

January 4, 2022
Wellman, Iowa

The Wellman City Council met in regular session in the Wellman City Hall Council Chambers at 5:30 pm. Mayor Ryan Miller presided with City Administrator, City Clerk, and the following Council Members: Aaron Fleming, Angela Stutzman, Anthony Evans, Fern Bontrager & Shannon McCain. The Consent Agenda was approved upon motion by McCain, seconded by Bontrager and all voted ayes. The consent agenda includes the agenda, minutes from previous meeting, Approval of Annual Appointments, Approval of November Financials, and the following:

12/28 Payroll

Erin R Campbell		\$1,112.99
Laurelin E Geno		\$76.07
Lisa M Lundstrom		\$443.43
Troy M Wilkins		\$437.85
Brenda J Reasor		\$1,026.29
Fern J Bontrager		\$193.74
Anthony G Evans		\$226.26
Aaron M Fleming		\$161.45
Shannon K McCain		\$193.74
Ryan J Miller		\$276.78
Angela D Stutzman		\$193.74
Beth A VanWinkle		\$1,312.43
Betty J Johnston		\$72.55
Timothy J Garrett		\$1,852.54
Travis D Hartley		\$1,077.49
Jesse J Meade		\$1,319.87
Josh S VanWinkle		\$1,182.24
Ethan J Garrett		\$60.25
Debra S Hill		\$333.15
Hannah M Jamieson		\$87.04
Deana K Nolan		\$451.76
Anita J Kanagy		\$747.02
Kelly L Litwiller		\$1,909.00
Cynthia S Thrapp		\$926.98
Fed Taxes		\$4,537.51
State Taxes		\$1,341.00
IPERS		\$6,409.99
BC/BS		\$10,069.11
AFLAC		\$293.92
Alliant Energy	City Utilities	\$9,653.72
APGA SIF	Shrimp/Dimp Online Access	\$19.00
City of Wellman	City Utilities	\$2,246.11
Compass Business Solutions	Door Hangers	\$327.59
Cox Sanitation & Recycling	Large/Small Trash Bags	\$620.00

Dearborn National	Employee Premiums	\$167.50
Garden & Associates	Water System Analysis/Distribution Project	\$6,937.57
Hawkins	WTP Chemicals	\$2,649.71
Hi-Line	Shop Supplies	\$12.00
Iowa One Call	November One Calls	\$18.90
KCTC	Monthly Fees	\$298.99
Koch Brothers	B/W & Color Copies	\$253.27
Kohl Wholesale	Sr. Dining Food	\$902.33
Leaf	City Hall Copier Lease	\$108.19
Lynch Dallas	Attorney Fees	\$280.50
Mahaska Bottling Co.	Skate Pop for Resale	\$182.35
Office Express	Office Supplies	\$4.99
Schindler Elevator Corporation	Parkside Renewal	\$1,057.80
The News	December Minutes/Publications	\$242.56
USABluebook	WTP Chemkeys	\$618.57
USDA	January Parkside Payment	\$2,532.00
USDI	December Retainer Fee/Regulator Inspection	\$824.06
Washington Community YMCA	Banquet Hall Utility Bill	\$651.57
Wellman Co-op	City Telephones	\$1,160.93
Westrum Leak Detection	7th St/11th Ave. Water Leak	\$968.75
Brenda J Reasor	December Cell Reimbursement	\$70.00
Cynthia S Thrapp	December Cell Reimbursement	\$70.00
Cox Sanitation & Recycling	December Recycling/Large Stickers	\$4,747.50
Jesse J Meade	December Cell Reimbursement	\$70.00
Josh S VanWinkle	December Cell Reimbursement	\$70.00
Lime Creek Township Clerk	FY22 Donation	\$600.00
Kelly L Litwiller	December Cell Reimbursement	\$70.00
William D Nickell	January Yard Waste	\$175.00
Paws & More	December City Contribution/Customer Donations	\$351.40
Ryan J Miller	December Mileage Reimbursement	\$22.40
Treasurer State of Iowa	4th Quarter Gas Tax	\$173.00
Standard Pest Control	January Pest Control	\$65.00
Timothy J Garrett	December Cell Reimbursement	\$70.00
Travis D Hartley	December Cell Reimbursement	\$70.00
Treasurer State of Iowa	4th Quarter Sales/Water Excise Tax	\$4,433.00
Beth A VanWinkle	December Cell Reimbursement	\$70.00
Wellman Emporium Assoc.	January Sr. Dining Condo Fee	\$136.54
TOTAL		\$82,328.99

