

**Hartley City Council Meeting
Regular Session
June 13, 2022**

A regular meeting of the Hartley City Council was held Monday, June 13, 2022, at 5:30 P.M. at the Hartley City Hall. Mayor Rodney Ahrenstorff presided and called the meeting to order at 5:30 P.M. City Councilmembers present were Mary Westphalen, Roxann Swanson, Nick Galm, Jerry Olson, and Ron Hengeveld. Others present were Wes Boyer, Annette Gebert, Leroy Raabe, Kathy Luedke, Nick Pedley, Joel Hengeveld, Jaron Benz, and Erica Haack.

Swanson moved to adopt the agenda. Seconded by Galm. Roll Call: Ayes. Swanson, Galm, Olson, Hengeveld, Westphalen. Nays. None. Motion carried 5-0.

Olson moved to adopt the consent agenda. Seconded by Westphalen. Roll Call: Ayes. Galm, Olson, Hengeveld, Westphalen, Swanson. Nays. None. Motion carried 5-0.

Mayor Ahrenstorff opened the public hearing for the 2021 Hartley Lift Station Improvements Project at 5:32 PM. Mayor Ahrenstorff read the following during the public hearing:

CITY OF HARTLEY

2021 Hartley Lift Station Improvements Project

UPDATE PUBLIC HEARING ANNOUNCEMENTS

A. Funding of Activities and Sources of Funds. This project is funded in part by Community Development Block Grant (CDBG) and DNR/SRF funds. The City was awarded a 2021 CDBG for \$500,000. To date, \$76,164 of the CDBG allocation has been expended.

There is a local obligation of \$585,000 committed towards project costs. To date, \$86,783 has been expended.

B. Explain how the need for the activities was identified. The need for the project is due to a need to provide residents in the target neighborhood with relief from sewer backups and flooding from a lift station that is not able to provide reliable and effective protection for residents in the neighborhood.

C. Nature of and Status of the Activities. The nature of the project involves the construction of a new lift station along with related elements, including backup generator, pumps, pipes, valves, and electrical facilities. Additionally, the project includes approximately 1,940 linear feet of force main. GM Contracting is the prime contractor for the work on the project. Work on the project is approximately 15% complete. There has been no change to the project beneficiaries as proposed in the application submitted to State for funding; however, an amendment was authorized to add CIPP Lining to the project scope within the same target neighborhood area.

D. Announce the estimated portion of funds that will benefit low-and-moderate income persons.

The project will result in a target neighborhood benefit and based on results from a survey conducted by the City in August 2020, 60.58% of the residents living in the target neighborhood who will be impacted by the project are of low-and-moderate income.

E. Announce where the activities are being conducted. The project activities will take place on the City's east side along 8th Avenue East and E. Maple Drive in Hartley, Iowa. ■

F. Announce plans to minimize displacement of persons and businesses resulting of funded activities. The project will not result in the displacement or relocation of any persons or businesses.

G. Announce plans to assist persons actually displaced. Since this project will not result in the displacement or relocation of any persons or businesses, there are no plans being made to assist displaced persons.

No other oral or written comments were received. Mayor Ahrenstorff closed the public hearing at 5:35 PM.

Hengeveld moved to approve **Res. No. 2022-23, “RESOLUTION ADOPTING CDBG PROCUREMENT POLICY.”** Seconded by Westphalen. Roll Call: Ayes. Olson, Hengeveld, Westphalen, Swanson, Galm. Nays. None. Motion carried 5-0.

Annette Gebert, Leroy Raabe and Kathy Luedke of the Pleasant View Cemetery Chapel Committee updated the Council on their plans for a new sign to be installed at the west entrance of the cemetery, as well as future plans for a new directory sign at the cemetery and the memorial tree program. Galm moved to approve the improvements to the Pleasant View Cemetery. Seconded by Swanson. Roll Call: Ayes. Hengeveld, Westphalen, Swanson, Galm, Olson. Nays. None. Motion carried 5-0.

