


STATE CENTER
SPECIAL COUNCIL MEETING MINUTES
MARCH 5, 2024
State Center City Hall

Mayor Pfantz opened the meeting at 6:30 p.m. Present were Quick, Darrow, and Nichols. Grant arrived at 6:45. Absent: Shaffar. Also present were L. Bearden, M. Kielly, Chief Thomas, Chief Pfantz, J. Toyne, P. Pitzen, K. Yates, C. Davis, C. Noble and R. Hobbs.

- Motion by Quick, 2nd by Darrow approving payment to Studio Melee in amount of \$339.00 for design services. Motion passes 3-0.
- Motion by Darrow, 2nd by Quick approving payment to Astra Security in amount of 1,301.75 police dept building maintenance. Motion passes 3-0.
- Motion by Darrow, 2nd by Nichols approving payment to Jennifer Price in amount of 3,156.00 for research for National Register Nomination. Motion passes 3-0.
- Toyne and Kielly reviewed a proposal from Lathom & Associates for an electric rate study with compensation in amount of \$6,500.00 in addition to mileage and incidentals. Motion by Darrow, 2nd by Nichols approving the proposal Motion passes 3-0.
- Grant arrives at 6:45.
- As the council, by ordinance, is to annually evaluate water and sewer rates, the clerk calculated rates based on the 2023 12-month CPI rate of 3.4 per ordinance. The rate for the first 1000 gal. of water usage would raise from \$30.43 to \$31.46, the rate per 1000 gal after the first 1000 would raise from \$12.93 to \$13.37. The clerk will prepare an ordinance amendment. Sewer rates will not be adjusted until we receive direction for the municipal rate advisor working on the Sanitary Lagoon Improvement Project.
- Motion by Grant, 2nd by Quick approving scope of project for 3rd Ave SW reconstruction from the Hwy 30 right-of-way to the south intersection with 6th St SW. An initial opinion of probable cost from CGA is \$975,000.00. A transportation grant is being submitted for partial funding. Motion passes 4-0.
- Motion by Grant, 2nd by Darrow approving scope of project for water & sanitary sewer main improvements on 6th St NW between 1st & 2nd Avenues NW. An initial opinion of probable cost from CGA is \$184,000.00. Components of this project would likely be assessed to abutting property owners. Motion passes 4-0.
- Motion by Quick, 2nd by Grant approving scope of project for water main improvement project on 2nd and 3rd Avenues SW. An initial opinion of probable cost from CGA is 879,500.00. Motion passes 4-0.
- Motion by Darrow, 2nd by Nichols setting a public hearing to hear comments on proposed FY24 Budget Amendment 1 for April 2nd, at 7 p.m. The amendment will increase total expenditures/transfers out by \$1,267,782.00, the majority related to the R/O water treatment project. The increase will be paid with bond proceeds, misc. revenue, and reserve cash balances. Motion passes 4-0.
- Motion by Nichols, 2nd by Quick approving the reappointment of Pfantz and Quick to the SC Historic Preservation Commission. Motion passes 4-0.
- Motion by Quick, 2nd by Grant setting a public hearing to hear comments on proposed 2024 Kauffman grant awards to be completed on public property for April 2nd, 7 p.m. Motion passes 4-0.
- At 7:32, motion by Darrow, 2nd by Grant to enter closed session pursuant to Iowa Code 21.5(1) j. To discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property. Motion passes 4-0.
- At 7:55, motion by Darrow, 2nd by Grant to return to open session. Motion passes 4-0. All that were in attendance at the beginning of the meeting returned. There was no action taken as a result of the closed session.

- There was lengthy & lively discussion of rough preliminary layouts and costs of a fire station/EMS facility from Studio Melee using the current fire station and the opera house property directly east. One layout utilizes and connects both existing buildings, the other removes the opera house and extends the current fire station east. R. Hobbs and C. Noble both made comment in favor of not removing the opera house.
- At 8:46, motion by Nichols, 2nd by Grant to enter closed session pursuant to Iowa Code 21.5(1) j. To discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property. Motion passes 4-0.
- At 9:10 p.m., motion by Grant, 2nd by Nichols to return to open session. In attendance for the return to open session were Mayor Pfantz, Darrow, Grant, Nichols, Quick, L. Bearden, J. Thomas, B. Pfantz, J. Toyne, P. Pitzen. Motion by Darrow, 2nd by Quick authorizing M. Kielly to work towards an easement agreement needed for the 2nd and 3rd Avenues SW.
- There being no further business, motion by Nichols, 2nd by Darrow to adjourn, motion passes 4-0.



Harlan Quick, Mayor Protem

Attest:



Lori Bearden, City Clerk