

The City Council of the City of Anamosa met in Regular Session this February 8, 2016 in the Council Chambers at City Hall at 6:00 p.m. with Rick Sanborn, Bill Feldmann, Chuck Smith, Rod Smith, Cody Shaffer and Betty Weimer present. Absent: None. Mayor Dale Barnes presided. Also present were Alan Johnson, City Administrator; Tammy Coons, City Clerk; Jim Henson, Water Superintendent; Dan Smith Wastewater Superintendent; Rebecca Vernon, Librarian; Gregg Carpenter, Streets Superintendent; and Bob Simonson, Police Chief. Guests Present Addressing the Council: John Ely, 301 N. Davis St; Dusty Embree, Jones County Economic Development Director; Garrett Piklapp, Fareway Stores, Inc., Mike Dearborn, 405 N. Division St.: and Nancy Shaffer, 803 N. Division Ct. Mayor Dale Barnes called the meeting to order at 6:00 p.m. Roll call was taken with a quorum present.

### **Council Minutes**

Motion by Feldmann, second by Shaffer to approve the minutes from the January 25, 2016 Regular Council meeting. Discussion followed. All Ayes. Motion Carried.

### **PUBLIC HEARINGS:**

#### **Public Hearing Regarding Development Agreement Between the City of Anamosa and Fareway Stores, Inc.**

Mayor Barnes opened the public hearing on the Development Agreement between the City of Anamosa and Fareway Stores, Inc. at 6:02 p.m. Bill Feldmann stated he had only received positive comments. John Ely, 301 N. Davis St. questioned the proposed increase in property tax value and questioned Fareways's business plan. He expressed concern over the TIF agreement compared to inflation. He also expressed concern over agreement with ADCO as it is not a nonprofit corporation. He asked that discussion regarding this be continued at a future date.

Dusty Embree, Jones County Economic Development Director, JCED addressed the Council stating that she had received only positive comments regarding Fareway. She stated that Fareway's large buying plan kept prices low and that TIF is complicated, but if the property is not sold, the building will be empty and it will deteriorate. She stated that ADCO is for-profit corporation but is willing to help the community.

Garrett Piklap, Fareway Stores, Inc. addressed the Council stating that the wages for the 4-17 year old employees is approximately \$8.10 per hour. He stated that employees over the age of 18 average \$14.00 per hour and also offer benefit packages. Garret stated that the have never closed a store prior to 2010 and the development agreement guarantees that the store will stay open for 20 years. He hopes that the Anamosa Fareway Store will hire 50 -70 employees.

Motion by Feldmann, second by Weimer to close the public hearing at 6:18 p.m. All Ayes. Motion Carried.

### **Presentations**

#### **Gary Weers, EMC Insurance- Insurance Dividend**

Gary Weers explained how the City's insurance program functions and presented an insurance dividend refund check in the amount of \$10,889.00 to the City.

#### **Dusty Embree, JCED – Wapsipicon River Trail Project and Shaw Road Section of Proposed Trail**

Dusty Embree, JCED addressed the Council explaining the Parks to People Project and the grant match for the Region 1. She stated that safety is huge issue for them.

#### **Bill Sperflage, Anamosa State Penitentiary**

Bill Sperflslage addressed the Council presenting a template of a 28E agreement that could be used between the City and the ASP and the use of inmate labor. Discussion followed.

**Mike Liska, Howard R. Green**

Mike Liska, Howard R. Green addressed the Council updating them on the GIS system for the sanitary sewer and the storm sewer system.

**Snyder & Associates – Update on Projects**

Lyndsay Beaman, Snyder & Associates addressed the Council updating them on the DNR Flood Levee Permits, WWTP Agreement with the ASP, WWTP NPDEDS permit for Mercury Compliance, the 2<sup>nd</sup> Street Lift Station Project, and the WWTP UV Disinfection Project and the Nutrient Reduction Program. Discussion followed.