November Financials:

	Fund	Revenues	Expenses
001	General Fund	\$20,416.36	\$23,780.24
003	Aid to Public Library	\$673.17	\$448.38
004	Liability/Prop Ins	\$3,044.71	\$0.00

005	Flood Insurance-Fire Dept.	\$0.00	\$0.00
006	Street Assessment Tax Credit	\$1,475.09	\$0.00
007	Reimbursement	\$3.79	\$89.44
040	American Relief Plan-ARP	\$348.25	\$34,694.43
050	Comm Dev Grant/Housing	\$0.00	\$0.00
054	Comm Dev Grant/Sewer	\$0.00	\$0.00
110	Road Use Tax	\$13,376.38	\$15,424.52
112	Employee Benefit	\$3,735.21	\$2,045.23
121	Local Option Sales Tax	\$47,001.35	\$0.00
125	Tax Increment Financing	\$48,379.66	\$6,847.50
127	Housing & Urban	\$1.76	\$0.00
131	Library County Fund	\$0.00	\$324.80
133	Library Local	\$10.55	\$136.72
134	Library Sitler Trust	\$0.00	\$0.00
135	Library Fines & Fees	\$0.00	\$0.00
136	Library State	\$0.00	\$0.00
137	Library Savings	\$0.00	\$0.00
138	Library Capital	\$0.00	\$0.00
151	Skate Rink	\$10,321.69	\$5,863.67
152	Parkside	\$1,451.74	\$4,366.80
153	Parkside Maintenance	\$1.10	\$0.00
154	Parks Playground Project Riverboat Municipal Grant	\$0.01	\$0.00
156		\$4.95	\$0.00
182	SR Dining Waiver	\$0.28	\$0.00
183	Sr Dining Donation	\$9,159.76	\$9,803.97
184	Sr Dining Project CD	\$0.00	\$0.00
185	Sr Dining CD	\$0.00	\$0.00
200	Debt Svc 2012 A	\$2.29	\$0.00
205	Debt Svc 2012 B	\$0.00	\$0.00
210	Debt Svc 2011 Infra	\$0.00	\$0.00
220	Debt Svc Parkside	\$1,837.50	\$4,369.50
301	Cap Equip Reserve	\$0.00	\$4,293.64
304	Cap Proj Parkside	\$0.00	\$0.00
305	Cap Proj Parks & Trls	\$0.00	\$0.00
500	Perm Funds/Library	\$0.00	\$0.00
600	Water	\$58,613.41	\$47,362.47
601	Water Capital Projects	\$0.00	\$0.00
602	Water Sinking	\$14,236.26	\$14,236.25
603	Water CD/RO Filters	\$0.00	\$0.00
604	Water RO Project	\$0.99	\$0.00
610	Sewer	\$32,315.68	\$22,118.71

611	Sewer Capital Projects	\$0.00	\$0.00
612	Sewer Sinking	\$6,449.26	\$6,448.60
640	Gas	\$40,657.63	\$50,736.06
670	Landfill/Garbage	\$6,051.14	\$5,237.00
700	Cable TV	\$0.06	\$0.00
740	Storm Water	\$3,380.73	\$0.00
TOTAL		\$322,950.76	\$258,627.93

No one spoke in public forum.

A public hearing to receive comments regarding the City of Wellman Ordinance Chapter 170 was opened by Stutzman, seconded by Evans and upon roll call the vote was unanimous ayes. There were no oral or written comments. Evans moved to close public hearing, Fleming seconded and upon roll call the vote was unanimous ayes.

First Reading of Ordinance 268 regarding Chapter 170 is as follows:

ORDINANCE NO. 268

AN ORDINANCE AMENDING ORDINANCE 170 OF THE MUNICIPAL CODE OF THE CITY OF WELLMAN, IOWA TO AMEND A DEFINITION AND REVISE PROVISIONS REGARDING ACCESSORY BUILDINGS

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WELLMAN, IOWA:

Section 1. Purpose. The purpose of this ordinance is to amend Chapter 170 of the Wellman Code of Ordinances, adopted the 4th day of January 2022, to amend a general definition and revise provisions concerning accessory buildings.

