

## **Lake City Council Proceedings**

### **Wednesday, December 18, 2024**

These minutes are as recorded by the City Administrator/Clerk and are subject to Council approval at the next regular Council meeting.

The City Council of Lake City, Iowa met in regular session at 6:00pm with Mayor Pro Tempore Goren presiding. Mayor Schleisman was absent. The following Council members were present: Wilson, Daniel (remotely), Gorden, Vogt. Bruns was absent. Also in attendance were City Administrator (CA) Matthews, Public Works Director Janssen, Community Building Manager Streeter-Halvorsen, and Officer Gray. City Attorney Lauver was absent.

Mayor Pro Tempore Gorden called the meeting to order at 6pm.  
The pledge of allegiance was said.

A brief discussion was held concerning Gworks. Council directed CA Matthews to contact Gworks and get a firm written date on when certain issues will be resolved before payment could be made in January.

**Consent Agenda:** Wilson motioned to approve consent agenda with the above noted stipulation concerning Gworks. The consent agenda consisted of the following:

- a. Agenda
- b. Minutes: From the December 2, 2024 Regular Meeting
- c. Summary List of Claims

Seconded by Vogt. All Ayes. Nays-None. MC.

#### **Public Hearing:**

None Scheduled.

**Citizens to Address the Council:** Keith Lampe addressed Council concerning the Bradley Estate donation received for the Community Building and expressed concern of how some of the money was being proposed to be spent by the Advisory Board. He recommended the money be put into CDs and not touched for many years. Council asked CA Matthews how much had been put into CDs and he indicated that \$500,000 had been placed into CDs.

An interested party in purchasing real estate in Lake City addressed Council. He asked if property currently zoned as AG could be purchased and rezoned into residential. Council indicated the City is welcoming of new homes and that they would be supportive. CA Matthews asked Public Works Director Janssen if the city utilities in the part of town the gentleman had indicated interest in could handle additional homes and he indicated yes. CA Matthews explained that after the party purchases the property in question that he would give him the required paperwork to begin the process of petitioning the Planning and Zoning Board to consider changing the zoning from AG to R-1.

**Guest Business:** There was no guest business.

**Council Agenda:**

**a. Banner Design Zoom Meeting**

A zoom meeting was held with the three artists that contributed to the Banner design project. Council selected several banners and provided instructions for which logos and color scheme they would like to see incorporated.

**b. Discussion: Acting Chief of Police Hale Stop Sign Report**

Officer Gray indicated the intersection in question (Jefferson and Michigan) has the most accidents of any location other than the school parking lot. Council discussed and directed the Police Department to review data from other years so they can make a more informed decision regarding whether to convert the existing yield signs into stop signs.

**c. Discussion: Banner Design Part II**

As all banner-related business was handled during the Zoom meeting so there was nothing more to discuss on the matter.

**d. Discussion: Branding, Colors, Logo Design Part II**

Council reiterated their design preferences to the in-house graphic design artist Hannah Streeter-Halvorsen.

**e. Discussion: Lake City Citizen Award Part II**

Council reviewed the sample and directed a few minor modifications.

**f. Review ISG December 2024 Engineering Report**

Council reviewed the report. CA Matthews indicated they are still incorporating the Buy American Build American (BABA) language as required by the CDBG grant for the well project. Councilperson Wilson directed CA Matthews to contact the County Engineer and determine the approximate portion the city would be responsible for and timeline for the reconstruction of Woodlawn.

**g. Discussion/Review: Wage Analysis for FY2026 Budget**

CA Matthews gave an overview of the research presented to Council. He indicated it was for information purposes only and that he was not recommending that Council take any formal action concerning wages at that time. Councilperson Vogt indicated she wants to ensure the City has competitive wages so that the city can retain its talent and discussed some of the benefits of being a City employee, such as IPERS and insurance, and that those should be taken into account when considering wages. Mayor Pro Tempore Gorden asked CA Matthews what his recommendation would be for wages and CA Matthews indicated it would be advisable at a minimum to do a wage increase that matches inflation. There was a brief discussion as to what inflation was at. CA Matthews pointed to a recent report from Amazon –and noted that they are known for being a large organization that knows data- and he reported Amazon’s research showed that actual inflation has been significantly higher than reported government inflation for the past several years. Various questions were asked by Council concerning what other cities are doing in regards to IPERS and medical insurance and CA Matthews shared his January 2024 research on the matter. Council

requested updated tenure research to be incorporated into the wage analysis. Council directed CA Matthews to do a 3% and a 5% raise in Excel and present the financial implications of both options.

**h. Windstream’s Request for fiber laying as recorded in Building Permit 29771**

Council reviewed the request and consulted with Public Works Director Janssen. Public Works Director Janssen did not recommend the request be approved. Council directed CA Matthews to connect Windstream with him so they could possibly find a better solution or route. Vogt made a motion to deny the building permit. Seconded by Wilson. All Ayes. Nays-None. The building permit was not approved.

**i. Discussion: Consider Accepting Bids for City Owned Properties: Parcel Numbers:**

**863307378004 (408 W. Madison), 863307480001 (316 N. Woodlawn), 863307378004 (620 N. Illinois) And Subsequently Setting a Public Hearing**

CA Matthews explained there are three empty lots that the city is in possession of and he recommended that Council authorize the City to accept sealed bids for the properties. Councilperson Daniel indicated action needed to be taken to ensure the properties would actually be built upon as there is a housing shortage in Lake City. Council directed him to work with City Attorney Lauver to ensure the properties are completely free and clear and ready to be built upon. Council decided that a refundable \$1,000 deposit would be required and that the highest bid would likely be the accepted bid. CA Matthews explained the timeline of how this could be facilitated. Council directed him to run a notice and direct interested parties to submit sealed bids no later than noon on Friday February 14<sup>th</sup> for review at the Council meeting on the 17<sup>th</sup>.

