

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

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

Motion Peterson, second Scharnhorst to approve the agenda and Delete Agenda Item #20. AYES: Gustafson, Peterson, Richmann, Scharnhorst. NAYS: None.

Motion Scharnhorst, second Gustafson to approve the minutes of August 25, 2016 and add second Scharnhorst to the Approve the Agenda motion. AYES: Gustafson, Peterson, Richmann, Scharnhorst. NAYS: None.

There was no Public Forum.

Motion Peterson, second Scharnhorst to Close the Regular Meeting and Open the Public Hearing concerning the Proposed Rezoning for Schneider Milling and Overland Park Properties LLC from M-1 to C-1. AYES: Gustafson, Peterson, Scharnhorst, Wikner. NAYS: None. The Public Hearing was opened at 6:02 p.m.

Schneider Milling and Overland Park Properties LLC have asked to rezone the property from M-1 to C-1 to build a Dollar General Store. Ed Blumenshine asked if an Environmental Impact Study had been completed. Mr. Blumenshine was also concerned about the water runoff from the property. Larry Farley said the property had soil testing completed but did not receive a copy of the results. Overland Properties LLC plans on constructing a Storm Water Detention Basin and will have to follow the Denver Ordinance for sizing the water detention area, the Ordinance takes into account the entire property and compares the site as if it was bare ground to after the store and parking lot has been constructed. There were no further comments.

Motion Peterson, second Wikner to Close the Public Hearing concerning Schneider Milling and Overland Park Properties LLC to rezone the property from M-1 to C-1 to build a Dollar General Store and Re-Open the Regular Meeting. AYES: Gustafson, Peterson, Richmann, Scharnhorst, Wikner. NAYS: None. The Public Hearing was closed at 6:06 p.m.

Motion Scharnhorst, second Gustafson to approve the First Reading of Ordinance No. 4-2016 to Rezone Legally Described Property owned by Schneider Milling and Overland Properties LLC from M-1 Industrial to C-1 Unclassified. AYES: Gustafson, Peterson, Richmann, Scharnhorst, Wikner. NAYS: None.

Motion Peterson, second Richmann to approve Resolution No. 81-2016 the Development Agreement with Overland Properties LLC to construct a Dollar General Corporation Store in Denver, Iowa. ROLL CALL VOTE: AYES: Gustafson, Peterson, Richmann, Scharnhorst, Wikner. NAYS: None.

Motion Wikner, second Gustafson to approve the Professional Engineering Services Agreement with AECOM for the Overland Properties LLC. AYES: Gustafson, Peterson, Richmann, Scharnhorst, Wikner. NAYS: None.

Motion Scharnhorst, second Peterson to approve Resolution No. 82-2016 Engineering Services Agreement with AECOM for work related to Overland Properties LLC improvements and part of Development Agreement in the amount of \$9,500. ROLL CALL VOTE: AYES: Gustafson, Peterson, Richmann, Scharnhorst, Wikner. NAYS: None.

Engineer Mark Durbahn presented the Bridge Inspection Report. The Bridge Deck on state Street is showing its age. There are two options to repair the delaminating concrete (concrete is separating from the steel re-bar) do spot repairs and patch the delaminated areas or do an entire overlay of the State Street Bridge Deck. Remove trees over hanging the sidewalk on the State Street Bridge. Mark Durbahn will prepare a cost estimate to do a mill and overlay the entire bridge deck.

Ed Blumenshine and Sara Oltrogge representing the Denver Diplomats provided an update to the Council on their activities for the past year. The Denver Diplomats have met with Lieutenant Governor Kim Reynolds, held a Business Fair at the Community Center, sponsored a Bicycle Parade and Bike Rodeo and sponsored three Music-in the-Park events. Mr. Blumenshine explained that being an all volunteer organization they can only do so much and suggested establishing a Park and Recreation Coordinator position and that person could work with volunteer organizations to promote and help carry our events. They also felt an Economic Development Director would be beneficial in promoting Denver and attracting new businesses to the community and that position could help with the City Webpage. Mr. Blumenshine also suggested that Denver update its zoning ordinance, and land use plan and create a building design plan for Denver. Mr. Blumenshine thought it was time to evolve from where we are at into a development Group with paid memberships. Mayor Diercks and the Council Members thanked the Denver Diplomats for promoting Denver and sponsoring all the fun activities this past year.

