

June 20, 2022
Wellman, Iowa

The Wellman City Council met in regular session in the Wellman City Hall Council Chambers at 5:30 pm. Mayor Ryan Miller presided with City Administrator, City Clerk, and the following Council Members: Angela Stutzman, Aaron Fleming, Shannon McCain, Anthony Evans & Fern Bontrager. The Consent Agenda was approved upon motion by McCain, seconded by Fleming and all voted ayes. The consent agenda includes the agenda, minutes from previous meeting and the following:

6/13 Payroll

Erin R Campbell		\$1,115.09
Carrie R Geno		\$258.76
Laurelin E Geno		\$167.31
Lisa M Lundstrom		\$484.06
Brenda J Reasor		\$1,136.10
Beth A VanWinkle		\$1,462.31
Betty J Johnston		\$87.97
Timothy J Garrett		\$2,145.88
Travis D Hartley		\$1,325.40
Jesse J Meade		\$1,461.87
Josh S VanWinkle		\$1,269.12
Braden Hartley		\$530.91
Ethan J Garrett		\$78.67
Debra S Hill		\$167.17
Deana K Nolan		\$253.83
Shirley Y Brown		\$140.60
Anita J Kanagy		\$709.39
Anita K Randol		\$84.85
Kelly L Litwiller		\$2,177.11
Cynthia S Thrapp		\$1,017.09
Fed Taxes		\$5,029.42
Elizabeth Koehn	Utility Account Refund	\$123.15
#1 Pest Control	Library Wasp Control	\$80.25
Baker & Taylor Books	Library Books	\$43.82
Big Country Seeds	Eros Mat/Staples	\$156.00
Bookman Kustom Fab & Repair	Tank Exchange	\$77.89
Clayton Energy	May Gas Purchase	\$7,149.65
Coast to Coast	Library Supplies	\$125.45
Cox Sanitation & Recycling	Small Trash Bags	\$281.25
Creative Product Source	Library Supplies	\$216.29
Freeman Foods	Skate/Shop Supplies	\$403.95
Freeman Foods-Sr. Dining	Sr. Dining Food	\$112.87
Hawkins	WTP Chemicals	\$1,704.02
Hi-Line	Shop Supplies	\$295.74
ION Environmental Solutions	WTP/WWTP Labs	\$751.00

Iowa League of Cities	FY23 Member Dues	\$1,155.00
Kevins Concrete	Concrete Work	\$7,588.70
Kohl Wholesale	Sr. Dining Food	\$709.49
Level Edge Lawn Care	May Mowing/Trimming	\$4,300.00
Lisa M Lundstrom	Library Supplies Reimbursement	\$17.93
LRS Portables	South Park Port Potty	\$50.00
Mahaska Bottling Co.	Skate Pop for Resale	\$136.00
Merchant Services	May Merchant Services	\$929.60
Pefa, Inc.	May Gas Purchase	\$6,064.65
Reha Greenhouses	Flowers-Downtown Planters	\$219.99
Rex's Refills & Supplies	Library Printer Toner	\$462.46
Scholastics	Library Books	\$161.61
Summit Companies	Fire Extinguishers	\$2,723.75
The News	Library/City Hall Subscription Renewals	\$92.00
UMB Bank	Debt Payment Fee	\$250.00
Visa	Library Supplies	\$151.48
Washington County Sheriff	Banquet Hall Security	\$700.00
Wellman Automotive	Chevy Truck Repairs	\$441.53
Wellman Heritage Society	FY22 Insurance Donation	\$500.00
Wigen Water Technologies	WTP End Cap Seals	\$194.98
TOTAL		\$59,473.41

No one spoke in public forum.

Tinnes indicated that we received 32 calls last month with nothing out of the ordinary.

A public forum for Ordinance providing for the vacation and disposition of a portion of Spring Court was opened by McCain, seconded by Fleming and upon roll call the vote was all ayes. There were no oral or written comments. Fleming moved to close public hearing, Stutzman seconded and all voted ayes.

