

Truman City Council Minutes

The regular meeting was duly held at the Municipal Building Council Chambers and by electronic means remotely via Zoom on the 3rd day of May 2021 at 5:30 p.m.

Present: Mayor Terry Bentele, Councilor Jake Ebert, Councilor Brian Nickerson, Councilor Brandon Mosloski and Councilor Patty Truax

Staff present: City Clerk-Treasurer Amy Huber, Utility Billing Specialist/Deputy Clerk Thea Boesch via remote access, Utility Foreman Brent Brown, Street Superintendent John Bosshart, and Police Chief Justin Jobe

Also Present: Jennifer Brookens

Mayor Terry Bentele presided over the meeting, opening with the Pledge of Allegiance.

Agenda

A motion was made by Mosloski, seconded by Truax, to approve the Agenda. All yeas – motion carried.

Public Comment

None

Minutes from April 19, 2021

Motion by Ebert, seconded by Nickerson, to approve the regular meeting minutes from April 19, 2021. All yeas – motion carried.

Approve City Claims

Check #38720 - 38756

Motion by Mosloski, seconded by Truax, to approve the Claims totaling \$90,752.53. All yeas – motion carried.

Public Restrooms

Discussed whether the Public Restrooms should be opened or to utilize porta-potties as was done last year. The cost to the city was \$559.83 last year for the porta-potties, which had hand sanitizer in them. The porta-potties were dumped once a week by the vendor and the hand-sanitizer refreshed at that time. The Street Superintendent mentioned that his department turns the water on in the spring, gets the restrooms going, and then the summer help generally cleans the bathrooms. Exception to that is the pool staff cleans the restrooms at the pool and the folks that run the concession stand generally have cleaned the restrooms at the ball field. Councilor Mosloski suggested the Public Restrooms be opened and use the new round of COVID funds to install wall mounted soap in all the bathrooms and hand sanitizer on the outside of the bathrooms and perhaps staff time to handle this could be reimbursed through the new round of COVID funds.

Councilor Truax inquired if the summer help would have time to clean and refresh the bathrooms if they have the extra painting to do, but John felt the summer help would still have time to take care of

the bathrooms. The Council also discussed and decided to sanitize the bathrooms and playground equipment each day.

There was also discussion of vandalism and littering that has happened recently. The Mayor inquired whether a camera has been placed at the park to help monitor this. The Police Chief mentioned he will get it charged and put it up down there. There was concern that the new hand sanitizers or pumps could also be vandalized but should try it anyway.

Motion by Mosloski, seconded by Ebert, to open the public restrooms and install wall mounted hand sanitizer on the outside of the restrooms, wall mounted soap pumps inside each bathroom, and sanitize the bathrooms and playground equipment daily. All yeas – motion carried.

Old Business

Bau Property Update – The Clerk mentioned that Legal Counsel met with the Bau family earlier in the day and completed the paperwork to close on the Bau property. Amy mentioned that Derrick had a few items to follow-up with the Bau family on yet and will check with him if the family still has items on the property that need to be removed. Mowing and care of the property will now become the cities obligation effective today.

Pickleball/Basketball Court – The Clerk had a hand-out that was sent to her from Greg Mitchell earlier in the day which was a revised draft drawing of the court. She mentioned Greg would like to meet with Jake, Terry, and staff to finalize plans and review some questions he has. Some of his questions center around who/how the court will be used – community only or possibly hold tournaments at the court; consider whether the city wants a concrete surface or other bituminous surface, etc. The Mayor discussed the layout of the court and mentioned keeping the basketball court to the west side. Terry also obtained quotes on some equipment to give the Council an idea of costs for both pickleball and basketball. He also had quotes on netting that would be attached to a chain-link fence to minimize the airflow for the Pickleball court. He mentioned we have not priced out fencing yet just because the price of materials going up steadily, but there is a person to contact locally to eventually get a quote for the fencing. There was discussion regarding whether the basketball hoops would be portable or fixed systems. The quotes were for fixed systems. It was mentioned that portable basketball or pickleball equipment may not be as durable or could be more easily vandalized.

