

September 10, 2018

The regular meeting of the Monroe City Council was called to order by Pro Tem Jeff Hegwood on September 10, 2018, at 7:00 p.m. Roll call was taken, present – Steenhoek, St. Peter, Hegwood, Bradbury, Goemaat. Kim Thomas, City Clerk; Nicholas Chambers, Police Chief; and Jeff Timmins, Public Works Director, were in attendance. Absent: Mayor Duinink.

Visitors at the meeting were: Delmar Johnson and Jamee Pierson. There were no committee or board reports. Council Member St. Peter moved and was seconded by Council Member Steenhoek to approve the bills and minutes from the August meeting and the clerk and treasurer report. Steenhoek moved and was seconded by Council Member Goemaat to approve Casey's Class C Beer, Class B Native Wine and Sunday sales for 509 S. Monroe St. Motion carried 5-0. Mayor Duinink arrived at 7:10 p.m.

Council Member Bradbury moved and was seconded by St. Peter to approve the third and final reading of AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MONROE, IOWA, BY MODIFYING SECTIONS TO THE FLOODPLAIN MANAGEMENT ORDINANCE. BE IT ENACTED by the City Council of the City of MONROE, Iowa: SECTION 1. SECTION MODIFIED. Section III of the Code of Ordinances of the City of MONROE, Iowa, is repealed and the following adopted in lieu thereof: SECTION III ESTABLISHMENT OF FLOODPLAIN (OVERLAY) DISTRICT. The areas within the jurisdiction of the City of Monroe having special flood hazards are hereby designated as a Floodplain (Overlay) District and shall be subject to the standards of the Floodplain (Overlay) District (as well as those for the underlying zoning district). The Floodplain (Overlay) District boundaries shall be shown on the Flood Insurance Rate Maps (FIRM) for Jasper County and Incorporated Areas, City of Monroe, Panels 19099C0313D, 0314D dated October 5th, 2018, which are hereby adopted and made a part of this Ordinance. SECTION 2. SECTION MODIFIED. Section IV of the Code of Ordinances of the City of MONROE, Iowa, is repealed and the following adopted in lieu thereof: SECTION IV STANDARDS FOR FLOODPLAIN (OVERLAY) DISTRICT. All uses must be consistent with the need to minimize flood damage and meet the following applicable performance standards. Where base flood elevations have not been provided in the Flood Insurance Study, the Iowa Department of Natural Resources shall be contacted to determine (i) whether the land involved is either wholly or partly within the floodway or floodway fringe and (ii) the 100 year flood level. The applicant will be responsible for providing the Department of Natural Resources with sufficient technical information to make such determination. SECTION 3. SECTION MODIFIED. Section IV (E) of the Code of Ordinances of the City of MONROE, Iowa, is repealed and the following adopted in lieu thereof: SECTION IV (E) Factory-built homes:

1. All new and substantially improved factory-built homes, including those placed in existing factory-built home parks or subdivisions, shall be elevated on a permanent foundation such that the lowest floor of the structure is a minimum of one (1) foot above the 100-year flood level. 2. All new and substantially improved factory-built homes, including those placed in existing factory-built home parks or subdivisions, shall be anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. Anchorage systems may include, but are not limited to, use of over-the-top or frame ties to ground anchors as required by the State Building Code. SECTION 4. SECTION MODIFIED. Section IV (K) of the Code of Ordinances of the City of MONROE, Iowa, is repealed and the following adopted in lieu thereof: SECTION III (K) Accessory Structures to Residential Uses - 1. Detached garages, sheds, and similar structures that are incidental to a residential use are exempt from the base flood elevation requirements where the following criteria are satisfied.