Kari Haislet representing the Denver Cyclone Athletic Booster Club presented the Homecoming Parade Route between the Denver High School and the Denver Athletic Complex on September 21, 2016 at 6:00 p.m.

Motion Richmann, second Wikner to approve the Denver Cyclone Athletic Booster Club Parade Route on September 21, 2016 at 6:00 p.m. AYES: Gustafson, Peterson, Richmann, Scharnhorst, Wikner. NAYS: None.

Motion Richmann, second Gustafson to approve the Police Department to spend up to \$3,000 for Active Shooter Equipment for all three Police Officers. AYES: Gustafson, Peterson, Richmann, Scharnhorst, Wikner. NAYS: None.

Motion Richmann, second Scharnhorst to approve the Bills Presented for Payment for September 6, 2016. AYES: Gustafson, Peterson, Richmann, Scharnhorst, Wikner. NAYS: None.

Bills Presented for Payment for September 6, 2016

Wages-Variou Persons	8/4/16 & 8/18/16	\$ 51,570.89	All Funds
F.I.C.A.	Withholding Taxes	\$ 17,502.46	All Funds
ICMA Retirement Corp	Retirement Contribution	\$ 911.62	Electric
IPERS	Retirement Contribution	\$ 6,566.54	All Funds
Iowa Treasurer	Sales Tax Reimbursement	\$ 4,381.00	All Funds
Iowa Treasurer	Withholding Tax	\$ 2,028.00	All Funds
Aflac	Employee Insurance	\$ 423.88	All Funds
ACCO	Chlorine	\$ 648.75	Water
ACES	Backup	\$ 95.00	General
Adair, Brittany	Utility Deposit Refund	\$ 75.00	UDR
AECOM	Engineering Services	\$ 7,166.18	RUT

Baas, Stacy	Utility Deposit Refund	\$ 75.00	UDR
Baker & Taylor	Books	\$ 527.77	Library
Barco	Survey Flags	\$ 297.79	Electric
Barnes & Noble	Books	\$ 116.87	Library
B&G Sales	Garbage Cans	\$ 29,190.00	General
Black Hawk Rental	Shop Equipment	\$ 616.46	RUT
Black Hawk Waste	Garbage	\$ 8,579.60	General
Blacktop Service Company	Seal Coat Streets	\$ 50,755.40	RUT
Boundtree	Patient Care Supplies	\$ 350.05	General
Bravener, David	Utility Deposit Refund	\$ 75.00	UDR
Bremer County Community Partner	Contribution	\$ 100.00	General
Bremer County Recorder	Recording Fees	\$ 27.00	General
Bremer County Treasurer	Property Tax	\$ 852.00	Electric
Breyer, Rachael	Community Room Deposit Refund	\$ 75.00	CCR
Brothers Market	Misc Supplies	\$ 108.04	Gen/Lib
Cenage	Books	\$ 177.31	Library
Center Point Large Print	Books	\$ 43.14	Library
Century Link	Telephone	\$ 414.41	All Funds
Channing Bete	Training Supplies	\$ 84.95	General
City Laundering	Mats	\$ 177.66	All Funds
Crescent Electric	Electric Materials	\$ 2,851.06	Electric
Data Tech	Training	\$ 95.00	General
Davis Farm & Auto	Auto Repair	\$ 333.98	RUT/Gen
Dearborn National	Employee Insurance	\$ 532.80	All Funds
Deike Implement	Cat Tractor Mower Repair	\$ 120.80	General
Demco	Misc Supplies	\$ 125.40	Library
Denver Postmaster	Billing & stamps	\$ 446.13	Elec/Lib
Denver Savings Bank	Denver Dollars & Housing Grant	\$ 12,000.00	Electric
Denver Spraying Service	Roundup Chemical	\$ 87.50	General
DLM Sales & Service	Battery	\$ 45.00	RUT
Electronic Engineering	Radios & Batteries	\$ 1,320.77	El/Wa/Sw/RUT
Epley, Jake	Redeeming Rebels-Denver Diplomats	\$ 275.00	General
Fails, Duane	Cemetery Care	\$ 600.00	Wat/Sew
Larry Farley	Mileage	\$ 11.88	General
Farmers Win	Gas / Diesel / Propane	\$ 4,717.07	RUT/Sew/Gen
Fire Service Training Bureau	Certificate Fee	\$ 50.00	General
First	Renewal	\$ 19.97	Library
Forum	Publications & Renewal	\$ 1,988.32	Gen/Lib
Garry's Tire	Ambulance Tire Rotation	\$ 154.95	General
Gehrke, Amy	Dues	\$ 30.00	General
Gronowski, Travis	Utility Deposit Refund	\$ 75.00	UDR
Hagenow, Tarisa	Utility Deposit Refund	\$ 250.00	UDR
Hawarden Public Library	Books	\$ 72.00	Library

