

The second meeting of August for the Denver City Council, Bremer County, Iowa was held on Monday August 15, 2016 at the Denver City Hall Council Chambers. Council members present were Derek Gustafson, Jeremie Peterson, Mark Richmann, Mary Scharnhorst and Joel Wikner. Councilman Peterson arrived at 6:03 p.m. There were eighteen people in attendance.

Mayor Diercks called the meeting to order at 6:00 p.m.

Motion Richmann, second Scharnhorst to approve the agenda. AYES: Gustafson, Scharnhorst, Richmann, Wikner. NAYS: None.

Motion Wikner, second Gustafson to approve the minutes of August 1, 2016. AYES: Gustafson, Richmann, Scharnhorst, Wikner. NAYS: None.

There was no Public Forum.

Gene Leonhart addressed the Council as Construction Manager for the Denver Community School District Building Project regarding the cost of the transformer. Mr. Leonhart requested reducing the cost by \$4,900 for the Labor & Equipment from the total estimated cost of \$22,325 for the installation of a 750 kVA Transformer for the new School Building.

Motion Wikner, second Gustafson to deduct the estimated cost of \$4,900 for Labor & Equipment and the Denver Community School District will be billed for only the Transformer and material used to complete the project. AYES: Gustafson, Peterson, Richmann, Scharnhorst, Wikner. NAYS: None.

The Council discussed the current Utility Billing System with Landlords concerning possible changes to the City of Denver's Utility Billing practices. Larry Farley explained possible changes to the Utility Billing Practices of Denver they included the following.

1. Increasing the Deposit Amount.
2. Using the Applicant for Utility Service Credit Report to determine the deposit amount.
3. Have the property owner be responsible for their tenant's utility bill and file them to be collected from the Bremer County Treasurer's Office.
4. Any combination of 1, 2 and 3.
5. Do Nothing.

Lori Schweer and Nick Wiley did not want the risk of non-payment put on the Landlord. Most of the Landlords in attendance preferred increasing the deposit amount and using the Tenant's Credit History to determine an appropriate utility deposit. Most of the Landlords were not in favor of having them responsible for their tenant's utility bills. Larry Farley will work on a new policy to determine the amount for a Utility Deposit to be based upon the applicant's Credit History.

Dave Larson was present to update the Council on his plans to build a new 24 Unit Assisted Living Facility in Denver. The name of the project will be called Willow Winds Assisted Living. Dave Larson has partnered with the Western Home Communities help manage the facility and the architect for the project is AHTS Architects. The tentative schedule for the project is slated to begin the middle of September of 2016 with completion by November 1, 2017. Cardinal Construction will be the Project Manager.

Motion Richmann, second Peterson to approve Resolution No. 77-2016 Authorizing Street Vacation and Transfer of City Property (Lot 36 of the Schumacher 3rd Addition Water Detention Basin and Part of Jefferson Ave. between Bremer Ave. and Mill St.) to Larson Properties II. ROLL CALL VOTE: AYES: Gustafson, Peterson, Richmann, Scharnhorst, Wikner. NAYS: None.

Motion Peterson, second Scharnhorst to approve the Second Reading of Ordinance No. 3-2016 to Rezone Tsbs Properties LLC from M-1 Industrial toU-1 Unclassified. AYES: Gustafson, Peterson, Richmann, Scharnhorst, Wikner. NAYS: None.

Motion Richmann, second Wikner to approve the Third and Final Reading of Ordinance No. 3-2016 to Rezone Tsbs Properties LLC from M-1 Industrial toU-1 Unclassified. AYES: Gustafson, Peterson, Richmann, Scharnhorst, Wikner. NAYS: None.

Motion Scharnhorst, second Richmann to approve Resolution no. 79-2016 to Set Date for a Public Hearing on Rezoning Legally Described Property owned by Schneider Milling Inc. and Overland Properties LLC Property from M-1 Industrial to C-1 Commercial for September 6, 2016 at 6:00 p.m. ROLL CALL VOTE: AYES: Gustafson, Peterson, Richmann, Scharnhorst, Wikner. NAYS: None.

There was no Other Business.

Motion Wikner, second Scharnhorst to adjourn. AYES: Gustafson, Peterson, Richmann, Scharnhorst, Wikner. NAYS: None. The Council Meeting adjourned at 6:53 p.m.

Revenues for the Month of July 2016

General Fund	\$ 43,986.45
Library Savings Fund	\$ 0.72
Road Use Fund	\$ 17,915.73
Local Option Sales Tax	\$ 11,506.65
Tax Increment Financing Fund	\$ 300.12
Debt Service Fund	\$ 184.55
Permanent Fund	\$ 0.00
Water Utility Fund	\$ 11,549.09
Sanitary Sewer Fund	\$ 35,680.70
Electric Utility Fund	\$153,897.27
Electric Utility Deposit Fund	\$ 550.00
Storm Water Utility Fund	<u>\$ 1,802.39</u>
Total	\$277,373.67

Rod Diercks, Mayor

ATTEST:

Larry Farley, City Clerk/Admin.