

CITY OF POMEROY
PUBLIC HEARINGS
MINUTES

August 12, 2024

OPENING OF PUBLIC HEARING: called to order at 6:00 P.M. by Mayor Cynthia Loots

Roll Call: B Hinners, B Thoma, C Charleston, D DeVore and M Becker. Absent: none.

Pledge of Allegiance

Public Hearing: Proposed sale of real estate 100-112 Ontario St & 413 & 415 Ontario St.

Mayor Loots wanted to clarify rumors for those in attendance by reviewing the timeline of nuisance letters sent to the property owner dating from 2010 to 2023 regarding 413 and 415 Ontario St. She also stated that 415 Ontario had letters regarding animals living in an abandoned house dating back to 2016. She stated that the nuisance property at 413 Ontario had been removed at city expense several years ago.

Public Comments: There was none.

Close Public Hearing: 6:14 P.M.

CITY OF POMEROY
REGULAR CITY COUNCIL MEETING
MINUTES

August 12, 2024

REGULAR CITY COUNCIL MEETING:

Call to Order: called to order at 6:14 P.M. by Mayor C Loots.

Roll Call: B Hinners, B Thoma, C Charleston, D DeVore and M Becker. Absent: none.

MAYOR AND COUNCIL COMMENTS: Mayor Loots went over the lead line inventory regulations that are required by IDNR that must be completed by October 2024. She also stated that the Maintenance Dept. has continued to clear out the landfill and citizens are now able to get back to the clay and dirt piles. D Koval also fixed highway sign so it can be updated again.

APPROVAL OF AGENDA: M Becker made a motion, seconded by D DeVore, to approve the agenda. Roll call: Ayes: B Hinners, B Thoma, C Charleston, D DeVore and M Becker. Nays: None. Motion Carried.

CONSENT AGENDA: A motion was made by D DeVore seconded by C Charleston, to approve the consent agenda: financials, minutes, requests, reports and bill list. Roll call: Ayes: B Hinners, B Thoma, C Charleston, D DeVore and M Becker. Nays: None. Motion Carried.

PUBLIC COMMENT: Tony Halligan PAC school board president read a letter from the board regarding the Pomeroy school building.

The Pocahontas Area Community School District recognizes and values the needs of Pomeroy as part of the PAC family of communities. The demolition of the school building is a difficult and emotional topic for all of us. I personally have very fond memories of that building and I didn't live here so I know that emotion is exponentially higher for all of you, former students and families. PAC's school board allowed 14 months and spent close to \$100,000 working closely with the city seeking a viable proposal to be submitted and considered regarding the school building. We've invested countless hours together with your city leadership developing an RFP, working with attorneys, architects, economic development groups, potential developers, building contractors, demolition contractors, community members, other school districts and other cities that have similar experience and everyone else we could think of including legislators for the state. We've pushed deadlines over and over again to every extent possible up to the line of

spending that money again this winter. We have to make the right financial investment for all of our kids. After your recent city council meeting, Mayor Loots asked what it would cost if we were to partially demolish the building, saving the gym and southeastern wing and lobby. It's too late and too costly to look at another proposal but we were willing and ran the numbers anyway. It's an additional \$460,000 plus approx. \$100k to be able to redo water, heat, and fire protection to heat the gym this winter. That doesn't include astronomical liability insurance. Legally, the PAC school board would have to believe we could sell the building for more than that \$560k+ number in order for that to be a viable use of public funds. There just isn't time to raise that money before the deadline or for Pomeroy to be assured that money could be raised in order for the city to make such an offer to the school before the final round of asbestos removal has to begin. The district will receive a recommendation from Superintendent Kramer on August 19 to approve the Asbestos testing contract and to decommission the boilers and prepare for abatement and demolition of the Pomeroy school building. We acknowledge how emotionally painful this will be for some, but the district cannot delay taking some kind of action any longer. I'm here tonight so that Pomeroy citizens are aware of the efforts of the school district, Mayor Loots, members of your council, citizens of your community, and many others have made in the attempt to save the old school. Our love and care for the students, citizens, and the city of Pomeroy is unwavering. We hope that we can move on to demolition with your blessing. T Halligan then answered questions regarding the timeline of asbestos removal, demolition of the building, future plans for the bus barn and adding back a bus stop shelter. C Charleston asked if the City could have the playground equipment, T Halligan stated he would bring that question to the school board.