Hawkins	Sewer Materials	\$ 904.05	Sewer
Heiman	Helmet Liner	\$ 24.87	General
Helman, Brittany	Utility Deposit Refund	\$ 75.00	UDR
Helping Services of NE Iowa	Annual Contribution	\$ 1,000.00	General
Hildebrandt, Nick	Residential Lot Grant	\$ 15,000.00	TIF
Hintz, Scott	Residential Lot Grant	\$ 10,000.00	TIF
Ingram	Books	\$ 417.46	Library
INRCOG	2017 Dues	\$ 3,101.60	General
Iowa Dept Public Safety	Online System	\$ 2,400.00	General
Iowa Game & Fish	Renewal	\$ 18.00	Library
Iowa One Call	Locates	\$ 48.60	Electric
Iowa Sports Center	Football Uniforms	\$ 1,089.70	General
Iowa Sports Supply	Football Supplies	\$ 320.00	General
Iowa Utilities Board	2017 Assessment	\$ 1,198.00	Electric
IRBY	Electric Materials	\$ 1,740.00	Electric
Joerger, Jeff	Mileage	\$ 151.20	Electric
Johnson, Todd	Community Room Deposit Refund	\$ 75.00	CCR
Keltek	Police Dept. Battery	\$ 335.48	General
Kids Reference	Books	\$ 193.70	Library
Kwik Star	Gas	\$ 371.73	General
Lancaster, Evan	Utility Deposit Refund	\$ 70.26	UDR
Manatts	Hoover St	\$ 165.48	RUT
Martin Health	Patient Care Supplies	\$ 11.02	General
Matt Parrott	Office Supplies	\$ 115.75	General
MEAN	Wholesale & MEAN	\$ 101,692.74	Electric
Michael Reed Band	Band	\$ 500.00	General
MicroMarketing	Videos & Books	\$ 323.45	Library
Midamerican Energy	Electric/Gas	\$ 2,123.16	All Funds
Miller True Value	Shop Materials & Stamps	\$ 19.81	RUT/Water
Nolte, Douglas	Utility Deposit Refund	\$ 75.00	UDR
Newy's Wireless	Phone Pouch	\$ 19.99	Sew/Wat
Norby's John Deere Financial	Uniforms/Grass Seed/Shop Equip	\$ 137.32	Gen/RUT
Norem, Bryan	Utility Deposit Refund	\$ 75.00	UDR
ODE Design	Books	\$ 44.00	Library
Oltrogge, Sarah	Movie	\$ 325.00	General
Pathways	Annual Contribution	\$ 1,000.00	General
Paul Niemann Construction	Road Stone	\$ 188.63	RUT
Peterson, Donna	Diplomats Publications	\$ 15.00	General
Physicians Claim	Ambulance Billing	\$ 884.08	General
Physio Control	2 Defibrillators Police/Public Works	\$ 3,546.67	All Funds
P&K John Deere	Mower Parts	\$ 57.20	General
Popular Mechanics	Renewal	\$ 27.82	Library
Power Line Supply	Electric Materials	\$ 245.20	Electric