Section 2. Amendment.

Ordinance 170.03(13) is hereby amended and replaced as follows:

170.03(13) "Building, height of" means the vertical distance from the grade to the highest point of a roof.

Ordinance 170.21(2) is hereby amended and replaced as follows:

170.21(2). Accessory Building and Structures:

a. No accessory building or structure shall be erected more than 120 days prior to the time of completion of the construction or establishment of the principal structure or use to which it is accessory. Accessory buildings and structures shall be limited to 15 feet in height, as defined in 170.03(13), and shall be in distance at least five feet from any main building or property line. In addition to a private garage, multiple accessory buildings are permitted so long as the aggregate square footage of the buildings do not exceed 30% of the applicable rear or side yard, per resident in residential districts. A private garage may occupy up to 60 percent of the required rear or side yard. Private garages must meet minimum principal structure front and side yard requirements. Accessory buildings shall be subject to all required setbacks and building permits as provided for.

b. Storage sheds less than 60 square feet shall not be treated as an accessory building, but shall be subject to required yard placement, setbacks and building permits, but will not be included in the aggregate square footage requirements.

c. An open, unenclosed deck, attached to the principal shall not be treated as an accessory building but shall be subject to required yard placement, setbacks and building permits, but will not be included in the aggregate square footage requirements. Further, a deck located in the front yard may project into a front yard for a distance not exceeding 10 feet. A deck located in the side or rear yards must maintain a distance of six feet from any accessory building. A detached deck shall be treated as an accessory building.

d. Attached carports shall not be treated as an accessory building but shall be subject to required yard placement, setbacks and building permits, but will not be included in the aggregate square footage requirements. An attached carport shall be considered part of the principal structure.

Detached carports shall be treated as an accessory building. An attached or detached carport may not exceed fifteen feet in height.

Section 3. Rescission. Except for the language of 170.03(13) and 170.21(2) specifically amended by this Ordinance, all remaining portions of 170, as previously adopted, shall remain in full force and effect.

Section 4. Severability Clause. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 5. Repealer. Any ordinance or parts of ordinances in conflict herewith are hereby repealed.

Section 6. When Effective. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Evans made a motion to approve the first reading of Ordinance No. 286 regarding Chapter 170, and waive the second and third reading, Fleming seconded and upon roll call the vote was unanimous ayes.

Resolution No. 22-01 A Resolution to establish The News as official publication newspaper was introduced and caused to be read. Bontrager moved to approve Resolution No. 22-01, McCain seconded and upon roll call the vote was unanimous ayes.

Resolution No. 22-02 A Resolution to set mileage reimbursement to employees using their personal vehicles for City business was introduced and caused to be read. The new rate for 2022 is \$.585/mile. Evans moved to approve Resolution No. 22-02, Stutzman seconded and upon roll call the vote was unanimous ayes.

Resolution No. 22-03 A Resolution to approve City Employees and/or Elected Officials access to Federation Bank public funds accounts was introduced and caused to be read. McCain moved to approve Resolution No. 22-03, Stutzman seconded and upon roll call the vote was unanimous ayes.

Resolution No. 22-04 A Resolution to approve City Employees and/or Elected Officials access to Hill Bank public funds accounts was introduced and caused to be read. Stutzman moved to approve Resolution No. 22-04, Fleming seconded and upon roll call the vote was unanimous ayes.

Resolution No. 22-05 A Resolution to appoint water and wastewater superintendent in conjunction with public works director and set wages for that position (Tim Garrett) was introduced and caused to be read. McCain moved to approve Resolution No. 22-05, Evans seconded and upon roll call the vote was unanimous ayes.

Bontrager made a motion to approve contract for legal services with Lynch Dallas, McCain seconded, and all voted ayes.

Evans made a motion to approve Lite Window & Door – Skate Rink door replacement quote for \$2,724.32, McCain seconded, and all voted ayes.

Evans made a motion to approve Lite Window & Door – City Hall windows replacement quote for \$893.50, Fleming seconded, and all voted ayes.

With no further business to be discussed McCain moved for adjournment at 6:11pm, Fleming seconded, and all voted ayes. The next regular City Council Meeting will be Monday, January 17, 2022, at 5:30pm in the Council Chambers of the Wellman Municipal Building.

Minutes transcribed by the City Clerk subject to Council Approval.