

CITY OF BELMOND
COUNCIL PROCEEDINGS

November 18, 2024
Belmond, Iowa 50421

Mayor Frank Beminio called the regular meeting of the City Council to order at 7:00 p.m. in the Community Room at City Hall with the roll call showing:

Present: Council Members DePuew, Mattison, and Tulp

Absent: Schlichting and Swenson

Motion made by Tulp, seconded by Mattison, to approve the agenda as presented. Roll call: Yes-3, No-0, Absent-2. Motion carried.

The mayor asked if there was anyone present who wished to address the council on a matter not appearing on the agenda, Earl Kalkwarf complained about vehicles/trailers parked in yards, vehicles with flat tires in driveways that have been sitting there awhile and business vehicles parked in the road in residential neighborhoods. Aimee Goeman then provided an update to the pool fundraising and stated they are at about \$1.9 million. When no one else indicated they wished to address council, the mayor moved on.

City Manager Nicholas stated that he would be attending a budget workshop tomorrow and then would begin the process of getting the budget work started.

Public Works Director Fournier stated they are mostly done with sweeping and will continue and finish servicing of the vehicles. They will then do a second round of sweeping.

Police Chief Gamino stated that they are looking to hire a fifth officer and have a couple applicants to put through testing. Council member DePuew asked if the applicants would have to be sent to the academy and Chief Gamino stated that they would.

Mayor Beminio then moved on to Public Hearings by opening the public hearing on the proposed Amendment No. 1 to the Belmond Commercial Urban Renewal Plan. Chip Schultz from Northland Securities explained the Amendment and its purpose. Dawn DePuew then addressed the council stating that she is for the pool but that the citizens should have a choice if it is going to raise their taxes over a long period of time. Would not see an issue with this if it was for water lines, sewer lines, or street projects because those are necessary for the city and are required to be provided and maintained for the citizens. Bob Steenblock asked how much taxes would go up. Nicholas stated that each household is different depending on the value of their home. Mr. Schultz expanded on this by giving a simple version of how property taxes are computed. He also stated that at its peak for just this \$3 million the levy would be \$3.12 per one thousand dollars of taxable value. So, a \$100,000 dollar house would pay around \$148 a year. Steenblock also asked who would be taxed on this. Nicholas stated that every taxable property that pays taxes to the city would pay towards this. Dawn DePuew asked if the council actually voted to bond for \$3 million for a pool. Nicholas stated that they voted to move forward with the \$3 million option but not that they for sure were going to do \$3 million. Mayor Beminio stated that as a retired individual it is tough to adjust to higher taxes but that we do need a new pool for the kids. There was discussion about Belmond having a high tax rate and if a pool is a draw for people to move to Belmond. Aimee Goeman stated that in talking to some businesses in town, they feel it is an amenity that does play a factor in moving here. Council member DePuew asked if they would like to be able to utilize the sewer system or have a swimming pool, as the sewer plant also needs to be updated. Goeman stated that they don't come from the same fund. DePuew stated that if a town does not have infrastructure, people will not stay. DePuew stated he understands the funds come from different areas of the cities budget but that either people pay for these amenities through their property taxes or increased water and sewer rates. Both are paid by the citizens. Goeman stated that if this does not pass and with the increased personal pools in people's backyards, maybe the city should look at changing the ordinance to require certain security features if an individual has a pool. Council member Tulp brought up that the reasoning for going this route was to make it a quicker process and not drag it out into other years where the cost will go up. Earl Kalkwarf brought up that

the 3rd St project has been on the books for a number of years. Mayor Beminio and Nicholas stated that yes it has been pushed back a couple of times in part to the turnover at the City Manager position. When no one else stood to address, the mayor asked Nicholas if City Hall had received any comments on the matter. Nicholas stated that there was a consultation meeting held on October 28, 2024 between the City of Belmond, Wright County Board of Supervisors, and Belmond School District but only the City of Belmond was represented at that meeting and no comments were received from the other two taxing entities. Nicholas also stated that no comments from citizens were received on the Urban Renewal Amendment. The mayor closed the Public Hearing. Motion to approve Resolution 2024-34 Resolution determining an area of the City to be an economic development area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the Amendment No. 1 to the Belmond Commercial Urban Renewal Plan by Mattison, seconded by Tulp. Roll Call: DePuew-No, Mattison-Yes, Schlichting-Absent, Swenson-Absen, Tulp-Yes. Yes-2, No-1, Absent-2. Motion carried

Mayor Beminio then led the council to the Consent Agenda.