Premier Technology	Antivirus	\$ 60.00	Library
Rite Price	Office Supplies	\$ 791.91	Gen/Lib
Ryan Exterminating	Pest Control	\$ 120.00	General
Saleh, Jessica	Denver Days Police	\$ 180.00	General
Scharnhorst, Mary	Parade Candy	\$ 113.33	General
Sherwin Williams	Paint	\$ 199.00	RUT
Spahn & Rose	Park Shelter Materials	\$ 243.80	Sew/Gen
State Library of Iowa	E-book Fees, Database Fee	\$ 574.20	Library
Stokes Welding	Shop Materials	\$ 28.00	RUT
Stout Tree Care	Ash Tree Treatment	\$ 190.00	General
Superior	Oxygen	\$ 41.75	General
Taft, Benjamin	Utility Deposit Refund	\$ 117.35	UDR
Tatroe	Trenching	\$ 7,468.30	Electric
Test America	Water Analysis	\$ 241.25	Wat/Sew
US Cellular	Cell Phone	\$ 251.44	Gen/Sew
USA Blue Book	Sewer Materials	\$ 503.06	Sewer
VanDeest, Kim	Computer Class	\$ 76.50	Library
Verizon	Car Computers	\$ 160.04	General
Waverly Tire Co.	Tire Repair-Sewer Plant Mower	\$ 94.00	Sewer
Wellmark	Employee Insurance	\$ 6,726.83	All Funds
Wertjes	Uniforms	\$ 355.64	General
Westendorf, LaVonne	Community Room Deposit Refund	\$ 75.00	CCR
Widdel, Elsie	Community Room Deposit Refund	\$ 75.00	CCR
Woolverton	Brochures	\$ 321.00	General
Young Plumbing & Heating	Maintenance Agreement	\$ 2,010.00	Gen/Lib
Zars, Larry	Safety Glasses	\$ 421.00	General
Total		\$ 381,780.77	

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The Council reviewed a proposal from Unggoy Broad Band to lease Water Tower space for wireless internet antennas for Five-Year Agreement with 6% annual increases, payable quarterly and provide free internet service to the Denver Waste Water Treatment Plant. The following rent schedule was agreeable with Unggoy Broadband.

Year 1 \$330/Month	\$3,960/Year
Year 2 \$350/Month	\$4,200/Year
Year 3 \$371/Month	\$4,452/Year
Year 4 \$393/Month	\$4,716/Year
Year 5 \$417/Month	\$5,004/Year

Motion Peterson, second Scharnhorst to approve a Professional Engineering Services Agreement with Fehr-Graham in the amount of \$14,400 to design and bid out the portion of Schneider Street next to the Schumacher 3rd Addition, Phase II. AYES: Gustafson, Peterson, Richmann, Scharnhorst, Wikner. NAYS: None.

Motion Scharnhorst, second Richmann to approve Resolution No. 83-2016 the Preliminary Plat of the Schumacher 3rd Addition, Phase II. ROLL CALL VOTE: AYES: Gustafson, Peterson, Richmann, Scharnhorst, Wikner. NAYS: None.

Motion Scharnhorst, second Peterson to approve Resolution No. 84-2016 Agreement with the American Red Cross to use the Community Room during disasters. ROLL CALL VOTE: AYES: Gustafson, Peterson, Richmann, Scharnhorst, Wikner. NAYS: None.

Motion Peterson, second Gustafson to approve Resolution No. 86-2016 to purchase De-Icing Salt for \$88.16/ton delivered to Denver from All Season's Trucking. ROLL CALL VOTE: AYES: Gustafson, Peterson, Richmann, Scharnhorst, Wikner. NAYS: None.

Motion Richmann, second Peterson to approve Resolution No. 87-2016 the Fiscal Year 2016 Annual Financial Report. ROLL CALL VOTE: AYES: Gustafson, Peterson, Richmann, Scharnhorst, Wikner. NAYS: None.

The Council reviewed the information for using Equifax Credit Bureau to determine the amount of Utility Deposits. The Council felt the set-up fees and annual fees were too expensive. Councilman Wikner and Councilwoman Scharnhorst will meet to bring back a recommendation on Utility Deposit amounts.

Motion Richmann, second Wikner to appoint Sheryl Moeller to the Denver Library Board of Trustees. AYES: Gustafson, Peterson, Richmann, Scharnhorst, Wikner. NAYS: None.

Motion Richmann, second Scharnhorst set Halloween Trick or Treat Night for October 31, 2016 between 5:00 p.m. – 7:00 p.m. AYES: Gustafson, Peterson, Richmann, Scharnhorst, Wikner. NAYS: None.

In Other Business Councilman Peterson asked if the outfield fence at Diercks Park could be taken down. Councilman Wikner requested to move the Council Meeting start time back to 7:00 p.m. The Council was in agreement to go back to starting Council meetings at 7:00 p.m. starting September 19, 2016

Motion Wikner, second Peterson to adjourn. AYES: Gustafson, Peterson, Richmann, Scharnhorst, Wikner. NAYS: None. The Council Meeting adjourned at 7:42 p.m.

Rod Diercks, Mayor

ATTEST:

Larry Farley, City Clerk/Admin.