

Hills City Council Meeting
February 13, 2017
7:00 PM
Hills Fire Station Meeting Room

The Hills City Council meeting was called to order by Mayor Tim Kemp at 7:00 p.m. on Monday, February 13, 2017 at the Hills Fire Station Meeting Room.

Council members present were: Merle Hill, Thom Kirkpatrick, Steve Harris, Bruce Endris, and Cathy Knebel. Absent: None. Also present: Cathy Fitzmaurice-Hill, City Administrator, Ron Wolfe, Public Works, Erek Sittig, City Attorney, and Matt Pantel, Asst. Fire Chief.

Consent Agenda: A Motion was made by Hill and seconded by Endris to approve the consent agenda including agenda items, minutes from the Meeting of January 23, 2017, Scheduled list of claims, receipts from January 20, 2017 thru February 10, 2017, Treasurer's report and budget report. Ayes:5. Motion carried.

Public Comment: None.

Business:

Mayor Kemp opened the Public Hearing to review the plans, specifications, form of contract and estimated cost to the proposed Wastewater Improvement Project at 7:02 p.m. The plans, specifications and form of contract were provided for review. The estimated cost provided by Fox Engineering remains at \$3,100,000.00. The Council discussed exhaust fans and electric pump for the Washington lift station and requested it be confirmed that these items are included in the bid specifications. No other comments were received and the Mayor closed the Public Hearing at 7:14 p.m.

Resolution 2013-03 was presented approving the proposed plans, specifications, form of contract and estimated total cost for the Hills Wastewater Improvement Plan. A Motion was made by Hill and seconded by Endris to approve Resolution 2013-03. A roll call vote was taken. Ayes: 5. Resolution 2013-03 passed.

The Council received two estimates for demolition of the building at 200 E. Main. Neuzil & Sons estimated \$10,080 and Grout estimated \$12,880 plus landfill fee of \$3,880. The City has also received a request from the Johnson County Historical Preservation Society to salvage some materials from the house. The Council felt this could be done before the demolition. Cathy confirmed that the demolition is not subject to the Asbestos NESHAP rules. She will also confirm any Iowa OSHA rules that might apply prior to demolition. A Motion was made by Endris and seconded by Knebel to enter a contract with Neuzil & Sons for the demolition at an estimated cost of \$10,080. Ayes: 5. Motion carried.

The Community Center Board has requested the City consider flooring improvements for the building. They suggested removing the tile and refinishing the concrete floor. An estimate was provided by Stranksy Concrete to remove existing tile and grind/polish existing concrete floor at a total of \$29,000. The Community Center, Inc. has offered to provide its remaining funds to this project, estimated at \$2,000. A Motion was made by Hill and seconded by Kirkpatrick to enter a contract with Stranksy Concrete for improvements to the Community Center flooring at an estimated cost of \$29,000. Ayes: 5. Motion Carried.

The Council received an estimate for improvements to the Fire Station Bathrooms from JS Construction in the amount of \$4,187.59. The estimate includes flooring, vanity/sink and medicine cabinet, toilets and faucets, and painting of each bathroom. Matt felt some of the work might be done by the members of the department and not all items may be needed. The Council requested that Matt ask for a breakdown of items in the bid and determine which ones could be eliminated.

The Council reviewed the Employee Handbook. After discussion the Council recommended that new full time employees accrue 10 hours of paid time off after 30 days. All full time employees will accrue 10 hours of paid time off each month for a total of 120 hours per year. Employees may carry over no more than 120 hours of paid time off in a given year. Full time employees will be offered health insurance after 30 days of employment. The employee may choose from 3 separate plans to be offered. The City will pay 80% of the employees' premium and 65% of a family plan. Dental and vision will be offered to the employee at their cost. The Council felt that choosing to take overtime or comp time should be left to the individual employee.

The Council discussed improvements to Main Street. All options discussed would eliminate parking along Main Street in all residential areas. Parking would be allowed in Commercial areas. The Council asked the City Admin to request information and cost estimates on curb/gutter options as well as bike paths and bioswales along Main Street.

The Council reviewed concept plans for a new City Hall/Library/Tornado Safe Room prepared by Shive-Hattery. The estimated cost of the building is \$797,247. The plan will allow the City to register for hazard mitigation funds as they become available. If the City were eligible to receive funds 75% of eligible costs would be covered by federal funds, 15% by state funds and 10% would be the responsibility of the City. Eligible costs would only be those associated with the construction of the Tornado Safe Room. The City will move forward with an application for funding.

Reports:

Attorney: No report.

Fire Chief: Matt reported that specs were received from Pierce on options for a new truck. He requested it be set as an action item for a future meeting.

Maintenance: No report.

Sewer: No report.

Water: Train 2 pre-filters were changed. Train 1 will also need to be changed. Still working on managing the chlorine levels. May proceed with an ammonia study to determine why levels change so often.

Administrator: Cathy is developing a Complaint/Comment form and policy for residents to provide information to the City. It would be available online or in the office and would be required before action is taken. She has also developed an employee application and job description for the public works position. It will be advertised in the next newsletter. MPO is offering its traffic study again at no charge. The Council asked that a Main Street study be done again to determine the impact of the solar signs. Iowa City Library is offering a bookmobile service to surrounding communities. It could impact the cost of the contract as it may increase circulation. The Council felt that the area is served by the bookmobile that Hills Care for Kids uses in the summer.

Mayor: No report

A Motion was made by Knebel and seconded by Harris to adjourn the meeting at 9.04 p.m. Ayes: 5. Motion carried.

Tim Kemp, Mayor

Attest: _____
Cathy Fitzmaurice-Hill, City Administrator