Under Consent Agenda:

A. Approval of the November 4, 2024 Regular Meeting Minutes

B. Approval of the Bills

AG SOURCE COOPERATIVE SERVICES	TESTING FEES	1,604.80
AIRGAS USA	TELEMETRY RENTAL	41.56
ALLIANT ENERGY	GAS & ELECTRIC	1,370.26
AUGUST ENTERPRISES LLC	BBB-PARKER-ASBESTOS REMOVAL	64,900.00
BARKEMA TREE SERVICE LLC	ASH TREE REMOVAL	7,500.00
BELMOND INDEPENDENT	ADVERTISING-PROMOTION COUNCIL	176
BELMOND INDEPENDENT	LEGAL/ADVERTISING/XMAS BULBS	343.11
CATERPILLAR FINANCIAL	WHELL LOADER/LEASE PAYMENT	2,546.98
CODY BONNSTETTER AUTO BODY	2024 DURANGO OIL CHANGE	77.25
COLOFF DIGITAL LLC	WEBSITE MONTHLY MAINTENANCE	199
COMMUNICATION 1 NETWORK, INC.	TELEPHONE/INTERNET SERVICES-	583.49
CSG FORTE PAYMENTS INC	UTILITY BILL ACH FEE/OCTOBER,	252.83
DOUG'S SMALL ENGINE SALES&SVC	EQUIPMENT REPAIR	679.48
FIRST STATE BANK	PRINCIPAL AND INTEREST BONDS	138,446.70
GALLS, LLC	EQUIPMENT	410.14
GLOBAL PUBLIC SAFETY	TAC10 ANNUAL RENEWAL	4,941.00
GRAINGER	WATER PLANT EQUIPMENT REPAIR	170.85
H & K PLUMBING & HEATING	WATER PLANT BOILER	213
HANCOCK COUNTY COOP OIL ASSN.	WINDMASTER	2,087.10
IOWA FINANCE AUTHORITY	ANNUAL BOND PMT/INT/SERV FEE	26,223.75
IOWA FIREFIGHTERS ASSOCIATION	DUES-2025	588
IOWA MUNICIPALITIES WORKERS	FY 2024-2025 5TH INSTALLMENT	1,312.00
IOWA MUNICIPALITIES WORKERS	2023-2024 PREMIUM ADJUSTMENT	2,208.00
IOWA RURAL WATER ASSOCIATION	MEMBERSHIP FEE 2025	355
K.R. CONSTRUCTION, INC.	LABOR FOR MOWING	734.5
KINSETH PLUMBING & HEATING	WELDING ROD	681.72
PRINTING SERVICES INC.	SHIPPING	25.22
RELIANT FIRE APPARATUS, INC.	GAUGE REPAIR/EQUIPMENT REPAIR	729.53
SYMMETRY ENERGY SOLUTIONS	NATURAL GAS SERVICES-NOVEMBER,	566.9
T & S SANITATION	GARBAGE NOVEMBER	62
T3 FARMS, LLC	APPLICATION OF SLUDGE	2,542.03

TRUE VALUE FARM & HOME	SUPPLIES	250.03
UNITED STATES TREASURY	FED/FICA TAX	7,054.84
VISA	RV PARKS/TRAINING/ZOOM	2,635.16
W. E. FLEET	FUEL COSTS	1,782.89
WELLMARK BLUE CROSS BLUE	HEALTH INSURANCE -JANUARY,2025	9,874.94
XIA BEAUPAIN	UNIFORMS-BEAUPAIN	154.56
YSKER'S BODY SHOP	2024 FORD REPAIR	3,132.48
ZIEGLER INC.	SNOW EQUIPMENT	1,062.75
Payroll Checks		19,876.16