- a. The structure shall be designed to have low flood damage potential. Its size shall not exceed 600 sq. ft. in size. Those portions of the structure located less than 1 foot above the BFE must be constructed of flood-resistant materials.
- b. The structure shall be used solely for low flood damage potential purposes such as vehicle parking and limited storage. The structure shall not be used for human habitation.
- c. The structure shall be constructed and placed on the building site so as to offer minimum resistance to the flow of floodwaters.
- d. The structure shall be firmly anchored to resist flotation, collapse and lateral movement.
- e. The structure's service facilities such as electrical and heating equipment shall be elevated or flood proofed to at least one foot above the base flood elevation.
- f. The structure's walls shall include openings that satisfy the provisions of Section IV (D) 1 of this Ordinance.

2. Exemption from the 100-year flood elevation requirements for such a structure may result in increased premium rates for flood insurance coverage of the structure and its contents. SECTION 5. SECTION MODIFIED. Section VIII of the Code of Ordinances of the City of MONROE, Iowa, is repealed and the following adopted in lieu thereof: SECTION VIII Definitions: APPURTENANT STRUCTURE – A structure which is on the same parcel of the property as the principal structure to be insured and the use of which is incidental to the use of the principal structure. BASE FLOOD ELEVATION (BFE) – The elevation floodwaters would reach at a particular site during the occurrence of a base flood event.

ENCLOSED AREA BELOW LOWEST FLOOR – The floor of the lowest enclosed area in a building when all the following criteria are met: a. The enclosed area is designed to flood to equalize hydrostatic pressure during flood events with walls or openings that satisfy the provisions of SECTION V(D)1 of this Ordinance, and, b. The enclosed area is unfinished (not carpeted, dry walled, etc.) and used solely for low damage potential uses such as building access, parking or storage, and c. Machinery and service facilities (e.g., hot water heater, furnace, electrical service) contained in the enclosed area are located at least one (1) foot above the base flood elevation, and d. The enclosed area is not a "basement" as defined in this section. **FLOOD INSURANCE STUDY (FIS)** – A report published by FEMA for a community issued along with the community's Flood Insurance Rate Map(s). The study contains such background data as the base flood discharge and water surface elevations that were used to prepare the FIRM. **HIGHEST ADJACENT GRADE** – The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure. **SECTION 6. 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 7. WHEN EFFECTIVE.** This ordinance shall be in effect from and after its final passage, approval and publication as provided by law. Motion carried 5-0. Passed and approved by the City Council of the City of Monroe, Iowa on September 10, 2018. **ORDINANCE NO. 287.** Signed: Douglas P. Duinink, Mayor, and Attested by: Kim K. Thomas, City Clerk.

Steenhoek moved and was seconded by Goemaat to approve the first reading of AN **ORDINANCE AMENDING THE CITY CODE OF THE CITY OF MONROE, IOWA, BY AMENDING CHAPTER 99, SEWER SERVICE CHARGES.** Sewer rates will go into effect for January 2019 and the first bill with the new rates will be February 2019. The following will be billed instead of 92% of water usage: 0-999 gallons \$16.59, 1000-1999 \$20.33, 2000-2999 \$24.27, 3000-3999 \$28.03, 4000-4999 \$31.56, 5000-5999 \$35.02, 6000 – 6999 \$39.12, 7000-7999 \$43.56, 8000-8999 \$47.56, 9000-9999 \$51.67, 10,000 plus per thousand \$5.69. Motion carried 5-0.

Steenhoek moved and was seconded by St. Peter to approve **RESOLUTION NO. 23-2018.** A resolution approving fiscal year 2018 City Street Financial Report. Motion carried 5-0.

Goemaat moved and was seconded by St. Peter to approve **RESOLUTION NO. 24.-2018.** A resolution accepting the designation of a full-time police officer for the City of Monroe, Iowa. Motion carried 5-0.

Steenhoek moved and was seconded by St. Peter to approve **RESOLUTION NO. 25-2018.** A resolution approving the FY2018 annual Urban Renewal Tax Increment Financing report as presented. Motion carried 5-0.

New Business – Pro Tem & Council Member Hegwood mentioned purchasing a shed for the MRP to store the field drag and other MRP equipment. Hegwood stated the shed could go between the two south ball fields. The council was not opposed to the purchase of a shed for storage at the MRP.