Hengeveld moved to approve **Res. No. 2022-24, “RESOLUTION ORDERING BIDS, APPROVING PLANS, SPECIFICATIONS AND FORM OF CONTRACT AND NOTICE TO BIDDER, FIXING AMOUNT OF BIDDER’S CHECK, AND ORDERING CLERK TO PUBLISH NOTICE AND FOR A PUBLIC HEARING ON PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COSTS FOR 2021-2022 SANITARY SEWER IMPROVEMENTS.”** Seconded by Olson. Roll Call: Ayes. Westphalen, Swanson, Galm, Olson, Hengeveld. Nays. None. Motion carried 5-0.

Galm moved to approve **Res. No. 2022-25, “A RESOLUTION SETTING SALARY FOR SUMMER RECREATION DIRECTOR.”** Seconded by Westphalen. Roll Call: Ayes. Swanson, Galm, Olson, Hengeveld, Westphalen. Nays. None. Motion carried 5-0.

Westphalen moved to approve **Res. No. 2022-26, “A RESOLUTION APPROVING EMPLOYEE HOURLY WAGE INCREASE.”** Seconded by Olson. Roll Call: Ayes. Galm, Olson, Hengeveld, Westphalen, Swanson. Nays. None. Motion carried 5-0.

Hengeveld moved to approve **Res. No. 2022-27, “RESOLUTION APPROVING WATER AFFIDAVIT OPERATOR AGREEMENT TERMS.”** Seconded by Swanson. Roll Call: Ayes. Olson, Hengeveld, Swanson, Galm. Nays. None. Abstain. Westphalen. Motion carried 4-0.

Swanson moved to approve **Res. No. 2022-28, “A RESOLUTION APPROVING SALARIES & BENEFITS FOR EMPLOYEES OF THE CITY OF HARTLEY FOR FISCAL YEAR 2022-2023.”** Seconded by Olson. Roll Call: Ayes. Hengeveld, Westphalen, Swanson, Galm, Olson. Nays. None. Motion carried 5-0.

Galm moved to approve **Res. No. 2022-29, “A RESOLUTION APPROVING TRANSFERS FOR FISCAL YEAR ENDING 2021-2022.”** Seconded by Swanson. Roll Call: Ayes. Westphalen, Swanson, Galm, Olson, Hengeveld. Nays. None. Motion carried 5-0.

Westphalen moved to approve the estimate from Blacktop Services for \$55,060.75 and the estimate from Pavement Dr. for \$350.00 per ton for 2022 street repairs and maintenance.

Seconded by Olson. Roll Call: Ayes. Swanson, Galm, Olson, Hengeveld, Westphalen. Nays. None. Motion carried 5-0.

Hengeveld moved to approve Pay Application No. 12 from Eriksen Construction for \$308,441.18. Seconded by Swanson. Roll Call: Ayes. Galm, Olson, Hengeveld, Westphalen, Swanson. Nays. None. Motion carried 5-0.

Westphalen moved to approve Pay Application No. 2 from GM Contracting for \$142,399.12. Seconded by Swanson. Roll Call: Ayes. Olson, Hengeveld, Westphalen, Swanson, Galm. Nays. None. Motion carried 5-0.

Westphalen moved to approve the IAMU Gas System Operating & Maintenance Plan and Emergency Plan & Procedures. Seconded by Hengeveld. Roll Call: Ayes. Hengeveld, Westphalen, Swanson, Galm, Olson. Nays. None. Motion carried 5-0.

Swanson moved to approve the WAPA Agreement Exhibits B & C. Seconded by Galm. Roll Call: Ayes. Westphalen, Swanson, Galm, Olson, Hengeveld. Nays. None. Motion carried 5-0.

