

City of Lester

August 8, 2016

Regular Meeting 6:30 PM

Mayor Dan Gerber called the council meeting to order with council members Pam Hawf, Jeff Hooegeveen, Lance Boote, Curt Doorneweerd, and Ladell Kellenberger present. Also present Christa Lee, City Clerk.

A Public Hearing of the City of Lester was called to order on August 8, 2016 at 6:30 pm in the Council Chambers at the Lester Community Center by Mayor Dan Gerber regarding Tax Abatement for the City of Lester, with no public present. The Public Hearing was closed at 6:35 pm.

A motion was made by Pam Hawf to approve the Consent Calendar which consisted of the Minutes of the July 5th meeting, Treasurer's Report and the following bills and warrants issued through June as presented. Jeff Hooegeveen seconded the motion with all members voting in favor.

Expenses:

Alliance Communications	Sewer Phone	\$36.00
Alliance Communications	Community Center	\$82.00
Alliant Energy	Sewer	\$819.00
Alliant Energy	Community Center	\$44.88
Alliant Energy	Street Lights	\$484.97
Alliant Energy	Ball Park	\$51.13
Alliant Energy	Siren	\$34.27
B&K Landscaping & Lawn Svcs	Meadowview park	\$3,688.20
Boland Recreation	Miracle Rec Equip	\$49,667.00
Brian Mogler	Supplies	\$108.98
Christa Lee	Wages & Supplies	\$496.05
Construction Products & Consultants		\$381.60
Denny's Sanitation	July Garbage	\$1,519.00
Denny's Sanitation	Community Ctr	\$56.00
Gerber Insurancer	Insurance	\$6,662.00
Gerber Insurancer	Insurance - Comm Ctr	\$3,777.00
Glasdon Inc	Trash Container	\$486.35
Heartland Paper	Supplies	\$133.77
IA Dept of Natural Resources	NpDES Annual fee	\$210.00
IA Dept of Natural Resources	Annual Water Supply Fee	\$34.26
Iowa One Call		\$14.40
IPERS	July Contribution	\$392.10
Itron	Software Main Fee	\$720.00
Jeff Hooegeveen	Mowing	\$898.56
John Deere Financial	Parts	\$16.72

Kathy Doorneweerd	Cleaning Wage / Supplies	\$198.13
Keiths Korner	Mower Gas	\$247.07
Larchwood Lumber	Supplies Meadowview	\$594.51
Lauren Vande Kamp	Summer Rec	\$735.00
Leutholds Plumbing	Push up burn pile	\$100.00
Liberty Tire Recycling LLC	Meadowview park Abstract Fee	\$5,230.00
Lyon County Title	Meadowview Park June Water Used	\$300.00
Lyon & Sioux Rural Water	775,000 Gal	\$1,395.00
Mangold Environmental	Water Test	\$144.00
Meyer Electric	Softball Machine	\$248.86
Mia Hoogeveen	Summer Rec	\$735.00
Midwest Field Turf	Turf Meadowview	\$12,900.00
New Century Press	Minutes	\$62.21
Rent All	Meadowview park	\$112.35
Robert Leuthold	Wage (Water & Sewer)	\$432.00
Robert Leuthold	Sewer/Lift Station	\$329.44
Rock Valley Rent-All	Meadowview park	\$491.70
Tim Feuchtenberger	Swim Bus	\$119.57
True North Steel	Culverts - Comm Ctr	\$1,250.74
Valley Sand & Gravel	Comm Ctr	\$687.54

Expenditures

General	\$90,763.76
Road Use	\$484.97
Water	\$2,821.50
Sewer	\$1,538.13
Garbage	\$1,519.00
Total	\$97,127.36

Revenues

General	\$68,490.04
Road Use	\$2,105.13
Water	\$2,001.13
Sewer	\$2,938.2
Garbage	\$1,568.00
Total	\$77,102.50

Christa updated the council on the status of the new water meters and billing. Minimum shall be paid in August. Meters have been read and we will read at the end of August then we should be ready bill in September. We will be able to email invoices and ACH for these bills starting in October.

Brian Mogler presented an update on the Meadowview Park, the grand opening went well. The park is now open to the public.

Discussion was held regarding the **RESOLUTION NO. 2016-9** Urban Revitalization Act. Curtis Doorneweerd made a motion to introduce the resolution. Lance Boote seconded the motion with all members voting in favor.

**RESOLUTION OF NECESSITY FOR
LESTER COMMERCIAL & INDUSTRIAL URBAN REVITALIZATION PLAN
(COMMERCIAL TAX ABATEMENT)**

WHEREAS; The City of Lester has resolved to create a Commercial & Industrial Urban Revitalization Area in order to allow the incentives and tools provided in Chapter 404, Code of Iowa, to be employed in the identified area.

WHEREAS; The City has found conditions as established in Section 404.1, Code of Iowa, *requiring* conservation, rehabilitation, development and redevelopment measures for urban revitalization areas in the community.

WHEREAS; It is also determined by the City that those areas not presently in need of rehabilitation are appropriate for designation as economic development areas.

THEREFORE, BE IT RESOLVED, pursuant to the provisions of Chapter 404, Code of Iowa, the City of Lester finds the proposed Urban Revitalization Area to be in need of economic development assistance; and

FURTHERMORE, The City resolves to create a Commercial & Industrial Urban Revitalization Area in order to allow the incentives and tools provided in Chapter 404, Code of Iowa, to be utilized in the Area.

Curtis Doorneweerd made a motion to adopt the resolution. Ladell Kellenberger seconded the motion with all members voting in favor.