COMMITTEE REPORTS:

Resolutions: A motion was made by D DeVore seconded by M Becker to approve Resolution #421 approving quit claim deed as executed to C Luedke property at 406 Main St. Roll call: Ayes: B Hinners, B Thoma, C Charleston, D DeVore and M Becker. Nays: None. Motion Carried. A motion was made by M Becker seconded by C Charleston to approve Resolution #422 setting public hearing on the sale of the Community Building to Byron Stuart for September 9th at 6:00P.M. at the Public Library. Roll call: Ayes: B Hinners, C Charleston, D DeVore and M Becker. Nays: B Thoma. Motion Carried. A motion was made by D DeVore seconded by C Charleston to approve Resolution #423 authorization to execute deed for 413-415 Ontario St. to Thoma Rentals. Roll call: Ayes: B Hinners, C Charleston, D DeVore and M Becker. Nays: None. Motion Carried. B Thoma abstained due to conflict of interest. A motion was made by B Thoma seconded by D DeVore to approve Resolution #424 authorization to execute deed for 100-112 Ontario St. to J & K Leasing. Roll call: Ayes: B Hinners, B Thoma, C Charleston, D DeVore and M Becker. Nays: None. Motion Carried. A motion was made by M Becker seconded by D DeVore to approve Resolution #425 approving quit claim deed as executed to Thoma Rentals for 413-415 Ontario St. Roll call: Ayes: B Hinners, C Charleston, D DeVore and M Becker. Nays: None. Motion Carried. B Thoma abstained due to conflict of interest. A motion was made by C Charleston seconded by B Thoma to approve Resolution #426 approving quit claim deed as executed to J & K Leasing for 100-112 Ontario St. Roll call: Ayes: B Hinners, B Thoma, C Charleston, D DeVore and M Becker. Nays: None. Motion Carried.

Water/Sewer/Streets: D Koval gave updates on the water planet, water stand progress, ruined speed sign, lift station clean out and pump repair. Mayor Loots stated the asbestos sampling was completed last week on the downtown buildings. RK Welander commented on the speeding on the highway and recommended replacement of a DOT speed sign.

Park/Cemetery/CB: Mayor Loots stated she is working on a contract for the City to rent St Mary's Church hall, if needed, for community use.

Nuisance Properties: Chief Gerdes gave an update on nuisance properties and asked for an update on 800 E Harrison St., K Lyon stated her husband has removed two more loads of iron from there. The Council stated the overhanging trees are between the owner and the farmer.

Police Dept.: Chief Gerdes stated there were 51 calls for service, seven citations and one arrest.

Fire Dept.: Fire Chief D DeVore presented two options for building a new fire station and asked the Council to set aside local option sales tax money to help fund the project. S Juilfs stated that 20% of the LOST funds can be spent on any lawful city projects so a fire station would qualify. Discussion continued regarding the size of the current building and possible locations for a new building. A motion was made by B Thoma seconded by M Becker to set aside \$20,000 or 10% of the LOST funds this year for the fire station reserve fund. Roll call: Ayes: B Hinners, B Thoma, C Charleston, D DeVore and M Becker. Nays: None. Motion Carried.

Building Permit: A motion was made by D DeVore seconded by B Thoma to approve the building permit for a fence at 405 S Scuyler St. Roll call: Ayes: B Hinners, B Thoma, C Charleston, D DeVore and M Becker. Nays: None. Motion Carried. A motion was made by C Charleston seconded by D DeVore to approve the building permit for 306 W 6th St. Roll call: Ayes: B Hinners, B Thoma, C Charleston, D DeVore and M Becker. Nays: None. Motion Carried.

City Hall: The Council discussed a long-term lease with J & K Leasing and tabled the item until next month. Mayor Loots asked the Council for input and pictures for the new website design. Mayor Loots presented the outline for strategic planning for the town. She first gave shared thoughts for a long-needed fire department building which could house larger vehicles. Ideas were a new building; a new building with an attached community hall with shared bathrooms, shared HVAC system, and a shared wall to cut the expenses of two individual buildings; shared space with the PAC school bus barns. Several possible locations were discussed. Mayor Loots also stated that a viable city included the following: city government, police, fire department, engaged city employees, water infrastructure, businesses, community gathering place, library, and affordable housing as needed assets for city sustainability. A motion was made by M Becker seconded by C Charleston to approve the transfer of Byron's liquor license to the Community Building for August 16th-18th. Roll call: Ayes: B Hinners, C Charleston, D DeVore and M Becker. Nays: B Thoma. Motion Carried.

ADJOURNMENT: 7:46 P.M.

