it was her intent to continue to raise funds for the project, thereby lessening the City's financial burden. Accordingly, any City allocation that is not spent on the memorial could conceivably be spent on sidewalk for the park.

The Council members briefly discussed sealcoating the parking area in front of the park when the rest of the City streets are sealcoated, which should occur within the month. They also discussed the pros and cons of sealcoating the parking area now or waiting until both the Eagle Project and the Splash Pad Project are completed to surface the parking area. Even though some of the sealcoated parking will be disturbed when installing a drainage line for the splash pad, Jim felt that it would be much less expensive to sealcoat the parking area now in conjunction with sealcoating the City streets. He also stated that it would be quite possible to patch the sealcoat with asphalt where the sealcoating is cut to install the drainage line.

While discussing projects in the park, Blum provided the Council members with a sketch of electrical improvements that he would like to accomplish in the park. During the course of the Eagle Project, it will be necessary to remove a light pole; the light pole feeds all of the lighting system in the park. Jim would like to make the electrical panel on the back wall of the Eagle Plaza large enough to service all of Fireman's Park, including the existing shelter, the Eagle Plaza, the splash pad, five old-fashioned street lights, and two camper hookups. He had no idea of the cost of the electrical improvements; however, the street lights would cost approximately \$2,200.00 each. He is planning to discuss the improvements with Allan Sievers in an attempt to get a quote from Sievers for the electrical work.

Blum reported that there is another option for the proposed electrical improvements. MidAmerican Energy currently maintains the lights in the park for a cost of approximately \$8.00 per month per fixture; the lights are not metered. MidAmerican Energy would be willing to bury underground wire to all of the light fixtures at no cost to the City and MidAmerican Energy would own the fixtures. The poles would be a Victorian style pole with one fixture equipped with high pressure sodium bulbs. The City would then be charged \$19.77 per pole per month for MidAmerican Energy to maintain the lighting system. With five poles at a cost of approximately \$100.00 per month, the City would be paying MidAmerican Energy almost \$1,200.00 per year to operate the park lights. Even though MidAmerican would stand the cost to bury underground wiring to all of the poles, the City would still be required to pay the costs to upgrade the electrical system in the park, including the electrical service to the Eagle Plaza, the splash pad, the shelter, and the proposed camping sites. Blum reported that MidAmerican Energy would not be willing to make the electrical improvements over and above the wiring to the lights. After a brief discussion, Blum stated that he felt that in the long run, it would be advantageous for the City to own and maintain the lights in Fireman's Park.

At the present time, the only electrical change that will have to be made to accommodate the Eagle Project would be to remove one light pole. Jim stated that it would be possible to rewire the lights to wire the rest of the park without the need of making any further electrical improvements. However, the electrical system will have to be updated when the splash pad is installed. Blum stated that there has been a need to upgrade the lighting system in Fireman's Park for a long time. In fact, past City Councils have discussed the definite need for the improvements. There are currently overhead electrical wires in the trees, and there are poles that are in need of replacement.

Blum estimated that six to ten campers use the City park facilities during the Antique Walk. He felt assured that more campers would use the facilities if there were more electrical hookups. The City charges \$10.00 per day for campers to use the City's electricity. Shepherd commented that the City could possibly justify charging more for electricity. Blum noted that his plan would be to install two poles that would accommodate four campers.

Jim hoped that he would be able to have some financial information regarding the project available for the next regular City Council meeting. Tooley requested that Blum obtain two estimates from Allan Sievers. One estimate would be for the City to make all of the improvements at the park, including burying the underground wiring to City-owned lights. The other estimate would be for MidAmerican Energy to bury underground wiring to MidAmerican-owned lights with the City making the remainder of the electrical improvements. Discussion of the electricity at Fireman's Park is to appear on the agenda for the next meeting.

Motion by Tooley, seconded by True to adopt Resolution 10-07-02, A RESOLUTION APPROVING PLANS, SPECIFICATIONS, AND FORM OF CONTRACT. Ayes: True, Tooley, Shepherd, Zimmerman. Carried.

Motion by Tooley, seconded by Shepherd to adopt Resolution 10-07-03, A RESOLUTION MAKING AWARD OF CONTRACT IN THE AMOUNT OF \$90,717.68 TO MCCARTHY LANDSCAPING OF AVOCA, IOWA. Ayes: Zimmerman, Shepherd, True, Tooley. Carried.