**Proclamations**

Mayor Barnes proclaims 2016 the year of Grant Wood in the City of Anamosa as the birthplace of Grant Wood and Grant Wood's considerable contribution to the arts.

**COMMUNITY BETTERMENT:**

**Resolution Supporting the Wapsipinicon River Trail Project and the the Shaw Road Section of the Proposed Trail**

Motion by Feldmann, second by Sanborn to approve **Resolution 2016-04** supporting the Wapsipinicon River Trail Project and the Shaw Road Section of the Proposed Trail. Roll Vote. All Ayes. Motion Carried.

**Filming of Council Meetings**

Alan Johnson, City Administrator reviewed the previous discussion on the filming of the Council meetings and reviewed the two proposals. Discussion followed. Jim Johnson reviewed his proposal.

**PUBLIC SAFETY:**

**New Cigarette Permit for Giggle Juice Station, LLC**

Motion by Feldmann, second by Shaffer to approve the new cigarette permit for the Giggle Juice Station, LLC. All Ayes. Motion Carried.

**PUBLIC WORKS: NONE**

**FINANCE:**

**Resolution Approving Development Agreement with Fareway Stores, Inc. Authoring the Annual Appropriation Tax Increment Payments and Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement**

Motion by Feldmann, second by Shaffer to approve **Resolution 2016-05** approving the Development Agreement with Fareway Stores, Inc. Authoring the Annual Appropriation Tax Increment Payments and Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement. Roll Vote. All Ayes. Motion Carried.

**MAYOR AND COUNCIL:**

Rod Smith, P & R Board – stated that the Board had reviewed the proposed budget for the upcoming year.

Bill Feldmann, EMA/E911 Board – reported that the inspection paperwork that Brenda Leonard completes had some minor changes. He also reported that the budgets for EMA and E911 were passed.

Betty Weimer stated that on this Saturday, February 13<sup>th</sup> there would be a Grant Wood Birthday celebration from 11:00 am to 1:00 pm.

**CITY ADMINISTRATOR’S REPORT:**

**Evaluation of City Administrator**

Alan stated that the Council would need to discuss a plan or approach of his evaluation and criteria of his evaluation per the terms of his contract.

Feldmann stated that he would like to use the previous evaluation form and add a point scale of 1 through 5 to the form.

Shaffer stated he likes the point system and likes the more complete evaluation that his proposed form offers. He stated that the evaluation should be longer than one and one half pages.

Weimer stated that the proposed four page evaluation is redundant and likes the shorter evaluation form with an added ranking system.

Sanborn stated that he would like to see a combination of both forms.

Rod Smith stated that he feels the council needs more time to do a thorough evaluation of the City Administrator especially by the three new council members.

Motion by Feldmann, second by Shaffer to set aside the City Administrator’s evaluation until October 2016 and at which point it will be the City Administrator’s responsibility to initiate the evaluation process. Discussion followed. All Ayes. Carried.

**Public with Business with the Council on Items not on the Agenda**

John Ely, 301 N. Davis Street addressed the Council asking for documentation on the procedure of how he can address and interact with the Council. He also stated that the public can review the full council packet prior to the meetings. He also suggested a 360 degree review for employee evaluations.

Mike Dearborn- 405 N. Division St addressed the Council reminding them that the Local Access Budget was cut due to budget needs and that it was put on the “chopping block”. He stated that public access is not a necessity like clean water, the Police Department and Fire Department. He also asked at what point are new council members not “new” anymore and that they should not throw things back on the previous council and take responsibility for themselves.

Nancy Shaffer, 803 N. Division St. addressed the Council and suggested that the audio tape of the Council meetings be available to the public until the full tape of the council meetings are available.

**Adjournment**

Motion by Feldmann, second by Weimer to adjourn at 7:45 p.m. All Ayes. Motion Carried.

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Dale Barnes, Mayor

ATTEST:

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Tammy Coons, City Clerk