

March 20, 2023  
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: Anthony Evans, Aaron Fleming, Shannon McCain, Angela Stutzman & Fern Bontrager. The Consent Agenda was approved upon motion by McCain, seconded by Bontrager and all present voted ayes. The consent agenda includes the agenda, minutes from previous meeting, Approval of February Financials and the following:

**3/20 Payroll**

|                                |                                             |             |
|--------------------------------|---------------------------------------------|-------------|
| Erin R Campbell                |                                             | \$782.64    |
| Carrie R Geno                  |                                             | \$1,018.26  |
| Laurelin E Geno                |                                             | \$403.14    |
| Megan E Harris                 |                                             | \$302.83    |
| Brenda J Reasor                |                                             | \$1,186.28  |
| Ryan J Miller                  |                                             | \$276.78    |
| Beth A VanWinkle               |                                             | \$1,543.92  |
| Betty J Johnston               |                                             | \$70.21     |
| Timothy J Garrett              |                                             | \$2,279.31  |
| Travis D Hartley               |                                             | \$1,313.81  |
| Jesse J Meade                  |                                             | \$1,516.60  |
| Josh S VanWinkle               |                                             | \$1,345.26  |
| Debra S Hill                   |                                             | \$597.64    |
| Landon P Humble                |                                             | \$107.13    |
| Shirley Y Brown                |                                             | \$345.96    |
| Anita J Kanagy                 |                                             | \$739.40    |
| Kelly L Litwiller              |                                             | \$2,161.76  |
| Cynthia S Thrapp               |                                             | \$1,090.40  |
| Fed Taxes                      |                                             | \$5,173.87  |
| State Taxes                    |                                             | \$1,478.00  |
| IPERS                          |                                             | \$7,279.16  |
| BC/BS                          |                                             | \$10,629.96 |
| AFLAC                          |                                             | \$365.22    |
| Amy Frantz                     | Deposit Refund                              | \$82.11     |
| Amazon                         | Library Books                               | \$39.09     |
| Baker & Taylor Books           | Library Books                               | \$82.23     |
| Binns & Stevens Dust Control   | Fir Ave./ Gum Ave. Dust Control Permit Fees | \$100.00    |
| Carrie R Geno                  | Library Supplies Reimbursement              | \$77.22     |
| Cindy Thrapp                   | Skate Merchandise for Resale Reimbursment   | \$422.44    |
| Demco                          | Library Supplies                            | \$107.85    |
| Ferguson Waterworks            | Gas Meters                                  | \$3,599.70  |
| Freeman Foods                  | Skate Merchandise for Resale                | \$81.87     |
| Freeman Foods-Sr. Dining Acct. | Sr. Dining Food                             | \$171.70    |
| Hawkins                        | WTP Chemicals/Supplies                      | \$2,006.66  |

|                                 |                                        |                    |
|---------------------------------|----------------------------------------|--------------------|
| Hupp Electric Motors            | WTP Pump                               | \$3,199.78         |
| ION Environmental Solutions     | WTP/WWTP Labs                          | \$439.00           |
| Iowa Municipal Finance Officer  | 23/24 Dues                             | \$70.00            |
| Iowa One Call                   | Jan/Feb One Calls                      | \$23.40            |
| JB Repair                       | Dump Truck Battery                     | \$152.95           |
| Kalona Machine & Fab.           | February Gas Tank Rental               | \$20.00            |
| Kohl Wholesale                  | Sr. Dining Food/Skate Merch for Resale | \$1,257.15         |
| Mahaska Bottling Co.            | Skate Pop for Resale                   | \$472.14           |
| Marin Gardner Archetecture      | Library Expansion Project              | \$13,860.00        |
| MCRG                            | Skate Commercial                       | \$2,000.00         |
| Menards-Iowa City               | Skate/Shop Supplies                    | \$1,263.98         |
| Merchant Services               | February Merchant Fees                 | \$1,133.34         |
| Metering & Technology Solution  | Cellular Endpoint Wall Mounts          | \$3,883.17         |
| Rediger Construction            | Downtown Mini Grants Reimbursment      | \$10,000.00        |
| Stutzman Lawn Care              | Nuisance Property Mowing               | \$80.00            |
| Titan Machinery                 | Endloader Parts                        | \$1,774.98         |
| USABluebook                     | WTP Chemkeys                           | \$787.58           |
| Wayfair Professional Flex Acct. | Library Expansion Furniture            | \$2,172.82         |
| <b>TOTAL</b>                    |                                        | <b>\$91,368.70</b> |

