

**MINUTES OF THE AUGUST 15, 2011 MEETING  
OF THE HUMBOLDT CITY COUNCIL**

The Humboldt City Council met in regular session on Monday, August 15, 2011 in the Council Chambers of the Humboldt Municipal Building. Mayor Walter Jensen called the meeting to order at 5:30 PM. Council Members present: Jorgensen, Sleiter, Boomgarden, Rusher, and Hadar.

Motion by Hadar, Second by Boomgarden to approve the agenda as printed. (5) Ayes, motion carried.

Motion by Boomgarden, Second by Jorgensen to approve the minutes of the August 1 2011 work session and the August 1, 2011 regular Council Meeting. (5) Ayes, motion carried.

Motion by Sleiter, Second by Boomgarden to approve the July Treasurer's Report and the Treasurer's Monthly Investment Report. (5) Ayes, motion carried.

Public Input comments were made by Ethel Doyle regarding the seeding of her yard after the street repair work was completed on 11<sup>th</sup> Street North, and by Jason Crimmins of Jensen Builders regarding the bidding process for the Fire and Rescue Station construction project.

Duane Covington of PeopleService reviewed the PeopleService monthly reports. He reported that the leak detectors have located several problem areas, and steps are being taken to repair the broken/leaking mains. He also reported that the flows are still high at the wastewater treatment plant; the cause has not yet been determined.

This being the time and place for the scheduled Public Hearing to review bids received for the construction of the Humboldt Fire and Rescue Station, Mayor Jensen opened the public hearing at 5:52 PM.

Terry Allers, of Allers Associates Architects reviewed the bids received for the Fire and Rescue Station project. Bids for the project were opened at 4:00 PM on Thursday, August 11, 2011, and six bids were received. The Engineer's Estimate for the project was \$962,200 with four alternates also included. Mr. Allers recommended that the Council accept the bid from the low bidder, Sande Construction & Supply Company, Inc. of Humboldt; the base bid was \$903,995. The deduct alternates will result in a reduction in the project cost of approximately \$26,000. Mr. Allers further recommended that City staff work with Sande Construction on additional value engineering in order to bring the price of the project into alignment with the project budget.

One of the bid requirements was that the bidders submit a list of subcontractors within 24 hours of the bid opening (4:00 PM, Friday, August 12). Sande Construction did not submit that list until Monday, August 13. Mr. Allers and the City Attorney were consulted, and it was determined that this situation is an informality/irregularity in the bidding process which the Council has the option to waive.

The City Administrator reported that Sande Construction has offered several changes in the bid to further lower the cost by approximately \$40,000, which should bring the project in line with the budget.

Jason Crimmins of Jensen Builders, Ltd. reiterated comments he made during the Public Input portion of the meeting. Jensen Builders was the next lowest bidder on the project. Mr. Crimmins objected to the Council's pending acceptance of the Sande bid, stating that the bid should be considered incomplete and therefore rejected due to the omission of the subcontractor listing. He added that his company would also be willing to work with the City on additional value engineering for the project.

There were no further comments from the City Administrator, Mayor, Council, or general public in attendance, and no written comments or objections to the project were received.

There being no more comments or objections on the bids received for the Humboldt Fire and Rescue Station, Mayor Jensen closed the public hearing at 6:01 PM.

This being the time and place for the scheduled Public Hearing to review the City of Humboldt application for a State Revolving Fund (SRF) Loan, Mayor Jensen opened the public hearing at 6:02 PM.

The City Administrator explained that the proposed State Revolving Fund (SRF) Loan would close prior to the start of construction, and will be for approximately \$5.2 million. The loan will carry an interest rate of 3.25%, with a 1% origination fee. This final loan will have the smaller planning and design loan included in the total amount. Two payment schedules were proposed: a 20-year schedule would result in average annual payments of \$357,000; a 30-year schedule would result in average annual payments of \$274,000. A proposed water rate increase would cover the payments on the 20-year loan schedule, but not the 10% reserve requirement.

