

**CITY OF LENOX**  
CITY COUNCIL REGULAR MEETING MINUTES  
JUNE 28, 2021 · 5:30 p.m. · City Hall

A regular meeting of the Lenox City Council was called to order by Mayor Douglas on June 28, 2021 at 5:30 p.m. at City Hall with the following council members answering roll call: Bowman, Brown, Tull and Zabel; Cruz was absent. Staff present was City Administrator, Allison Kitzman and City Clerk, Dawne Bowman. Colleen Larimer and Tom Hall with Mid-Iowa Solid Waste were also present.

Brown made a motion to approve the agenda, seconded by Bowman, all ayes, motion carried. Brown made a motion to approve 06/14/21 meeting minutes, seconded by Tull, all ayes, motion carried. Bowman made a motion to approve the payment of bills, seconded by Brown, all ayes, motion carried.

At 5:30 PM Bowman opened the Public Hearing, seconded by Tull for Application for Voluntary Annexation from Tripp Homes. There were no comments heard from the public. Bowman made a motion to close the Public Hearing at 5:31 PM, seconded by Brown, all ayes, motion carried.

Kitzman discussed the library repairs, stating the west wall would need to be tuckpointed before it is painted, which is the where a lot of water has gotten in.

Jeremy Rounds entered the meeting at 5:33 PM.

Drywall needs to be placed at the crash site, which would be turned into insurance. The curb and sidewalk have been completed and are ADA compliant. Kitzman also stated that the Library Board is considering using their special funds for a new sign and possibly an awning. We are still waiting on asbestos and lead testing results.

Zabel made a motion to approve Resolution 21-24 Approving Application for Voluntary Annexation, seconded by Bowman, all ayes, motion carried.

Bowman made a motion to approve Resolution 21-29 Authorizing Payment in the amount of \$1,165.50 to LDC for School Lane Subdivision, seconded by Tull, all ayes, motion carried.

Brown motioned to approve Dally Post Class C Liquor License with Outdoor Service and Sunday Sales, seconded by Tull, all ayes, motion carried.

Brown motioned to approve Dally Post Special Event Permit for Rodeo Dance, seconded by Tull, all ayes, motion carried.

At 5:45 PM Bowman opened the Public Hearing, seconded by Brown for Proposed Grant Application for Community Development Block Grant for Water System Upgrades. Jeremy Rounds, SICOG presented the council with information on the project.

Quent Dalton entered the meeting at 5:47 PM.

Questions for the Council by Rounds were: 1. What are some Housing needs for low to moderate income families in Lenox? 2. What are housing needs in general for Lenox? 3. What is the plan to address these needs? The council explained that more affordable housing is needed for low to moderate income families, more housing and lots need to be available to address the housing needs and Trailer Park project is addressing some of these issues. At 5:51 PM Bowman motioned to close the Public Hearing, seconded by Brown, all ayes, motion carried.

Rounds discussed the new guidelines for the Housing Rehab Project.

Zabel motioned to approve Ramsey's Market Catalyst Draw Request #1 in the amount of \$60,000, seconded by Brown, all ayes, motion carried.

Kitzman discussed the \$.20 increase in the monthly garbage rate, stating that it is her recommendation to pass this increase on to the customer; however, since the landfill surcharge fee is decreasing this year, we can decrease the surcharge by \$.20. Brown made a motion to approve Resolution 21-25 (with changes) Increasing Monthly Garbage Rate, seconded by Tull,

all ayes, motion carried. This \$.20 increase will be increasing Tom Christensen's rate from \$15.20 to \$15.40, the cost to the customer of \$16.87 increasing to \$17.07 and a decrease in the landfill surcharge from \$1.00 to \$.80. This will begin with July 2021 billing.

Tom Hall with Mid-Iowa was present to discuss a new jetter. Kitzman advised the council this was budgeted for in FY21, but due to difficulty receiving equipment, they wanted to get it ordered, as it could be several months before we receive it. Dalton mentioned this model is the same as the current jetter, therefore does not foresee issues. There was discussion on purchasing extra warranty; however, Hall explained that it can be purchased at a later date. Kitzman discussed the trade in value of our current 1990 jetter would be \$1500, but could be sold outright. It was the consensus of the council to trade it with Mid-Iowa. Bowman made a motion to approve the purchase of 747-FR2000 ECO Trailer Mounted High Pressure Sewer Cleaner in the amount of \$74,932 with the original 1-year warranty, seconded by Brown, all ayes, motion carried.

Kitzman discussed the property at 208 East Nebraska according to Zoning Regulations. There is a workshop that has been closed in located on the City Right of Way. The property has recently been sold and the new owners have been in contact with Kitzman regarding the issue. This was brought up as the new Walking Trail Project would be going up that side of Locust Street. Zabel has talked to several people on how or when this was ever changed from the original car port but not sure on a timeline. Zabel made a motion to approve the removal of the structure to comply with our Zoning Regulations, seconded by Bowman, all ayes, motion carried.

Kitzman discussed a possible ordinance for the campground that is run by LMU. There was a lot of discussion on enforcement of the ordinance and mixed feelings of the City being involved. Zabel made a motion to approve an Ordinance for the LMU Campground, seconded by Bowman, all ayes, motion carried.

Kitzman discussed the Library Board has decided to cash out their Special Funds Investment CD in the amount of \$15,622.93 and put it into checking account so it can be used for library repairs. Brown made a motion to approve Resolution 21-26 regarding Lenox Library Special Fund Investment CD, seconded by Tull, all ayes, motion carried.

Bowman made a motion to approve Proposal PR-001 for Library Repairs to replace storefront in the amount of \$26,644, seconded by Brown, all ayes, motion carried.

Tull made a motion to approve Pay Application #1 to Building Crafts, Inc in the amount of \$129,661.70 for Library Building Repairs, seconded by Brown, all ayes, motion carried.

Zabel made a motion to approve Change Order #1 in the amount of \$6,038 for additional masonry on Library Building Repairs, seconded by Brown, all ayes, motion carried.

Brown made a motion to approve Resolution 21-27 FY21-22 Employee Wages, seconded by Tull, all ayes, motion carried. Wages are as follows: Ryan Brown \$23.00/\$23.70, Lynn Christensen \$27.05/\$27.86, Quent Dalton \$27.05/\$27.86, Blake Horton \$23.80/\$24.55, David Cortez \$16.00/\$16.50, Dawne Bowman \$22.98/\$23.67, Allison Kitzman \$67,531/\$69,556, Shari Burger \$16.71/\$17.88, Mescha Hoskins \$9.45/\$9.92, Carol Rogers \$10.26/\$10.77 and Lisa Tjepelman \$12.00/\$13.00.

Kitzman discussed transferring of funds from 3 accounts. Equipment CD 2 (\$6,218.01) transferring into General Account to assist with purchase of end-loader, Sewer Cash (\$10,000) transferring into Sewer I&I for future sewer updates and Police Cash Special (\$5,096.65) to General Account to assist with County contract. Zabel made a motion to approve Resolution 21-28 Internal Transfer of Funds, seconded by Tull, all ayes, motion carried.

Zabel made a motion to approve 2<sup>nd</sup> Reading Ordinance 391 Amending Rates for Lenox Gas System, seconded by Tull, all ayes, motion carried.

Brown moved to adjourn the meeting, Tull seconded, all ayes, motion carried. Meeting adjourned at 7:07 P.M.