

Council Chambers, City Hall, May 5th, 2014, 6:00 P.M.

West Union City Council met May 5th, 2014 at 6:00 P.M. in Council Chambers with Mayor Kent Halverson presiding. The meeting began with citing the Pledge of Allegiance.

Attendance	Roll call: Present – Council members Stansbery, Gumm, Granger, Keller, and Bemiss. Absent: None
Approval of the Agenda	Motion was made by Gumm, seconded by Keller, to approve the agenda with a change to omit item #7 as it is presented. All Aye. Carried.
Approval of the Minutes	Motion was made by Granger, seconded by Stansbery, to approve minutes of the April 21st, 2014 regular meeting. All Aye. Carried.
Adopt Ordinance 583 Rezoning the M-Five Property For Proposed Casey's Location	First Reading of Ordinance 583 rezoning the highway frontage property proposed for the Casey's General Store was approved at the April 21st meeting; Bemiss made a motion to approve the Second Reading, Gumm seconded. All Aye. Carried. Bemiss then made a motion to waive the Third Reading, Gumm seconded. All Aye. Carried. A motion to Adopt as presented was then made by Bemiss, seconded by Gumm. All Aye. Carried.
Public Hearing on Urban Renewal Amendment	After a few questions and comments from the public, a motion to close the Public Hearing on the Urban Renewal Amendment was made by Keller, seconded by Stansbery. All Aye. Carried.
Approve Resolution 2014-24 Approving The Urban Renewal Plan Amendment	Motion was made by Stansbery, seconded by Keller, to approve Resolution 2014-24 amending the Urban Renewal Plan to allow for a tax increment rebate to relocate the sanitary sewer and allow Casey's General Store to build on that location. All Aye. Carried.
Public Hearing on Development Agreement with Casey's	Duane Willhite spoke on behalf of the TIF committee and the school in support of the project. Tobin Britt also advised this is a perfect fit for the TIF criteria. Jeff Clements added that this gives the City a brand new sewer line on this property. Casey McDermott asked what Casey's will generate in the form of local option sales tax. Councilman Bemiss advised she had discussed with Joel at Department of Management, and according to the county distribution of the tax, it would be approximately \$1500 a year with the numbers Casey's provided her. Casey added he felt that would not be new money, but only redistribution from the other two gas stations of current money we receive. He was also concerned of what Casey's will pay for wages. Doug Beach, Casey's legal attorney, advised Casey's currently pays \$9-12 per hour. Steve Stark, Palmer Hospital Administrator, added the land is currently not generating much for property tax, so this would definitely be a gain to our city and just may spark more economic growth in other areas. After some discussion, a motion to close the Public Hearing was made by Stansbery, seconded by Granger. All Aye. Carried.
Approve Resolution 2014-25 Approving The Development Agreement with Casey's	A motion was made by Keller, seconded by Stansbery, to approve the proposed Development Agreement with Casey's with the amendments in wording as they requested for a \$160,000 TIF for 10 years at 80/20 split. Granger-Yes; Bemiss-No; Gumm-No; Keller-Yes; Stansbery-Yes. Carried.
Discuss Sewer in Eastbrook Addition	Randy Petsche and Janet Stahr advised the Unruh's have now purchased lots 13 and 14 in the Eastbrook Addition, and ask for the City to run a sewer line down Highway 18 that they could hook into. Quote for sewer line along Highway 18 was approximately \$42,000, or \$67,000 to also run north to the lots. After some discussion, a motion was made by Gumm, seconded by Bemiss, to run the sewer line along highway 18 as long as Unruh's bring the sewer line down from the north and connect to it. Keller-No; Granger-No; Bemiss-Yes; Stansbery-No; Gumm-Yes. Motion Failed. The above motion was then amended by Gumm, seconded by Granger, to request the Unruh's build on one lot and not in the middle of

the two lots for potential future growth and run the sewer down and connect to the sewer portion the city would run along highway 18 . Keller-No; Rest-Ayes. Carried.

- Invoice for Jim Bear For Geothermal Repair Discussed the revised invoice submitted by Jim Bear for repair to the geothermal system and Glycol that was added for \$7,148.19. Jon Biederman advised this can be covered by the IJOBS grant. Motion was made by Gumm, seconded by Stansbery, to approve to pay the invoice to Jim Bear and submit to IJOBS to reimburse us. All Aye. Carried.
- Discuss IJOBS Jon Biederman of Fehr-Graham researched the car charging unit and other items that can be covered by the remaining IJOBS grant. He provided a revised list of expenses that could be included to finish out the grant by the June 16, 2014 . Council agreed on the items, and Biederman will continue looking for items for the remaining \$61,000.
- Approve Painting The Old Water Tower Motion was made by Gumm, seconded by Stansbery, to approve painting the old water tower with the lowest quote of \$20,500 by Central Tank Coatings, Inc. with money from the enterprise fund. All Aye. Carried.
- Approve Repair on Sanitary Sewer on N. Vine St. by NEIT Jon Biederman advised the estimate of \$25,810 was prior to televising the sewer line, so the price may be higher if they have to go more than the planned 40 feet to fix all problems. Motion was made by Granger, seconded by Keller, to approve the repair. All Aye. Carried.
- Next Council Meeting Next council meeting will be held Monday, May 19th, 2014 at 6:00 p.m. in council chambers.
- Adjourn With no further business to bring before the Council, a motion was made by Stansbery, seconded by Gumm, to adjourn. Roll call. All Aye. Carried. Meeting adjourned at 7:50 P.M.

KENT HALVERSON, Mayor

ATTEST:

Amie Johansen, Deputy City Clerk