

City of Nashua
CITY COUNCIL MINUTES
City Council Chambers, City Hall

The Nashua City Council met in regular session on February 7, 2022 in Council Chambers at City Hall. The meeting was called to order at 7:00PM with Mayor Anthofer presiding. Council members present were Rhonda Dean, Samantha Johnson, Hal Kelleher, Tim Malven, and Ernie Willsher. City employee(s) John Ott City Clerk was present along with Martin Hemann Chickasaw County Sheriff and Nate Sinnwell Park Board President. There were also 3 guests in attendance.

Mayor Anthofer asked for consideration approving the amended agenda adding discussion on the letter to the Nashua Volunteer Fire Department and removing consideration/approval of ambulance contract proposal. Dean/M, Willsher/S, M/C to approve amended agenda. RC: All Ayes. Mayor Anthofer asked if there were any comments from the citizens. There were none.

Mayor Anthofer asked for a motion to open the public hearing to discuss setting the Max Tax Levy for FY'23. Kelleher/M, Malven/S, M/C. RC: All Ayes. The public hearing was opened at 7:03PM. After discussion, Mayor Anthofer asked for a motion to close the public hearing. Malven/M, Willsher/S, M/C. RC: All Ayes. The public hearing was closed at 7:05.

Mayor Anthofer called for a motion to pass Resolution 22-12 Setting the Max Tax Levy for FY'23 budget. Dean/M, Kelleher/S, M/C. RC: All Ayes.

Mayor Anthofer asked for a motion to open a public hearing for the CDBG Grant Application for Greeley St. Storm Water Improvement. Johnson/M, Malven/S, M/C. RC: All Ayes. The public hearing was opened at 7:06PM. The Mayor opened the Public Hearing for the CDBG Application to address the storm water improvements along Greeley Street. There were 3 guests were in attendance (Terri Gibbs, Val Johnson, and Kelly Terpstra). How the Need for the proposed activities was identified: This Project was identified as a result of a needs assessment and engineering reports and was discussed at numerous Nashua City Council meetings following flooding issues along Greeley Street. The project was also addressed in an independent engineering report (facility plan) which was completed in December 2020. Low and Moderate Income (LMI) Needs were identified through a local income survey, conducted in March 2020. Said LMI percentage was determined to be 57.33 percent of persons in the community. Nature of Proposed Activities: As identified in the engineer's facility plan, several of the manholes are experiencing significant infiltration/inflow and this is leading to excessive flows at the Wastewater Treatment Facility. The City would replace a section of this sanitary sewer while conducting a street reconstruction project. The project includes sanitary sewer replacements from the manhole at the intersection of Greeley and Bailey Streets south to a manhole on Greeley Street approximately 400-ft south of the intersection with Livingston Street. The vitrified clay pipe sewer will be replaced with PVC piping. Service laterals will be constructed with PVC fittings on the sewer main and lengths of service lateral pipe and fittings up to 5 feet from the main will also be PVC and mate up to existing materials. The masonry manholes will be replaced with one new section of PVC pipe of the same diameter in each direction.

Funding sources:	<u>Estimated Budget</u>
CDBG	\$ 367,368
CDBG (Administration)	\$ 30,000
Surface Transportation Black Grant (STBG)	\$ 500,000
Municipal Bonds	\$ 975,420
State Revolving Loan Fund	<u>\$ 492,948</u>
Total Est. Cost of the Project	<u>\$2,365,735</u>

Total requested amount of CDBG federal funds: \$397,368.

Estimated portion of federal funds that will benefit persons of low and moderate income: \$4,898.24.

The City has applied for \$492,948 in SRF (State Revolving Loan Fund) loan for this project which will be used as local match in addition to municipal bonds.

This project allows for new and expanded service to the low-and moderate-income families in the region, including senior citizens and persons with fixed incomes.