Steenhoek moved and was seconded by Goemaat to approve the assignment of development agreement and consent for transfer of agreement from Rick's Carpentry, LLC to Kyle Edwards. Edwards would like to start construction at 406 W. South Street as soon as possible. Motion carried 5-0.

Steenhoek moved and was seconded by St. Peter to approve the request for electric easement from Mid American Energy. Motion carried 5-0.

Open Forum – Mayor Duinink asked about easements on the Wastewater Treatment Plant Project. Thomas stated Veenstra & Kimm are handling those for the City of Monroe. Veenstra & Kimm Engineering were hired to determine what route would be best for the city. Thomas stated TK Concrete is behind because of all the recent rains but plan to start the West Lincoln Street Project later in September or early October. Member Bradbury gave a brief update on cleanup efforts for Hewitt's Service Center. Bradbury stated Steve Hewitt will have the old cars smashed and hauled away before winter. Steve also has plans to get rid of the old tires. Council Member Goemaat resigned from the Board of Adjustment since she is back on the council. Thomas asked the council if they would like to go look at the shed owned by Brad Woody. Brad Woody is willing to sell the property to the City of Monroe. Timmins stated he could get the key to the building if they would like to see it. The council all agreed to take a look at the shed and the item would be put on the October agenda for more discussion.

Bradbury moved and was seconded by Steenhoek to adjourn at 7:45 p.m. Motion carried 5-0. A full copy of minutes can be seen at the Monroe City Hall or www.monroeia.com.

Kim K. Thomas, City Clerk

SALARIES	NET	24368.99
EFTPS	FEDERAL TAX	8112.08
IOWA DEPT OF REVENUE	WITHHOLDING/STATE TAX	3156.00
IPERS	POLICE/REGULAR	5645.78
CITY OF MONROE	HEALTH INS	1772.07
RURAL WATER	VISION INSURANCE	85.85
DELTA DENTAL	DENTAL INSURANCE	220.86
GIS BENEFITS	LIFE INSURANCE	97.90
WINDSTREAM	PHONE	73.68
MEDIACOM	INTERNET	75.94
MID AMERICAN	UTILITIES	4143.06
MONROE POSTMASTER	BULK MAILING	229.04
UNITED HEALTHCARE	HEALTH INSURANCE	6339.18
VERIZON	PHONE/INTERNET	508.14
CARDMEMBER SERVICES	SUBSCRIPTIONS/REGISTRATIONS/MISC	1113.49
AIRGAS	02/DELIVERY	104.33
ALAN VANDER LINDEN	MRP REIMBURSEMENT	751.25
BAKER & TAYLOR	BOOKS	669.19
BRECKENRIDGE GRAPHICS	DECAL	30.00
BRUENING ROCK	ROAD ROCK	86.04
CALDWELL, BRIERLY, CHALUPA	LEGAL SERVICES	3036.50
CASEYS	GAS	1871.74
CENTER POINT LARGE PRINT	BOOKS	131.22
IOWA REGIONAL UTILITIES	USAGE/PRINCIPAL/INTEREST	14393.69
DIGITAL ALLY	CLIP/BATTERY/FREIGHT	136.00
DO IT YOURSELF MAGAZINE	2 YEAR SUBSCRIPTION	19.96
ELECTRONIC ENGINEERING	PAGER REPAIR/PROGRAMMING	1434.00
EMP EMERGENCY MEDICAL	SUPPLIES	236.61
FARVER TRUE VALUE	MOWER PARTS/BLADES	70.50
FAST SIGNS	SIGNS	282.00
GALLS	HANDCUFF KEY	11.99
GUIDEPOSTS	BOOKS	35.68
HEWITT'S SERVICE CENTER	TIRE REPAIR/VALVE STEM	174.72
HILLYARD	MRP SOAP/DISPENSER	42.71
I&S GROUP INC.	ENGINEERING	27500.00
IDALS	ANIMAL WELFARE LICENSE	75.00
IDEAL READY MIX	READY MIX	1281.50
INSTITUTE OF MUNICIPAL CLERKS	MEMBERSHIP DUES	160.00
IOWA COUNTY ATTORNEYS ASSOC.	REGISTRATION	260.00
IA DEPT. OF NATURAL RESOURCES	ANNUAL FEES	420.00
WINDSTREAM	PHONE SERVICE	60.46
IOWA VETERINARY CENTER	SERVICE	326.68
JASPER CO. ANIMAL RESCUE LEAGUE	PARTICIPATION FEE/SERVICE	192.00
JASPER CO. SPEED SHOP	AIR FILTER	65.36
KAL SERVICES	SANITATION CONTRACT	13604.05
KEYSTONE LABORATORIES	TESTING	829.00
KIM THOMAS	MILEAGE	156.42
KIMBALL MIDWEST	TORQ NFSCA/CATALOG	22.96
MARCO	COPIER USAGE	148.07
MEDIACOM	INTERNET	221.87
MENNINGA PEST CONTROL	SPRAYING/AIR CARE	165.00
MONROE FOODS	BATTERIES/TRASH BAGS	28.74
MONROE MIRROR	ENVELOPES	75.00

