

August 1, 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:

**7/25 Payroll**

Erin R Campbell		\$1,115.09
Carrie R Geno		\$387.19
Laurelin E Geno		\$176.78
Lisa M Lundstrom		\$394.76
Brenda J Reasor		\$1,172.56
Ryan J Miller		\$276.78
Beth A VanWinkle		\$1,482.04
Betty J Johnston		\$82.12
Timothy J Garrett		\$2,253.86
Travis D Hartley		\$1,290.87
Jesse J Meade		\$1,490.08
Josh S VanWinkle		\$1,329.93
Braden Hartley		\$711.37
Debra S Hill		\$304.55
Deana K Nolan		\$362.09
Shirley Y Brown		\$312.14
Anita J Kanagy		\$612.57
Anita K Randol		\$46.07
Kelly L Litwiller		\$2,140.00
Cynthia S Thrapp		\$1,069.26
Fed Taxes		\$5,228.10
State Taxes		\$1,619.00
IPERS		\$7,022.45
AFLAC		\$365.22
BC/BS		\$10,629.96
Beth VanWinkle-City Clerk	July Petty Cash	\$67.34
Brenda J Reasor	July Cell Reimbursement	\$70.00
Cynthia S Thrapp	July Cell Reimbursement	\$70.00
Cox Sanitation & Recycling	July Recycling/Large Stickers	\$4,830.50
Jesse J Meade	July Cell Reimbursement	\$70.00
Josh S VanWinkle	July Cell Reimbursement	\$70.00
Kelly L Litwiller	July Cell/Mileage Reimbursement	\$120.00
William D Nickell	August Yard Waste	\$175.00
Paws & More	July City Contribution/Customer Donations	\$610.10
Standard Pest Control	August Pest Control	\$65.00

Timothy J Garrett	July Cell Reimbursement	\$70.00
Travis D Hartley	July Cell Reimbursement	\$70.00
Treasurer State of Iowa	July Sales/Water Excise Tax	\$3,693.13
Todd Troyer	July Building Permits	\$70.00
Beth VanWinkle	July Cell Reimbursement	\$70.00
Wellman Emporium Assoc.	August Sr. Dining Condo Fee	\$136.54
Alliant Energy	City Utilities	\$11,879.56
Bernatello's Foods	Skate Merchandise for Resale	\$144.72
Brown Supply	WTP Supplies	\$485.00
Calhoun-Burns & Associates	9th Ave. Bridge Design/Administration	\$1,443.20
City of Wellman	City Utilities	\$3,724.89
Garden & Associates	Water Distribution Project	\$1,157.00
Hawkins	WTP Chemicals	\$1,974.91
Hi-Line	Shop Supplies	\$190.58
Iowa DNR	FY23 Permit Fee	\$210.00
Iowa One Call	One Calls	\$36.90
J&S Plumbing, Htg., & A/C	WTP/Skate Service Calls	\$208.55
Kohl Wholesale	Sr. Dining Food	\$554.17
Leaf	City Hall Copier Lease	\$108.19
Lynch Dallas	Attorney Fees	\$267.00
Merchant Services	June Merchant Fees	\$735.29
Metering & Technology Solution	Water Meters/Supplies	\$21,038.33
Office Express	City Hall Supplies	\$166.00
Rex's Refill & Supplies	Public Works Printer Toner	\$50.58
The News	City Advertising	\$535.15
Visa	City Hall Credit Card	\$621.17
Washington Community YMCA	July Utilities	\$876.33
Wellman Co-op Telephone	City Telephones	\$1,119.90
<b>TOTAL</b>		<b>\$99,659.87</b>

No one spoke in public forum.

Resolution No. 22-26 A Resolution to set the mileage reimbursement to employees using their vehicles for city business was introduced and caused to be read. Stutzman made a motion to approve Resolution No. 22-26, Evans seconded and upon roll call the vote was all ayes.

Bontrager made a motion to approve Outstanding Debt Report, McCain seconded and all voted ayes.

Discussion on Bees Ordinance (401 Garden Way) was had. Steph Lane, 401 Garden Way resident, was present for the discussion. Lane introduced herself and explained that she recently spoke to Litwiller about the options of allowing residents to have honeybees in city limits. Litwiller explained that the City's Ordinance doesn't allow this currently and questioned whether Council would like her to proceed in changing the Ordinance to allow this. After discussion Council requested that Litwiller look into other towns Ordinance and bring back for further discussion.

Discussion and action on Downtown Grant Options and Funding availability was had. Litwiller explained that with some of the debt dropping off last fiscal year we will have available funds from Local Option Sales Tax Revenues. She has been gathering information from some surrounding towns at the

options of downtown improvement grants to encourage businesses to improve their storefronts. She has also had some inquiries about the possibility of some new businesses opening up that could benefit from this type of grant as well. Litwiller proposed that the City start with \$50,000 in funds to be granted on a first come first serve basis. Individual Grants would be issued with a \$10,000 maximum, to be matched 50/50 with the individuals own funds. Council discussed and requested that Litwiller proceed with drawing up an agreement and bring back for Council Approval.

Discussion and action on applying for the Downtown Catalyst Grant (Starbeck/Miller Building) was had. Litwiller explained that she is working with an individual who has interest in rehabilitating this building with the help of the State of Iowa's Catalyst Grant Program. She also explained that the city would benefit from this building being rehabilitated rather than the original plans of the city spending \$75,000 to have the building demolished. Council discussed their thoughts on whether city funds should be spent on helping this individual be awarded the Catalyst Grant and if so, how much they were willing to spend. After much discussion McCain made a motion to commit \$100,000 with the contingency that this individual is awarded the Catalyst Grant, Bontrager seconded and upon roll call the vote was 4 ayes; Evans nay.

Discussion on Sanitary Septic Tank at 14<sup>th</sup> Street Lot for sale was had. Litwiller explained that she received a call requesting information on the lot that is for sale on 14<sup>th</sup> Street and whether they could have a septic tank installed. Connecting to the City Sewer System is a big drawback to this property being sold due to how far you have to run lines in order to tap in. She did talk to the county, and they told her that if you are within 200 feet of connection then you have to connect to the sanitary sewer. They did also say that if its not feasible to connect then the city and county could agree to other options. Litwiller questioned whether council would be okay to allow this individual to collect the cost of both options and bring back to council for further discussion. Council agreed to discuss further once the two costs are collected.

Fleming made a motion to approve the YMCA lease agreement, McCain seconded and all voted ayes.

With no further business to be discussed McCain made a motion for adjournment at 7:12pm, Stutzman seconded and all voted ayes. The next regular City Council meeting will be on Monday, August 15, 2022, at 5:30pm in the Council Chambers of the Wellman Municipal Building.

Minutes transcribed by the City Clerk subject to Council Approval.