- C. Motion – Approval of adjustments to Parade/Procession Permit – BGA Parade of Lights – November 29, 2024
- D. Motion – Approval of Fireworks Permit Application, 4G Pyrotechnics – November 29, 2024
- E. Motion – Accept Resignation of Parks employee Roger Munson

Motion made by Tulp, second by Mattison, to approve the consent agenda with change to parade route. Roll call: Yes-3, No-0, Absent-2, Motion carried.

Under New Business, Nicholas presented Resolution 2024-33 A Resolution Approving Annual Financial Report for FY2024 by stating this is a statement of the actual revenue and expenses for the previous fiscal year and is due December 1 but that he was waiting for the auditors to be done before completing. Motion to approve Resolution 2024-33 as presented by DePuew, seconded by Tulp. Roll call: Yes-3, No-0, Absent-2. Motion carried.

Nicholas then presented Bond Counsel Engagement Agreement Proposed Issuance of not to exceed \$3,000,000 General Obligation Capital Loan Notes, Series 2025A with Ahlers Cooney, P.C. Motion to approve Bond Counsel Engagement Agreement as presented by Tulp, seconded by Mattison. Roll call: Yes-2, No-1 (Depuew), Absent-2. Motion carried.

Nicholas presented Resolution 2024-35 A Resolution fixing date for a meeting on the proposition to authorize a Loan Agreement and the issuance of Notes to evidence the obligations of the City thereunder. Chip Schultz stated that this would allow for the city to move forward with a publication notice of a public hearing for financing. Motion to approve Resolution 2024-35 as presented by Mattison, seconded by Tulp. Roll call: Yes-3, No-0, Absent-2. Motion carried.

Nicholas presented approval of award of bid for 2003 Ford F350 with sander stating that the city received two bids, Iowa Specialty Hospital-Belmond for \$3,000 and K.R. Construction for \$5,100. Nicholas proposed to award to K.R. Construction. Motion to award bid of 2003 Ford F350 with sander to K.R. Construction for \$5,100 by DePuew, seconded by Mattison. Roll call: Yes-3, No-0, Absent-2. Motion carried.

Nicholas then presented the formation of a personnel/benefits committee to assist him in those matters and stated that DePuew and Schlichting had previously expressed they would be willing to serve on that committee. Motion to approve DePuew and Schlichting to be on the personnel/benefits committee by Tulp, seconded by Mattison. Roll call: Yes-3, No-0, Absent-2. Motion carried.

The Mayor then asked if there were any other matters. Council member Tulp stated that they will be putting up the Christmas decorations on November 24 and if anyone would like to volunteer please come and help. It was discussed the timeline for the financing for the pool. Nicholas stated that if the resolution on the December 2nd passes without petition then they would move forward with construction bids in February or March and would actually receive the bonds after that point. It is possible that the bids may come in lower and the city would not have to do the full \$3 million. Mayor Beminio stated the fence that was put up around Parker school building has blown over or knocked down. Nicholas stated that the entrances are blocked and stairs are removed so that people are not able to access the inside of the building. He also stated that the

asbestos removal company honored their quote and will work on that soon. When there were no other matters, the mayor asked for a motion to adjourn the meeting. Nicholas stated that the City of Clarion Police Department would charge \$85 per hour to cover any shifts for the Belmond Police Department due to short staff. Clarion would come up with an agreement. The consensus was to move forward with that agreement. Motion made by Mattison, second by DePuew to adjourn the meeting. Roll call: Yes-3, No-0, Absent-2. Motion carried. The meeting adjourned at 7:53 p.m.

Cody Nicholas, City Manager/Clerk

Frank Beminio, Mayor