

The second meeting of December for the Denver City Council, Bremer County, Iowa was held on Monday December 18, 2017 at the Denver City Hall Council Chambers. Council Members present were Sean Hartman, Mark Richmann, Jeremie Peterson and Joel Wikner. Councilwoman Mary Scharnhorst was absent. There were seven people in attendance.

Mayor Diercks called the meeting to order at 7:00 p.m.

Motion Peterson, second Wikner to approve the agenda. AYES: Hartman, Richmann, Peterson, Wikner. NAYS: None.

Motion Richmann, second Hartman to approve the minutes of December 4, 2017 Regular Meeting. AYES: Hartman, Richmann, Peterson, Wikner. NAYS: None.

During Public Forum Mayor Diercks welcomed Jim Scharnhorst's daughters Amy Howell and Alicia Ernest and her husband Jeremy Ernest to the Council Meeting. Alicia Ernest updated the City Council on Jim Scharnhorst's health condition and requested the City Council to postpone his retirement date until he uses all his vacation time and his sick leave time and that their dad has been a dedicated employee of the City of Denver for almost thirty years. Councilman Hartman felt the City needs to support Jim and City Employees when these types of circumstances arise. Since the discussion concerning Jim Scharnhorst's Retirement Date needed to be reconsidered the City Council felt a Special City Council Meeting on December 21, 2017 at 5:00 p.m. would be the best way to handle it since it was not on the Agenda for this evenings Council Meeting.

Motion Richmann, second Hartman to schedule a Special City Council Meeting for December 21, 2017 at 5:00 p.m. to discuss Jim Scharnhorst Retirement Date and his vacation time and sick leave time. AYES: Hartman, Richmann, Peterson, Wikner. NAYS: None.

Motion Richmann, second Wikner to Close the Regular Meeting and Open the Public Hearing to Consider Rezoning Two Lots Owned by David & Debbera Fink at 300 Transit Street from M-1 Industrial to C-1 Commercial. AYES: Hartman, Richmann, Peterson, Wikner. NAYS: None. The Public Hearing was opened at 7:07 p.m.

During the Public Hearing Mayor Diercks asked if anyone present would like to comment on the proposed rezoning of property owned by David & Debbera Fink at 300 Transit Street. Larry Farley informed the Council that no written or verbal correspondence for or against the proposed rezoning of David & Debbera Fink's property at 300 Transit Street from M-1 Industrial to C-1 Commercial.

Motion Richmann, second Peterson to Close the Public Hearing regarding property owned by David & Debbera Fink located at 300 Transit Street and Re-Open the Regular Council Meeting. AYES: Hartman, Richmann, Peterson, Wikner. NAYS: None. The Public Hearing was Closed at 7:09 p.m.

Motion Hartman, second Wikner to approve the First Reading of Ordinance No. 5-2017 Amending the Official Zoning Map for the City of Denver to change Legally described Real Estate owned by David & Debbera Fink from M-1 Industrial to C-1 Commercial. AYES: Hartman, Richmann, Peterson, Wikner. NAYS: None.

Motion Richmann, second Peterson Close the Regular Meeting and Open the Public Hearing to Consider Rezoning One Lot Owned by Denver Construction Inc. (Bill Buss) located at 480 Transit Street from M-1

Industrial to C-1 Commercial. AYES: Hartman, Richmann, Peterson, Wikner. NAYS: None. The Public Hearing was opened at 7:10 p.m.

During the Public Hearing Mayor Diercks asked if anyone present would like to comment on the proposed rezoning of property owned by Denver Construction Inc. (Bill Buss) at 480 Transit Street. Larry Farley informed the Council that no written or verbal correspondence for or against the proposed rezoning of Denver Construction Inc. (Bill Buss) property at 480 Transit Street from M-1 Industrial to C-1 Commercial.

Motion Richmann, second Wikner to Close the Public Hearing regarding property owned by Denver Construction Inc. (Bill Buss) located at 480 Transit Street and Re-Open the Regular Council Meeting. AYES: Hartman, Richmann, Peterson, Wikner. NAYS: None. The Public Hearing was Closed at 7:12 p.m.

Motion Peterson, second Richmann to approve the First Reading of Ordinance No. 6-2017 Amending the Official Zoning Map for the City of Denver to change Legally described Real Estate owned by Denver Construction Inc. from M-1 Industrial to C-1 Commercial. AYES: Hartman, Richmann, Peterson, Wikner. NAYS: None.