Dan Gerber, Mayor

Attest: Christa Lee, City Clerk

Discussion was held regarding the **RESOLUTION NO. 2016-10** Urban Revitalization Act. Lance Boote made a motion to introduce the resolution. Curtis Doorneweerd seconded the motion with all members voting in favor.

**RESOLUTION ADOPTING
LESTER COMMERCIAL & INDUSTRIAL
URBAN REVITALIZATION PLAN**

WHEREAS; The City of Lester found conditions as established in Chapter 404, Code of Iowa, to allow conservation, development and redevelopment measures implemented within the community.

WHEREAS; The City of Lester has notified all affected property owners and residents within the community of a public hearing where opinions could be expressed about the creation and implementation of a proposed urban revitalization district.

WHEREAS; After conducting a public hearing and determining that a need exists to implement measures to increase commercial and industrial development activity within the community, the City of Lester is committed to assist property owners, builders, and developers to construct commercial and industrial establishments within the community.

THEREFORE, BE IT RESOLVED, pursuant to the provisions of Chapter 404, Code of Iowa, the City of Lester hereby adopts the commercial and industrial Urban Revitalization Plan to help spur economic development within the community.

Ladell Kellenberger made a motion to adopt the resolution. Curtis Doorneweerd seconded the motion with all members voting in favor.

Dan Gerber, Mayor

Attest: Christa Lee, City Clerk

Discussion was held regarding the **ORDINANCE NO. 5-2016** Urban Revitalization Act. Curtis Doorneweerd made a motion to introduce the ordinance. Lance Boote seconded the motion with all members voting in favor. Pam Hawf made a motion to waive second and third reading of the ordinance. Ladell Kellenberger seconded the motion with all members voting in favor.

**AN ORDINANCE DESIGNATING AN AREA OF LESTER, IOWA
AS THE COMMERCIAL & INDUSTRIAL URBAN REVITALIZATION AREA**

WHEREAS, pursuant to the provisions of *Chapter 404, Iowa Code*, (the “Act”), the governing body of a city may, by ordinance, designate an area of the city as a revitalization area upon the completion of procedures specified in the Act; and as a revitalization area upon the completion specified in the Act; and

WHEREAS, pursuant to the provisions of the Act, the City Council of Lester, Iowa, has by resolution determined, with respect to an Area within the city, hereinafter described in Section 1 and known as the Lester Commercial & Industrial Urban Revitalization Area:

- (a) Lester Commercial & Industrial Urban Revitalization Area is an area appropriate as an economic development area as designed in Section 403.17, Code of Iowa.
- (b) The development to occur within the Lester Commercial & Industrial Urban Revitalization Area is necessary in the interest of the city, and the Urban Revitalization Area substantially meets criteria set forth in Section 404.1 of the Act.

WHEREAS, pursuant to the provisions of the Act, the City prepared an Urban Revitalization Plan for the Lester Commercial & Industrial Urban Revitalization Area and held a public hearing on the Plan for the revitalization Area;

NOW, THEREFORE, be it ordained by the City Council of Lester, in Lyon County, Iowa, as follows,

Section 1. In accordance with the Act and in consideration of the recitations set out in the preamble hereof, an area containing eligible real estate parcels within the following legal description of the city’s corporate limits.

All of Section 31 in Township 100 North, Range 46 West, Allison Township; and all of Section 36 in Township 100 North, Range 46 West, Larchwood Township in Lyon County Iowa. This property description is considered to be the legal corporate limits for the City of Lester, Iowa.

is hereby designated as an Urban Revitalization Area under the Act, which shall be known as the Lester Commercial & Industrial Urban Revitalization Area. Such designated Area shall not include agricultural land, including land which is part of a century farm, unless the owner of the agricultural land or century farm agrees to be included in the Urban Renewal Area. Furthermore, the boundaries of the Urban Revitalization Area shall include future annexation areas.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 3. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 4. This ordinance shall be in effect after its final passage, approval and publication, as provided by law.

Passed and approved on this 8th day of August, 2016

Pam Hawf made a motion to adopt the ordinance. Lance Boote seconded the motion with all members voting in favor.

Dan Gerber, Mayor

Attest: Christa Lee, City Clerk

Discussion was held regarding **Ordinance 4-2016** Renewal of Franchise Application – Alliance Communications Cooperative. Lance Boote made a motion to introduce the Ordinance. Curtis Doorneweerd seconded the motion with all members voting in favor. Pam Hawf made a motion to waive second and third reading of the Ordinance. Jeff Hoogeveen seconded the motion with all members voting in favor. The proposed ordinance shall be granted for the corporate boundaries of the City of Lester, as it exists from time to time. A Franchise shall be in effect for a period of ten years from the adoption of this application, unless renewed, revoked or terminated sooner. Jeff Hoogeveen made a motion to approve the Ordinance for the Franchise Application. Pam Hawf seconded the motion with all members voting in favor.

Dan Gerber, Mayor

Attest: Christa Lee, City Clerk

Discussion was held regarding the **RESOLUTION NO. 2016-11** Annual Street Report. Pam Hawf made a motion to approve the Resolution. Ladell Kellenberger seconded the motion with all members voting in favor.

Dan Gerber, Mayor

Attest: Christa Lee, City Clerk

Discussion was held regarding 5th Street and Meadowview Drive and the need to have some pea rock spread on these two roads due to the tar is bubbling up on hot days.

Discussion was held regarding the Iowa Dot Project for the Bridge Deck overlay on Iowa 9 this fall.

The next regular city council meeting will be Tuesday, September 6, 2016 at 6:30 PM at the Lester City Council Chambers.

Pam Hawf made a motion to adjourn the meeting. Lance Boote seconded the motion with all members voting in favor.

Dan Gerber, Mayor

Attest: Christa Lee, City Clerk