Construction would begin in September 2022. Project is estimated to be completed by April 2023. No one is expected to be displaced by the CDBG activities. If there were anyone being displaced the city would follow the HUD Relocation and Displacement Policy. Project application will be submitted on or before April 1, 2022.

The Council discussed COMMUNITY AND HOUSING NEEDS ASSESSMENT:

Community Name: City of Nashua, Iowa

COMMUNITY DEVELOPMENT AND HOUSING NEEDS ASSESSMENT OF LOW- AND MODERATE-INCOME PERSONS: Housing Rehabilitation: With a high percentage of low-to-moderate income residents within the community, the City feels a need to encourage and help residents with improvements to their homes. Needed improvements include exterior maintenance needs, energy efficiency improvements, and accessibility enhancements. The City is currently working with INRCOG on a CDBG Home Ownership Rehabilitation Grant through IEDA. The City has been approved for a total of 7 homes if the project budget and timing allow (High).

COMMUNITY DEVELOPMENT AND HOUSING NEEDS OF NON-LMI RESIDENTS: Business Building Renovation: As part of a desire to see reinvestment in the City's downtown area, the City has applied for and was awarded a \$100,000 Catalyst Grant funded through IEDA. This grant will help a local business renovate its building and allow space for multiple businesses (High). Increase Housing Stock: Housing stock is critical to the growth and development of the City. The City has established a TIF District that is being developed by a private owner to expand housing opportunities within the City (High). Demolish Condemned Buildings: The downtown has several buildings that are no longer safe and have been condemned. The City is pursuing opportunities to help support the teardown of these buildings to infill with other buildings and areas (High).

PLANNED OR POTENTIAL ACTIVITIES TO ADDRESS HOUSING AND COMMUNITY NEEDS: Demolish Condemned Buildings: The downtown has several buildings that are no longer safe and have been condemned. The City is pursuing opportunities to help support the teardown of these buildings to infill with other buildings and areas (High). Rehabilitation of Downtown Buildings: The City plans to continue to work with local businesses on the rehabilitation of downtown buildings. This will improve the downtown look and feel and allow for future growth and opportunities. The City is also looking for ways to help owners who are willing to make their own improvements (High).

Date and location of assessment: February 7, 2022, Nashua City Council Chambers

There were no objections to the project. Mayor Anthofer asked for a motion to close the public hearing. Willsher/M, Dean/s, M/C. RC: All Ayes. The public hearing was closed at 7:13PM.

Mayor Anthofer called for a motion to pass the following resolutions: 22:13 – Resolution Approving a CDBG Application. Dean/M, Malven/S, M/C. RC: All Ayes. 22-14 Resolution MOU w/ INRCOG and Administration. Johnson/M, Kelleher/S, M/C. RC: All Ayes. 22:15 – Resolution Granting IEDA Certain Financial Assurances in Conjunction with the CDBG Application. Malven/M, Johnson/S, M/C. RC: All Ayes. 22-16 Resolution Approving Contracting a Cleaning Associate for City Hall and the Welcome Center. Dean/M, Kelleher/S, M/C. RC: All Ayes.

Mayor Anthofer asked for a motion to approve the minutes from the regular meeting on January 17th and the special meeting on January 26th. Johnson/M to approve the minutes with amending the January 17th minutes. The minutes stated “A citizen made a request to put horses at 324 Ford St. which would require council approval and a special variance permit.” and “this will have to go through a public hearing process because it requires a special permit”. These statements are incorrect. The only requirement to approve livestock in city limits is written council approval per Code of Nashua Ordinance 55:05. Malven seconded the motion with the changes to the minutes. M/C. RC: All Ayes.

Mayor Anthofer asked for a motion to approve the consent calendar payment of claims. Total Claims to be Paid for January 18-February 7, 2022 \$70,378.27 + \$14,896.37 (Wages:

General Fund: \$30,668.31

Lake/Dam: \$69.43

Urban Revit (LOST): \$2,310.86

Road Use: \$12,593.00

Employee Benefit: \$3,589.25

Water: \$19,222.47

Sewer: \$16,821.32

Total Funds: \$85,274.64

Dean/M, Willsher/S, M/C. RC: All Ayes

Business of the Mayor:

Mayor Anthofer asked to have 223 Main St. put back on the agenda at the next city council meeting as a nuisance property.