First reading of Ordinance No. 269 is as follows:

ORDINANCE NO. 269
AN ORDINANCE PROVIDING FOR THE VACATION
AND DISPOSITION OF A PORTION OF PORTION OF SPRING COURT

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WELLMAN, IOWA:

Section 1. Purpose. The purpose of this ordinance is to vacate and provide for the conveyance of the portion of Spring Court described and delineated upon the Vacation Survey attached hereto as "Exhibit A" (hereinafter referred to collectively as the "Spring Court Cul-de-sac").

Section 2. Facts Found. The City Council of the City of Wellman, Iowa, upon recommendation of the Plan Commission, and following a public hearing on the proposed vacation and conveyance of the Spring Court Cul-de-sac, finds the Spring Court Cul-de-sac is not needed for the use of the public, the maintenance of the same at public expense is no longer justified, the cul-de-sac has never been developed, and vacation and conveyance of the same will not deny owners of property abutting the Spring Court Cul-de-sac reasonable access to their properties.

Section 3. Vacation. In accordance with the factual findings set forth in this ordinance, the Spring Court Cul-de-sac as described and delineated on Exhibit A is hereby vacated.

Section 4. Disposal/Conveyance. The City shall dispose of the Spring Court Cul-de-sac by conveyance by quit claim deeds as follows:

- (a) The portion of Spring Court Cul-de-sac described and delineated as Parcel X on the Vacation Survey attached hereto as "Exhibit A," to Nathaniel and Teri Taylor, for the sum of \$1,060.13.
- (b) The portion of Spring Court Cul-de-sac described and delineated as Parcel Y on the Vacation Survey attached hereto as "Exhibit A," to Shawn and Tonya Powell, for the sum of \$4,005.53.
- (c) The portion of Spring Court Cul-de-sac described and delineated as Parcel Z on the Vacation Survey attached hereto as "Exhibit A," to Shawn and Tonya Powell, for the sum of \$852.57

The Mayor and City Clerk are hereby authorized and directed to execute a quit claim deed for the identified parcels and to further execute such further documentation as may be required to facilitate the conveyances

Section 5 Utility Easement. The vacation and conveyance of the designated Spring Court Cul-de-sac shall be subject to utility easements of record, if any.

Section 6. Severability Clause. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 7. Repealer. Any ordinance or parts of ordinances in conflict herewith are hereby repealed.

Section 8. Effective Date. This ordinance shall be in full force and effect from and after its adoption and publication as provided by law.

Bontrager made a motion to approve first reading of Ordinance No. 269 regarding Vacation and disposition of a portion of Spring Court and to waive second and third readings, McCain seconded and upon roll call the vote was unanimous ayes.

Resolution No. 22-23 A Resolution to set wages for Gas Superintendent/ Public Works employee Jesse Meade was introduced and caused to be read. Litwiller explained that this increase is due to him passing his Grade 1 Water Distribution Test. McCain made a motion to approve Resolution No. 22-23, Fleming seconded and upon roll call the vote was unanimous ayes.

Resolution No. 22-24 A Resolution to set wages for employees of Wellman for FY23 was introduced and caused to be read. Council discussed the wages and whether certain ones should be increased or not. McCain made a motion to approve Resolution No. 22-24 with the addition of Deb Hill's increasing to \$11.00/hour, Fleming seconded and upon roll call the vote was unanimous ayes.

Discussion on Downtown Renovation Program for business owners was had. Litwiller explained that she has had a couple inquiries about downtown buildings being renovated and opening a storefront in them. She recently attended a conference in Washington and received some very helpful information and options for offering incentives for building renovations. She would like to proceed on putting together some options for businesses opening downtown and giving these owners some incentives to do so.

With no further business to be discussed Bontrager moved for adjournment at 6:31pm, Stutzman seconded and all voted ayes. The next regular City Council meeting will be on Tuesday, July 5, 2022, at 5:30pm in the Council Chambers of the Wellman Municipal Building.

Minutes transcribed by the City Clerk subject to Council approval.