Lance Aldrich, the Project Engineer from FOX Engineering, summarized the purpose of the project, which is to make improvements to the existing water treatment facility to protect equipment and the drinking water supply from 100-year flood events and provide an easily expandable water supply system. He explained that the project would have an average life expectancy of approximately 34 years, and construction costs at the present time would be estimated at \$4.35 million. The tentative schedule calls for bids to be let in early September, with the bid opening to take place in late September or early October. He also stated that the DNR Facility Plan should be approved within the next month or two.

Mr. Aldrich explained the alternative strategies available, which would include: the construction of a new water treatment plant, either lime softening or EDR, perhaps at an alternate location; or the renovation of the existing plant. The construction of a new plant was considered previously, and was determined to be cost prohibitive. The renovation of the existing plant is the option that best fits the needs of the City of Humboldt.

Mr. Aldrich also explained that the environmental impact of the project has been researched as well. This would include impacts on the surrounding animal and plant life, archaeological and historical concerns, as well as the impact on traffic patterns and noise levels on Sumner Avenue. No significant environmental impacts have been identified, and the project will proceed as planned as no archaeological or historical property will be adversely affected.

There were no further comments from the City Administrator, Mayor, Council, or general public in attendance, and no written comments or objections to the project were received.

There being no more comments or objections on the matter of the City of Humboldt application for a State Revolving Fund (SRF) Loan, Mayor Jensen closed the public hearing at 6:17 PM.

Motion by Hadar, Second by Sleiter to approve the following proposed Resolution No. 2011-100: "A RESOLUTION ACCEPTING THE BID FROM AND AWARDING THE CONTRACT TO SANDE CONSTRUCTION OF HUMBOLDT, IOWA FOR CONSTRUCTION OF THE HUMBOLDT FIRE AND RESCUE STATION IN THE AMOUNT OF \$903,995.00, SUBJECT TO ANY DEDUCT ALTERNATES ACCEPTED BY THE CITY AND ANY FURTHER DEDUCTIONS CREATED BY VALUE ENGINEERING THE PROJECT IN ORDER TO BRING THE PROJECT WITHIN THE CITY'S BUDGET."

Roll Call Vote: Ayes – Jorgensen, Sleiter, Boomgarden, Rusher, and Hadar. Motion carried.

Motion by Sleiter, Second by Boomgarden to approve the following proposed Resolution No. 2011-101: "A RESOLUTION APPROVING MIDAS DISASTER CDBG REQUEST FOR PAYMENT NO. 12 IN THE AMOUNT OF \$38,568.12 FOR THE 2010 INFRASTRUCTURE IMPROVEMENT PROJECT."

Roll Call Vote: Ayes – Sleiter, Boomgarden, Rusher, Hadar, and Jorgensen. Motion carried.

Motion by Boomgarden, Second by Jorgensen to approve the following proposed Resolution No. 2011-102: "A RESOLUTION APPROVING CONTRACT CHANGE ORDER NO. 1 WITH WUNSCH CONSTRUCTION, INC., OF GREENE, IOWA IN THE AMOUNT OF A NET ADDITION OF \$24,125.96 FOR THE 2011 WATER SYSTEM IMPROVEMENT PROJECT."

Roll Call Vote: Ayes – Boomgarden, Rusher, Hadar, Jorgensen, and Sleiter. Motion carried.

Motion by Sleiter, Second by Jorgensen to approve the following proposed Resolution No. 2011-103: "A RESOLUTION APPROVING PAY ESTIMATE NO. 2 FROM WUNSCH CONSTRUCTION, INC. OF GREENE, IOWA FOR THE 2011 WATER SYSTEM IMPROVEMENT PROJECT, IN THE AMOUNT OF \$184,074.68."

Roll Call Vote: Ayes – Rusher, Hadar, Jorgensen, Sleiter, and Boomgarden. Motion carried.

The Council discussed the following proposed resolution: "A RESOLUTION CONFIRMING INFORMATION AND BALLOT PROVISIONS TO BE PROVIDED TO THE COUNTY COMMISSIONER OF ELECTIONS IN CONNECTION WITH THE PROPOSED ELECTION ON THE ISSUE OF ESTABLISHING A HOTEL AND MOTEL TAX IN THE CITY OF HUMBOLDT."