February Financials:

|     | <b>Fund</b>                | <b>Revenues</b> | <b>Expenses</b> |
|-----|----------------------------|-----------------|-----------------|
| 001 | General Fund               | \$1,363.84      | \$13,722.89     |
| 003 | Aid to Public Library      | \$49.62         | \$445.19        |
| 004 | Liability/Prop Ins         | \$2,452.65      | \$24.00         |
| 005 | Flood Insurance-Fire Dept. | \$0.00          | \$0.00          |
| 006 | Street Assessment          | \$1.75          | \$0.00          |
| 007 | Tax Credit Reimbursement   | \$5.62          | \$6,403.68      |
| 008 | Community Beatification    | \$0.00          | \$595.00        |
| 050 | Community Devel Gr/House   | \$0.00          | \$0.00          |
| 054 | Comm Dev Grant/Sewer       | \$0.00          | \$0.00          |
| 110 | Road Use Tax               | \$17,425.51     | \$7,856.37      |
| 112 | Employee Benefit           | \$193.66        | \$4,126.28      |
| 121 | Local Option Sales Tax     | \$21,626.42     | \$0.00          |
| 125 | Tax Increment Financing    | \$1,481.67      | \$0.00          |
| 127 | Housing & Urban            | \$2.22          | \$0.00          |
| 131 | Library County             | \$0.00          | \$0.00          |
| 133 | Library Local              | \$16.31         | \$0.00          |
| 134 | Library Sitler Trust       | \$0.00          | \$0.00          |
| 135 | Library Fines & Fees       | \$0.00          | \$0.00          |
| 136 | Library State              | \$0.00          | \$189.56        |
| 137 | Library Savings            | \$0.00          | \$0.00          |
| 138 | Library Capital            | \$0.00          | \$0.00          |
| 151 | Skate Rink                 | \$11,967.86     | \$14,322.80     |

|              |                           |                     |                     |
|--------------|---------------------------|---------------------|---------------------|
| 152          | Parkside                  | \$2,513.07          | \$603.45            |
| 153          | Parkside Maintenance      | \$1.40              | \$0.00              |
| 154          | Parks Playground Project  | \$0.00              | \$0.00              |
| 156          | Riverboat Municipal Grant | \$22.55             | \$0.00              |
| 182          | SR Dining Waiver          | \$0.00              | \$0.00              |
| 183          | Sr Dining Donation        | \$3,263.40          | \$8,648.22          |
| 184          | Sr Dining Project CD      | \$0.00              | \$0.00              |
| 185          | Sr Dining CD              | \$0.00              | \$0.00              |
| 200          | Debt Svc 2012 A           | \$2.10              | \$0.00              |
| 205          | Debt Svc 2012 B           | \$0.00              | \$0.00              |
| 210          | Debt Svc 2011 Infra       | \$0.00              | \$0.00              |
| 220          | Debt Svc Parkside         | \$0.00              | \$2,532.00          |
| 301          | Cap Equip Reserve         | \$0.00              | \$0.00              |
| 303          | Cap Project Bridge        | \$0.00              | \$10,708.35         |
| 304          | Cap Proj Parkside         | \$0.00              | \$0.00              |
| 305          | Cap Proj Parks & Trls     | \$0.00              | \$0.00              |
| 500          | Perm Funds/Library        | \$0.00              | \$0.00              |
| 600          | Water                     | \$47,844.43         | \$35,027.81         |
| 601          | Water Capital Projects    | \$0.04              | \$0.00              |
| 602          | Water Sinking             | \$0.01              | \$0.00              |
| 603          | Water CD/RO Filters       | \$0.00              | \$0.00              |
| 604          | Water RO Project          | \$1.25              | \$0.00              |
| 610          | Sewer                     | \$27,216.41         | \$20,255.28         |
| 611          | Sewer Capital Projects    | \$0.00              | \$0.00              |
| 612          | Sewer Sinking             | \$0.83              | \$0.00              |
| 640          | Gas                       | \$91,081.95         | \$74,093.21         |
| 670          | Landfill/Garbage          | \$5,609.53          | \$4,926.50          |
| 700          | Cable TV                  | \$0.06              | \$0.00              |
| 740          | Storm Water               | \$2,826.87          | \$2,606.25          |
| <b>TOTAL</b> |                           | <b>\$236,971.03</b> | <b>\$207,086.84</b> |

No one spoke in public forum.