MONROE PUBLIC LIBRARY	BOOK CLUB	31.83
MURPHY TRACTOR	LOADER	121100.00
NEWTON DAILY NEWS	PUBLICATIONS	238.79
NOBLE ALL AMERICAN	AMBULANCE REPAIRS	466.51
OVERDRIVE, INC.	EBOOK SUBSCRIPTION	477.90
PENWORTHY	BOOKS	283.05
POPULAR MECHANICS	2 YEAR SUBSCRIPTION	15.00
SHRED IT	SERVICE	116.64
SIMMERING-CORY INC.	ORDINANCE UPDATE	69.00
SOUTHERN LIVING	1 YEAR SUBSCRIPTION	24.95
STATE LIBRARY OF IOWA	SUB BASE FEE/BRIDGES EBOOK	194.80
STEVE WRIGHT	MILEAGE	318.83
THE FAMILY HANDYMAN	1 YEAR SUBSCRIPTION	15.00
TWO RIVERS COOP	LP GAS/MEC ANIME	324.88
ULRICH	HEADLAMP/SIGNAL/BULB	100.76
US CELLULAR	PHONE	163.60
UTILITY SERVICE CO. INC.	WATER TOWER MAINTENANCE	2790.05
VAN RYSWYK P&H INC.	REPAIRS TO WATER LINE	3000.00
VANDE WALL METAL	SHELTER BRACKETS/MRP FIELD TUBING	307.18
VEENSTRA & KIMM, INC.	PERMIT FEES/ENGINEERING	3779.00
WAL-MART	TOWELS/TISSUE/AIR FRESHNERS/MISC	37.96
WAL-MART	LIBRARY SUPPLIES	94.37
WP BARBER LUMBER	PAINT/SHELTER	3304.86
MONROE POSTMASTER	STAMPS	200.00
FRY & ASSOCIATES	BENCH	1338.00
AUGUST NSF CHARGES		80.00
ADJUSTMENTS		27.92
TOTAL AUGUST EXPENSE:		\$ 263,953.18
TOTAL AUGUST REVENUE:		\$ 137,966.80

TOTAL REVENUE:	
GENERAL	37264.06
ROAD USE	27669.99
SPECIAL REVENUE	14016.55
CAPITAL PROJECT	250.40
ENTERPRISE	53140.80
FIDUCIARY	5625.00
DEBT SERVICE	0.00
TOTAL:	\$ 137,966.80

TOTAL EXPENSE:	
GENERAL	76011.24
ROAD USE	73251.78
SPECIAL REVENUE	9581.21
CAPITAL PROJECT	0.00
ENTERPRISE	103503.46
FIDUCIARY	1605.49
DEBT SERVICE	0.00
TOTAL:	\$ 263,953.18