The resolution would authorize the placement of a measure on the ballot in November 2011 to impose a hotel/motel tax within the City of Humboldt. No action was taken by the Council on the proposed resolution; the Council requested that City staff put together a proposal for their consideration at the next meeting, outlining the projects which would be supported or other uses for the funds raised by a hotel/motel tax, as well as a suggested plan to promote the issue to voters.

Motion by Rusher, Second by Boomgarden to approve the following proposed Resolution No. 2011-104: "A RESOLUTION APPROVING A NOTICE OF FINDING OF NO SIGNIFICANT

IMPACT AND NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS, AND DIRECTING THE CITY CLERK TO PUBLISH THE AFOREMENTIONED NOTICES.”

Roll Call Vote: Ayes – Jorgensen, Sleiter, Boomgarden, Rusher, and Hadar. Motion carried.

Motion by Boomgarden, Second by Hadar to approve the second reading of the following proposed Ordinance: “AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF HUMBOLDT, IOWA BY AMENDING CHAPTER 24, PERTAINING TO PARK COMMISSIONER MEMBERSHIP, ELECTION, AND TERM.”

Roll Call Vote: Ayes – Sleiter, Boomgarden, Rusher, Hadar, and Jorgensen. Motion carried.

Motion by Rusher, Second by Hadar to approve the second reading of the following proposed Ordinance: “AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF HUMBOLDT, IOWA BY ADDING A NEW CHAPTER 169 – ‘SIGN REGULATIONS.’”

Roll Call Vote: Ayes – Boomgarden, Rusher, Hadar, Jorgensen, and Sleiter. Motion carried.

Motion by Jorgensen, Second by Rusher to approve the first reading of the following proposed Ordinance: “AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF HUMBOLDT, IOWA BY AMENDING CHAPTER 92, SECTIONS 2 AND 3 PERTAINING TO WATER RATES.”

Roll Call Vote: Ayes – Rusher, Hadar, Jorgensen, Sleiter, and Boomgarden. Motion carried.

Motion by Rusher, Second by Boomgarden to approve the first reading of the following proposed Ordinance: “AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF HUMBOLDT, IOWA BY AMENDING TITLE I, CHAPTER 3, SECTION 02 PERTAINING TO DIVISION INTO WARDS/VOTING PRECINCTS.”

Roll Call Vote: Ayes – Hadar, Jorgensen, Sleiter, Boomgarden, and Rusher. Motion carried.

Motion by Sleiter, Second by Hadar to waive the second and third readings of the aforementioned ordinance.

Roll Call Vote: Ayes – Jorgensen, Sleiter, Boomgarden, Rusher, and Hadar. Motion carried.

Motion by Rusher, Second by Boomgarden to approve the final reading of the aforementioned ordinance and direct the City Clerk to publish the ordinance as Ordinance No. 2011-13.

Roll Call Vote: Ayes – Sleiter, Boomgarden, Rusher, Hadar, and Jorgensen. Motion carried.

Other Items Discussed: City Administrator – Reviewed the status of various projects, including: the John Brown Park Fountain repair project, the 15<sup>th</sup> Street North project, Sumner Avenue SW water main repairs, street repairs on 8<sup>th</sup> Street North, and the airport T-hangar project. He also announced that the pool will close for the season on Sunday, August 21. After closing, the pool vessel will be painted. Finally, he encouraged residents not to put garbage in the recycling trailers

located at Hy-Vee. City Clerk – Reminded residents that parking on grass and mowing grass into the street are not allowed. Mayor – Announced that, after a semi hit the “rat hole” bridge, 6<sup>th</sup> Avenue North remains open, but the Three Rivers Trail is temporarily closed in the area of the bridge. Also commended the City Clerk and Deputy City Clerk for their participation in this year’s Municipal Professionals Academy.

Motion by Sleiter, Second by Boomgarden to schedule Tuesday, September 6, 2011 at 5:30 PM as the date and time for the next regular meeting of the Humboldt City Council and to adjourn this session at 7:05 PM. (5) Ayes, motion carried.

\_\_\_\_\_  
Walter Jensen, Mayor

Attest: \_\_\_\_\_  
Gloria J. Christensen, City Clerk