CASEYS	4 DEPT'S GAS CREDIT CRDS	\$ 590.42
CAL CO JOURNAL HERALD	Cncl Min 6-10,18,7-8,17 NtcSal	\$ 593.13
WESTERN IOWA EQUIP	Filters,parts sprayer	\$ 206.02
ELECTRIC PUMP	Trip Charge Life Station pump	\$ 2,551.25
HAWKINS WATER T	PH Chemicals	\$ 1,141.74
WINDSTREAM	Telephone & Internet	\$ 649.86
NWC	Hard Drive Park Camera	\$ 415.76
NC IA	5weeks packers/Qrt Assm	\$ 3,761.21
NEW COOP	Roundup powermax	\$ 283.68
WELLMARK	Health Ins	\$ 6,775.36
COLLECTION SERVICES CENTE	GARNISHMENT	\$ 692.31
MIDAMERICAN ENE	Electricity	\$ 2,717.97
GRAY SANITATION	252 Garbage Services	\$ 2,560.00
US POST MASTER	Water Bills & Stamps	\$ 363.24
IPERS	POLICE IPERS	\$ 2,636.20
FIRST COMMUNITY BANK	FED/FICA TAX	\$ 3,848.40
TREASURER STATE OF IOWA	July WET Tax	\$ 1,843.99
IA ONE CALL	20 emails	\$ 18.10
FS NEW CENTURY	87 Unld Gas	\$ 1,541.77
CAL CO REMINDER	Lib Ad	\$ 17.00
NAPA AUTO MANSON	Wipers.oil.bit set.supplies	\$ 236.23

OLSON JON	Crop Damage Tile repair	\$ 550.00
MENARDS	Sealbest pothole patch	\$ 229.80
MANSON SWANSON	Supplies Fuel tank.park	\$ 111.30
MACHINE SHOP	Repair HYD CLY	\$ 898.68
MANSON LUMBER C	City park wood repair	\$ 93.69
TRUE VALUE	Drill/Driver Combo.Max Blower	\$ 833.41
CAL CO AUDITOR'S	Nov 2023 Election	\$ 801.94
BOMGAARS	supplies painting picnic table	\$ 637.86
UTILITY SERVICE CO., INC	Qrt Payment Water Tower	\$ 3,934.67
WERNIMONT ELECTRIC & CONS	Water Stand electric	\$ 231.17
ESSING JUDY	12.75 hrs clean.fly spray	\$ 303.77
CID	BK Bags,TP. Paper towels	\$ 225.00
STRATFORD GRAVEL, INC.	2 Clean Ballast 35.06 tons"	\$ 543.43
USA BLUE BOOK	testing supplies	\$ 175.76
BADGER METER, INC.	Beacon Hosting/Orion Cellular	\$ 49.58
ACCESS SYSTEMS	Main Cont	\$ 119.29
ADVANCED WASTE SOLUTIONS	6 portable toilets Homecoming	\$ 480.00
GAME TIME	Zero-G swing	\$ 1,110.72
BASYS PROCESSING	Camping Fees	\$ 95.08
DELTA DENTAL OF IOWA	Dental Ins	\$ 399.16
HARTFORD	life.short.long.dis Ad/D	\$ 161.72
FOUNDATION ANALYTICAL LAB	Wastewater.Drinking water	\$ 80.50
FLASHING THUNDER	Homecoming Fireworks	\$ 5,750.00
J & K LEASING LLC	Rent	\$ 1,130.00
HOGAN PATRICK	One inflatable	\$ 275.00
BMO HARRIS BANK	USPS envelope.Ontheclock	\$ 660.96
THOMA CONSTRUCTION LLC	Help water stand concrete	\$ 1,889.48
REIMER, LOHMAN & REITZ	Sale of lots,meeting.school	\$ 1,220.00
MUNICIPAL MAINTENANCE SER	Affidavit Operator	\$ 900.00
AUREON	Firewall system Lib	\$ 125.00
ALL OUT SNOW REMOVAL & LA	hauling 2 loads of rock	\$ 300.00
LUFT & SONS, INC	Clean outCenter.Seneca drivewa	\$ 9,475.00
PAYROLL CHECKS	PAYROLL CHECKS ON 07/10/2024	\$ 5,848.19
PAYROLL CHECKS	PAYROLL CHECKS ON 07/23/2024	\$ 7,293.95
PAYROLL CHECKS	PAYROLL CHECKS ON 08/06/2024	\$ 6,235.70
	CLAIMS TOTAL	\$ 86,613.45
	GENERAL FUND	\$ 34,329.55
	ROAD USE FUND	\$ 9,748.37
	EMPLOYEE BENEFIT FUND	\$ 7,336.24
	LOCAL OPTION SALES TAX FUND	\$ 10,025.00
	WATER FUND	\$ 15,175.71
	SEWER FUND	\$ 9,998.58

Total Revenues for July: General Fund \$22,339.46 Special Revenue \$12,972.23 and Utility Funds \$33,487.38 Total Rev. \$68,799.07

Cynthia Loots, Mayor

Sarah Juilfs, City Clerk