Hengeveld moved to approve the second reading and waive the third reading of **Ordinance No. 368, "AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF HARTLEY, IOWA, 2016, BY AMENDING PROVISIONS PERTAINING TO ELECTRIC RATES."** Seconded by Swanson. Roll Call: Ayes. Swanson, Galm, Olson, Hengeveld, Westphalen. Nays. None. Motion carried 5-0. Olson moved for final approval of the Ordinance. Seconded by Galm. Roll Call: Ayes. Galm, Olson, Hengeveld, Westphalen, Swanson. Nays. None. Motion carried 5-0. Summary of the Ordinance to follow:

SECTION 1. SECTION MODIFIED. Sections 111.07 and 111.08 of the Code of Ordinances of the City of Hartley, Iowa, 2016, are repealed and the following adopted in lieu thereof:

111.07 DELINQUENT BILLS. If a customer is disconnected for nonpayment of bill, a charge of fifty dollars (\$50.00) shall be paid before reconnection.

111.08 RATES. The rate to be paid for all retail sales of electrical current shall be in accordance with the following:

1. Residential Service. Available to any in town or rural residential customer for domestic purposes only in single, private residence.

Customer Charge:

 Within City Limits

\$14.00 per month

 Rural

\$21.00 per month

Energy Charge:

 June 16th through September 15th

\$0.0810 per kWh

 September 16th through June 15th

\$0.0750 per kWh

2. Commercial Single or Three Phase Service. Available to any single or three phase non-residential customer whose peak demand has not exceeded 30 kW during ten months out of the previous twelve months.

Customer Charge:	
Single Phase	\$22.00 per month
Three Phase	\$30.00 per month
Energy Charges:	
June 16 th through September 15 th	\$0.0780 per kWh
September 16 th through June 15 th	\$0.0720 per kWh

3. Large Commercial Service. Available to any non-residential single or three phase customer whose peak demand has exceeded 30 kW during three months out of the previous twelve months. The customer shall remain on this rate for a minimum of twelve months.

Customer Charge	\$45.00 per month
Demand Charge:	
June 16 th through September 15 th	\$11.40 per kW
September 16 th through June 15 th	\$10.00 per kW
Energy Charge per kWh all months	\$0.0330 per kWh

4. Street Lights.

Energy Charges:	
June 16 th through September 15 th	\$0.0780 per kWh
September 16 th through June 15 th	\$0.0720 per kWh

5. Residential CDR Opt-Out Charges

Central Air Conditioning	
From June 16 th through September 15 th	\$20.00 per month
Electric Water Heaters – all months	\$3.00 per month

The rates established may be increased or decreased one mill (\$0.001 or .1¢) per kilowatt hour (KWH) for each mill or major fraction thereof of increase or decrease in wholesale power costs. For purposes of applying this rate adjustment, the wholesale power cost base is hereby established as 43.0 mills per kilowatt hour (\$0.043 KWH).

Galm moved to approve the second reading and waive the third reading of **Ordinance No. 369, “AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF HARTLEY, IOWA, 2016, BY AMENDING PROVISIONS PERTAINING TO SEWER SERVICE CHARGES.”** Seconded by Swanson. Roll Call: Ayes. Olson, Hengeveld, Westphalen, Swanson, Galm. Nays. None. Motion carried 5-0. Swanson moved for final approval of the Ordinance. Seconded by Hengeveld. Roll Call: Ayes. Olson, Hengeveld, Westphalen, Swanson, Galm. Nays. None. Motion carried 5-0. Summary of the Ordinance to follow:

SECTION 1. SECTIONS MODIFIED. Section 99.07 of the Code of Ordinances of the City of Hartley, Iowa, 2016, is repealed and the following adopted in lieu thereof:

99.07 MINIMUM CHARGE. The minimum charge per month per user shall be \$11.00. In addition, each customer shall pay a user charge rate for operation and maintenance including replacement of \$6.60 per 1,000 gallons of wastewater as determined in Section 99.06.

In other business, Benz updated on the Highway 18 transition from four to three lanes schedule, which is anticipated to start by late August. Benz also updated on the grass at the Highway 18 West Industrial Park, the Council will discuss leasing the property next year. The Silver Jackets program surveying work will be starting soon and continue through the coming months. The Council discussed the condition of the old elementary school building.

Mayor Ahrenstorff adjourned the meeting at 6:25 PM.

Rodney Ahrenstorff, Mayor

ATTEST:

Erica Haack, City Clerk/Administrator

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