**City Administrator Discussion/Action Items:**

- a. CA Matthews mentioned that City Hall would be closed on Tuesday December 24, 2024 and Wednesday December 25, 2024 in Observance of the Christmas Holiday. He noted City Hall would also be closed on Tuesday December 31, 2024 and Wednesday January 1, 2025 in Observance of the New Years Day Holiday. He also noted that Petersen had made a mistake with the tables that were recently placed in the Townsquare. The mistake in question is that the new tables were colored gray instead of white. He reported to Council that Petersen offered a 30% discount as a sincere apology and asked if the City would accept the tables as is. Council directed CA Matthews to negotiate a 50% discount for the tables and that we would pay full price for the reconstruction of the tables as we had originally ordered. Council indicated the City may use the gray tables at Goins Park or find some other use for them. CA Matthews indicated he would negotiate this with Petersen and that if they accepted our terms that we could expect to see the new properly colored tables in 8-10 weeks.

**Department Head Council Updates:** No updates were given.

**Mayor Discussion/Action Items:**

Mayor Pro Tempore Gorden directed CA Matthews to inspect the property at the corner of Center and 6<sup>th</sup> Street and to also inspect the old Lincoln School as well. He indicated he would do so and

work with City Attorney Lauver if any violations of municipal code were found to be present. Councilperson Wilson asked for an update on the Tim Waters property and CA Matthews said he would follow up with City Attorney Lauver on the property as well.

A brief discussion was held about the Community Building and the rental rates. Council directed CA Matthews to schedule a meeting with the Advisory Board for January 2025 to review rates. He indicated he would reach out to them and set it up.

**Adjourn:** With no further business, Vogt motioned to adjourn the meeting. Seconded by Wilson. All Ayes. Nays-None. MC. The meeting adjourned at 8:20pm. The next scheduled regular meeting of Council will be Monday January 6, 2024 at 6pm.

\_\_\_\_\_  
Mike Schleisman, Mayor

\_\_\_\_\_  
Jacob Matthews, City Administrator/Clerk

Report Title Period	Claims Report 11/28/2024 To 12/13/2024	
Vendor Name	References	Vendor Total
TREASURER STATE OF IOWA	WET TAX	\$1,787.75
TREASURER STATE OF IOWA	PAYROLL TAX	\$1,570.19
TREASURER STATE OF IOWA	SALES TAX	\$289.41
WEBSTER-CALHOUN COOP	LIBRARY PHONE & INTERNET	\$588.43
COMMUNITY OIL FLEET PROGRAM	FUEL	\$1,207.57
TS ELECTRIC	LIFT STATION REPAIR	\$2,928.76
VESTIS	RUGS	\$70.20
CRUZ ELECTRIC	ELECTRIC UPDATE	\$35,004.94
IMWCA	WORKER'S COMP	\$1,021.00
DANIEL CONSTRUCTION	CONCRETE	\$6,000.00
IOWA LIBRARY ASSOCIATION	MEMBERSHIP	\$30.00
I & S GROUP, INC.	WELL 6 & 7 PROJECT	\$3,068.00
CARROLL CO. SOLID WASTE	RECYCLE FEES	\$119.50
STATE HYGIENIC LABORATORY	WATER TEST	\$90.00
CENTRAL IA DISTRIBUTING	SUPPLIES	\$383.00
MIDAMERICAN ENERGY COMPANY	MONTHLY EXPENSES	\$4,798.28
CREATIVE PRODUCT SOURCE, INC.	LIBRARY MATERIALS	\$365.28
K POWER	VEHICLE REPAIR	\$4,167.88
AMAZON CAPITAL SERVICES, INC.	LIBRARY MATERIALS	\$236.40
AL'S CORNER OIL COMPANY	FUEL	\$1,060.49
JACK'S UNIFORMS & EQUIPMENT	POLICE UNIFORMS- CRAMPTON	\$1,711.94

LAKE CITY HARDWARE, INC.	MONTHLY EXPENSES	\$364.01
NAPA AUTO PARTS	MONTHLY EXPENSES	\$233.73
FORT DODGE REGIONAL BRIDAL PLUMBING & HEATING WHOLESALE	BRIDAL SHOW	\$250.00
MORROW'S STANDARD SERVICE	SEWER SUPPLIES	\$256.05
ACCESS SYSTEMS LEASING	MONTHLY EXPENSES	\$1,626.00
CALHOUN CO. PHOENIX	ADMIN COPIER LEASE	\$358.82
DON'S PEST CONTROL	LEGALS	\$263.42
CENGAGE LEARNING - GALE	CMB PEST CONTROL	\$49.00
CITY OF LAKE CITY	LIBRARY MATERIALS	\$657.42
GWORKS	PETTY CASH	\$46.76
PAYROLL	ANNUAL SUPPORT	\$11,820.00
EFTPS		\$30,288.75
IPERS		\$7,193.66
STATE TAX		\$5,918.77
<b>Total</b>		<b>\$918.14</b>
		<b>\$126,743.55</b>