Abel reported that the State of Iowa has announced a new round of competitive grants for cities and counties call I-Jobs II. Funding is available for disaster prevention related projects. Stormsewer projects would be eligible for the funding. The City's proposed Walnut Street Improvement Project covers a two block area; the project includes the installation of storm sewer, sanitary sewer, curb and gutter, sidewalks, and the reconstruction of the street. Since I-Jobs II funding would cover the cost of curb and gutter and stormsewer, Abel proposed that the City apply for funding to install curb and gutter and stormsewer on Walnut Street from Pearl Street to North Street and to install stormsewer along North Street to service the park area and adjacent residences. Snyder and Associates had provided a cost estimate in the amount of \$485,208.36 to construct the curb and gutter and stormsewer improvements. I-Jobs II funding would cover 90% of the project cost, and the City would be financially liable for the remaining 10%. Should the City be fortunate enough to receive funding through the I-Jobs program, the City would be required to complete a comprehensive plan using Smart Planning Principles. Abel explained that in order to apply for the grant funding, it would be necessary for the City Council to adopt resolutions. The Council members were provided with three applicable resolutions for their review.

Motion by Tooley, seconded by Shepherd to adopt Resolution 10-07-04, A RESOLUTION IN SUPPORT OF I-JOBS II GRANT APPLICATION. Ayes: Zimmerman, True, Tooley, Shepherd. Carried.

Motion by Shepherd, seconded by Tooley to adopt Resolution 10-07-05, A RESOLUTION AUTHORIZING A CHIEF ELECTED OFFICIAL TO SIGN AN APPLICATION FOR FUNDING FROM THE I-JOBS LOCAL INFRASTRUCTURE COMPETITIVE GRANT PROGRAM AND COMMITTING LOCAL FUNDS TO THE CITY OF WALNUT STREET AND STORMSEWER IMPROVEMENT PROJECT. Ayes: Tooley, True, Shepherd, Zimmerman. Carried.

Motion by True, seconded by Shepherd to adopt Resolution 10-07-06, A RESOLUTION AUTHORIZING A CHIEF ELECTED OFFICIAL TO SIGN AN APPLICATION FOR I-JOBS II GRANT FUNDING. Ayes: True, Shepherd, Tooley, Zimmerman. Carried.

Blum provided the Council members with information pertaining to the condition of the gutter and the electrical entrance to the east side of City Hall. He noted that Walnut Creek Construction was working on the American Legion Hall, and in the process, the workers were required to remove the existing guttering from City Hall. Because City Hall's guttering was undersized and in poor condition, the guttering has not been able to handle the load, and water has been going into the basements of the adjacent buildings. Jim had requested and received permission from the Mayor for Walnut Creek Construction to replace the guttering on City Hall with larger and heavier guttering. The work has been completed at a cost of \$960.00. Jim indicated that he just wanted to make sure that the Council members were properly informed of the work.

At the same time, Blum requested an estimate from Walnut Creek Construction to replace the electrical entrance box on City Hall. The entrance was to have been replaced for the past few years, and the expense has been allocated in the budget for the past three years. Walnut Creek Construction's estimate amounted to \$473.44. The entrance box would be updated from a 60 amp entrance box to a 200 amp box. The Council members gave Blum permission to hire Walnut Creek Construction to replace the electrical entrance on City Hall.

Motion by Tooley, seconded by True to approve a Class B Native Wine Permit (WBN) for Zimm's Antiques and Accessories. Ayes: Shepherd, Zimmerman, Tooley, True. Carried.

The Council members were informed that the Splash Pad Committee had requested permission to close Antique City Drive from Pearl Street to Highland Street for a street dance, which will be held on Saturday night, August 14, 2010. The street dance would be a fundraiser for the Splash Pad Project. Zimmerman indicated that he would prefer that the roped area of the dance not encompass his restaurant, because his restaurant hours would coincide with part of the dance. It was the consensus of the Council to give permission to close Antique City Drive from Tony's BBQ Bistro north to Highland Street for a street dance. Blum indicated that the City men would install signs to detour trucks from the downtown Business District during the dance.

Meeting adjourned, 6:15 p.m.

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Tony Zimmerman  
Mayor Pro Tem

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Terri L. Abel  
City Clerk