Department Reports:

City Clerk Ott requested that the council set a public hearing for the FY’23 budget for March 7th. Dean/M, Johnson/S, M/C. RC: All Ayes. He also stated that the application for Downtown Housing Grant for 307 Main St. on behalf of CC & E Properties has been submitted as well as the Pre-Application for the Catalyst Grant, which was approved to enter the final application.

Council Members

Johnson mentioned that the approval for the feasibility study for ambulance services was approved at the Chickasaw County Ambulance Council meeting. She also stated that she requested some call log information on response times to Nashua and that the current ambulance contract has been extended to the end of this year to allow time for the feasibility study to be completed. The council gave a big thanks to the Park Board for putting on WinterFest and stated that they heard a lot of very positive comments about the event. Willsher stated that he had an E911 meeting with Floyd County and toured the new Law Enforcement Center.

Sheriff Martin Hemann presented the monthly Sheriff’s report. He reviewed some of the calls that they responded to in January. He explained the difference to the council on how ticketing using City Code vs. State Code works and some advantages/disadvantages of each. He also noted that all cities in Chickasaw County have opted to use the State Code vs. City Code for enforcement. He discussed the Chickasaw County Sheriff’s 28E Agreement with the city. Dean motioned to table making a decision on approval of the agreement until the city had more information. Malven seconded. M/C. RC: All Ayes.

Nate Sinnwell Park Board President presented the monthly park board updates. He wanted to give a huge thanks to the city workers in all that they did to help with WinterFest. He discussed the Winterfest event and some of the successes as well as the things that they could change to make improvements in the future. Overall he said the event was a big success that drew a lot of people from Nashua and surrounding communities.

Discussion/Action:

Val Johnson the city’s health insurance agent reviewed some plan options for FY’23 health insurance for city workers. After discussion, Johnson motioned to keep the same plan as the city currently offers, which is the MyBlueSilver PPO (high deductible HSA plan). Willsher seconded. M/C. RC: All Ayes.

The council discussed adjusting water bills for citizens who ran their water to prevent their pipes from freezing. Johnson/M. There was no second so the motion died.

The council discussed sending out quotes for bids to replace the furnace at city hall per a recommendation from a recent repair. The current unit is a 75,000 BTU, 90% efficient gas furnace. Dean motioned to approve putting out a quote for bids for a 75,000 BTU furnace with 95% efficiency. Malven/S, M/C. RC: All Ayes.

City Clerk Ott stated that with the mail system it is taking a lot longer for people to receive payments on occasion and asked the council how long he should wait to re-issue a check. Dean motioned to reissue checks that are a minimum of \$50 after 6 weeks of the check being lost. Malven/S, M/C. RC: All Ayes.

The council discussed replacing old water meters, but no decision was made as they would like more information.

Mayor Anthofer brought in a letter directed to the Nashua Volunteer Fire Department for the council to review and discuss and/or take action on at the next meeting.

There was no other business. Johnson motioned to adjourn. Kelleher seconded. M/C. Roll Call: All Ayes
Meeting adjourned at 8:58PM.

Pending Approval by Council
John Ott
City Clerk

CLAIMS REPORT (January 18-Feb 7, 2022)