Chad Ellis indicated that we received 54 calls last month with nothing out of the ordinary.

A public hearing to receive comments for Proposed Max Property Tax Levy for Fiscal Year 24 was opened by McCain, seconded by Stutzman and upon roll call the vote was unanimous ayes. Nathan Fick questioned why Wellman's is always higher than Kalona and Riverside's. Evans made a motion to close public hearing, Fleming seconded, and all voted ayes.

A public hearing to receive comments for amending section 92.02 (rates for service) was opened by Evans, seconded by Fleming and upon roll call the vote was unanimous ayes. There were no oral or written comments. McCain made a motion to close the public hearing, Bontrager seconded, and all voted ayes.

Resolution No. 23-07 Resolution to enter into contract with Washington County Sheriff for Police Protection related services was introduced and caused to be read. Sheriff Schneider was present for the

discussion. This year’s contract is for \$115,967. Bontrager made a motion to approve Resolution No. 23-07, Stutzman seconded and upon roll call the vote was unanimous ayes.

Resolution No. 23-09 Resolution approving the maximum tax dollars from certain levies for the City of Wellman proposed Fiscal Year 2023-2024 Budget was introduced and caused to be read. McCain made a motion to approve Resolution No. 23-09, Evans seconded and upon roll call the vote was unanimous ayes.

Resolution No. 23-10 Resolution to set a date for public hearing regarding the City of Wellman Fiscal Year 2023-2024 Budget was introduced and caused to be read. Public hearing is set for April 3<sup>rd</sup> meeting. Fleming made a motion to approve Resolution No. 23-10, Stutzman seconded and upon roll call the vote was unanimous ayes.

First reading of Ordinance No. 273 regarding Section 92.02 (Rates of Service) is as follows:

**ORDINANCE NO. 273**

**AN ORDINANCE AMENDING SECTION 92.02 (RATES FOR SERVICE) OF THE CODE OF ORDINANCES OF THE CITY OF WELLMAN, IOWA**

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

**SECTION 1. CITY CODE §92.02.** Section 92.02 (Rates for Service) of the Code of Ordinances of the City of Wellman, Iowa (“City Code”), is hereby amended and superseded, as follows, to update rates for water service.

**92.02 RATES FOR SERVICE.** Water service shall be furnished at the following monthly rates within the City:

*(Code of Iowa, Sec. 384.84)*

| Gallons Used Per Month                            | Rate                   |
|---------------------------------------------------|------------------------|
| First 1,000 gallons                               | \$50.17 (minimum bill) |
| Each gallon or portion thereof over 1,000 gallons | \$0.00829 per gallon   |

1. Water dispensed by means of coin-operated metering devices shall be furnished at the rate of \$1.00 per 60 gallons or portion thereof.
2. Water rates shall be increased each fiscal year as shown below:

| Fiscal Year | Minimum Bill | Rate Per Gallon |
|-------------|--------------|-----------------|
| FY24        | \$50.17      | \$0.00829       |
| FY25        | \$51.68      | \$0.00854       |
| FY26        | \$53.23      | \$0.00880       |
| FY27        | \$54.82      | \$0.00907       |
| FY28        | \$56.47      | \$0.00935       |

3. The City shall review said charges and rates every two years to ensure that the system generates adequate revenue to pay the full cost of operation, maintenance, debt service, and to maintain adequate fund balances.

**SECTION 2. REPEALER.** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

**SECTION 3. SEVERABILITY.** If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of this ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

McCain made a motion to approve First reading of Ordinance No. 273, Bontrager seconded and upon roll call the vote was unanimous ayes.

Stutzman made a motion to approve Peerless Blowers estimate of \$1,929.91, Evans seconded and all voted ayes.

Evans made a motion to approve Boyse Dozing estimate of \$2500-\$3000 for Sewer Plant Driveway, Fleming seconded, and all voted ayes.

McCain made a motion to table discussion on Boyse Dozing – Skate Rink parking lot expansion until August meeting, Fleming seconded, and all voted ayes.

With no further business to be discussed Bontrager moved for adjournment at 6:12pm, Stutzman seconded, and all voted ayes. The next regular City Council Meeting will be Monday, April 3, 2023, at 5:30pm in the Council Chambers of the Wellman Municipal Building.

Minutes transcribed by the City Clerk are subject to Council Approval.