Motion Peterson, second Richmann to approve Resolution No. 81-2017 Authorizing the Issuance of a \$1,240,000 Taxable Urban Renewal Tax Increment Revenue Bond, Series 2017B, pledging to the payment of the Series 2017B Bond Funds and Portions of Taxes Created Pursuant to the Authority of Subsection 2 of Section 403.19 of the Code of Iowa and Providing for the Securing of the Series 2017B Bond, all for Urban Renewal Purposes of the City of Denver, Iowa for Larson Properties II for the construction of Willow Winds Assisted Living. ROLL CALL VOTE: AYES: Hartman, Richmann, Peterson, Wikner. NAYS: None.

Kyle Wooldrik was present and asked if the Council was discussing South State Street tonight. Mayor Diercks informed Mr. Wooldrik that the Public Hearing that was set for December 18, 2017 at 7:00 p.m. was cancelled. The City of Denver is creating a South State Street Advisory Board to address property owners concerns and asked Mr. Wooldrik if he would like to be part of the Advisory Board. Mr. Wooldrik said he would think about it.

Motion Richmann, second Wikner to approve Resolution No. 82-2017 Approval of Six Applications for Residential Tax Abatement Under the Urban Revitalization Plan for the City of Denver to be submitted to the Bremer County Assessor. ROLL CALL VOTE: AYES: Hartman, Richmann, Peterson, Wikner. NAYS: None.

Motion Wikner, second Richmann to approve a Facade Grant Application for Sue Wooley for improvements to the building located at 101 West Main Street in the amount of \$25,000 with completion of the exterior of the building to be completed in the Spring of 2018. AYES: Hartman, Richmann, Peterson, Wikner. NAYS: None.

The City received two applications for the Water / Wastewater Superintendent Position. One applicant has a Grade I Wastewater Treatment Plant Operator License and the Denver Wastewater Treatment Plant

requires a Grade III. Larry Farley will put together a plan for moving forward with hiring a Grade III Wastewater Treatment Plant Operator.

The Council reviewed the Bremer County Building & Zoning Building Permit Fee Structure. Councilman Harman and Councilman Richmann will bring back a recommendation for making changes to the Building Permit Fee Structure. The Council is not trying to get rid of inspections but want to address permit fees and permits required for small kitchen appliances and water heaters. Councilman Wikner felt Bremer County is not doing some inspections of appliances but collecting the permit fee.

In Other Business Councilman Richmann was asked if the City of Denver would share its paperwork for Denver’s residential housing incentives with the City of Dike. Mayor Diercks attended an Iowa League of Cities Meeting in Waterloo and the Waterloo Airport is looking for another airline to start flying West. A staff member from INRCOG informed Mayor Diercks that roadway widths are under consideration to be narrowed to 11 feet per lane from the present standard width of 12 feet per lane. Mayor Diercks asked everyone to keep Jim Scharnhorst in their thoughts. Councilman Peterson asked if the January 6, 2018 City Council Meeting scheduled for 8:00 a.m. could be moved to start at 7:00 a.m. All Council Members were available to start at 7:00 a.m. on January 6, 2018. Larry Farley informed the City Council that Dave Larson offered to give the Mayor and City Council a tour of the Willow Winds Assisted Living Building. The City Council scheduled the Council Meeting to begin at 6:00 p.m. at Willow Winds Assisted Living located at 121 Bremer Avenue, Denver, Iowa and then the Regular City Council Meeting will be in the City Council Chambers starting at 7:00 p.m.

Motion Peterson, second Richmann to adjourn. AYES: Hartman, Richmann, Peterson, Wikner. NAYS: None. The Council Meeting adjourned at 8:10 p.m.

Revenues for the Month of November 2017

General Fund	\$ 64,804.38
Library Savings Fund	\$ 275.66
Road Use Fund	\$ 20,559.80
Local Option Sales Tax	\$ 23,214.21
Tax Increment Financing Fund	\$ 12,740.51
Debt Service Fund	\$ 4,786.25
Permanent Fund	\$ 299.34
Water Utility Fund	\$ 14,971.30
Sanitary Sewer Fund	\$ 43,888.34
Electric Utility Fund	\$108,706.13
Electric Utility Deposit Fund	\$ 950.00
Storm Sewer Utility Fund	<u>\$ 2,478.07</u>
Total	\$297,673.99

Rod Diercks, Mayor

ATTEST:

Larry Farley, City Clerk/Admin.