VENDOR	REFERENCE	AMOUNT
LINCOLN SAVINGS BANK	HSA	\$1,700.00
AVESIS	VISION- FEB '22	\$91.94
BROWN SUPPLY CO. INC.	STREETS - REFLECTIVE CLOTHING	\$143.69
DELTA DENTAL OF IOWA	DENTAL - FEB '22	\$134.34
GIS BENEFITS	DEATH/DISABILITY - FEB '22	\$99.72
IOWA MUN FINANCE OFF ASSOC	IMFOA CLERK CERT - JO	\$125.00
JENDRO SANITATION SERVICE	GAR/REC - FEB '22	\$10,813.46
KJ DESIGN LLC	CH-GOLF CART STICKERS '22	\$80.00
MIDAMERICAN ENERGY	WATER -GAS/ELEC DEC '21	\$83.65
MURPHY, COE, AND SMITH	CH-TREASURER NOV '21	\$155.00
PEOPLESERVICE INC.	water waste water contract	\$19,340.00
S & T COLLISION	FD-VEHICLE REPAIR	\$40.89
STAPLES CREDIT PLAN	CH-OFFICE SUPPLIES	\$301.32
BLUE CROSS WELLMARK	HEALTH INS - FEB '22	\$6,101.11
ERNEST WILLISHER	MILEAGE BREMER 911-JAN '22	\$23.40
INRCOG	URB REVIT GRNT FEES	\$2,310.86
HENNINGS ELECTRIC LLC	WATER - WELL REPAIR (INSURANCE	\$1,570.84
BRUENING ROCK PRODUCTS INC	STREETS-ROAD ROCK	\$196.97
DOLLAR GENERAL	LIBRARY - SUPPLIES/READ PRGRM	\$63.00
HEIMAN INC.	FD-RURUAL MINOR EQUIP	\$505.30
MIDAMERICAN ENERGY	GAS/ELECT EXP JAN '22	\$8,694.46
NEW HAMPTON TRIBUNE NASHUA	CH-LEGAL PUBLICATIONS	\$622.00
OTT, JOHN	CH-FURNACE FILTERS REIMBURSE	\$22.41
RAPID PRINTERS	CH-OFFICE SUPPLIES ENVELOPES	\$246.50
DANIEL ZWANZIGER	STREETS - DIESEL FLUID EXHAUST	\$18.18
U.S. POST OFFICE	GAR/SWR/WATER- JAN '22	\$214.51

BADGER METER	WTR-METER SVC CONTRACT FEB '22	\$593.63
BUTLER-BREMER COMMUNICATIONS	PHONE EXP - JAN '22	\$308.72
CRONIN, SKILTON, SKILTON	CH-LEGAL EXPENSES	\$964.90
IOWA MUN FINANCE OFF ASSOC	CERT FOR MUNICIPAL PROF	\$125.00
JOHN DEERE FINANCIAL	PARKS-SALT SPREDER	\$177.28
RILEY'S INC.	CH-COPY FEES JAN '22	\$149.78
WESTRUM LEAK DETECTION	WTR-LEAK DET FOR DIG GREENWOOD	\$735.00
WEX BANK	CITY FUEL EXPENSES	\$1,757.98
UNPLUGGED WIRELESS COMMUNICATI	FD-.5C,.5R- TELECOMM AND EQUIP	\$2,340.00
IPERS	REGULAR IPERS	\$3,017.42
IRS - USA TAX PAYMENT	FED/FICA TAX	\$2,248.10
TREASURER STATE OF IOWA	STATE TAX	\$352.00
IRS - USA TAX PAYMENT	FED/FICA TAX	\$2,129.91
TREASURER STATE OF IOWA	STATE TAX	\$339.00
IOWA DEPARTMENT OF REVENUE	SEWER--JAN '22 SALES TAX	\$341.00
IOWA DEPARTMENT OF REVENUE	WATER- JAN '22 WET TAX	\$1,100.00
Accounts Payable Total		\$70,378.27
Payroll Checks		\$14,896.37
***** REPORT TOTAL *****		\$85,274.64
GENERAL FUND		\$30,668.31
LAKE/DAM		\$69.43
URBAN REVITAL (LOST ONLY)		\$2,310.86
ROAD USE		\$12,593.00
EMPLOYEE BENEFIT		\$3,589.25
WATER		\$19,222.47
SEWER		\$16,821.32
TOTAL FUNDS		\$85,274.64