Budget for Painting & 2021 Budget Handout – The Clerk provided the Council with a booklet of the 2021 approved Budget. Amy said there was not any paint budgeted for 2021, but she reviewed the budget with the Street Superintendent, and she pointed out that the sealcoating bid came in \$7000.00 under budget and there are some funds in supplies that could be used toward paint. She also said there is \$1500.00 in the Park & Recreation budget under active living but was not sure what was typically spent out of this account. John did mention he has white paint on hand. There was discussion on who pays for the paint for the stencils on the walk/bike path – John thought Active Living was paying for stencil paint. The Mayor thought the Active Living had about \$3000.00 and they had applied for a grant for the pickleball court equipment in the amount of \$5000.00.

Further Discussion on Business Development from 4/19 Meeting – Amy mentioned that Johnny Vuong contacted her and said the gentleman from Houston that he discussed at the April 19th meeting

plans to come sometime in May to visit the area in consideration of opening a business here and would like to meet with representatives of the city and wondered who would be interested in meeting with this gentleman. It was requested that he give the city a week's notice of his arrival so the city can prepare for the visit and perhaps post notice for a special meeting if the full council desires to meet with him. The Clerk mentioned he would like to see some of the buildings available when he comes. Councilor Ebert suggested that the full Council meet with him, if possible, to show support. Amy will let the Council know when she hears back from him. There was discussion on what buildings may be available and who to contact about them. Several Council members agreed to contact building owners about availability of vacant buildings downtown.

New Business

The Police Chief mentioned that he and Amy met with Derrick earlier in the day and reviewed Hazardous Properties. Legal Counsel is going to file a summary motion on two properties, 605 & 102, and check on the redemption period for delinquent taxes on 109. Justin said he spoke with the gentleman who was going to purchase the property on Ciro street and negotiations had fallen apart last fall. It was discussed to add Carrol's Market to the list of hazardous letters to be sent out. Justin also mentioned that the flowerpots have been removed from the old police department building, so he can begin work on cleaning up that building. The repairs have been made in front of this building and new concrete is in place.

The Mayor thanked Justin for following through on some of the owners that needed some pressure on cleaning up their properties. Justin just reminded the Council that if they see one that needs to be cleaned up to let him know as they do not always know about it. If they cannot see it from the city street or a public property it is hard for them to deal with it. Councilor Truax inquired if they could do anything about properties that need paint. Justin said paint does not really fall within the city ordinances unless it gets so bad that it eventually becomes hazardous.

Councilor Ebert inquired about what to do regarding the farm rent on the Bau property as it has probably already been paid. Amy wondered if farm rent was addressed in the purchase agreement, but the Council did not think it was. The Clerk will follow up with Derrick about this and potentially the person who rents the tillable land to inform of the land acquisition and discuss rent after she speaks with Derrick. There was also discussion as to what a fair rental amount would be. Councilor Ebert also wondered if the City of Truman has ever been paid rent on the 10 acres the EDA owned as he does not recall seeing it on the financials in the past. Amy thought rent has been paid in the past based on discussion with the office staff but will check into it further to verify what has happened as well as the current arrangement. Councilor Mosloski mentioned that the remaining EDA land has not been planted this year.

Councilor Nickerson brought up discussion on the EDA land behind John Deere. He mentioned that John Deere would like to expand behind their current property to the west by purchasing the EDA land between the Campground development area and the newly acquired EDA property by Truman Storage Facility. They would like to erect another building as well as use some of the property for agricultural field demonstrations. There is about 6.5 acres remaining of available EDA land in that area. It was mentioned that the city easement as well as storm sewer lies within that area as well. Councilor Nickerson said that straight behind John Deere is the cul-de-sac and he discussed the concern of the elevation grade in that area and the cost to slope it as well as the water impact. He also stated he doesn't realistically see the RV park expanding, but if it did, it could expand to the

south. Councilor Mosloski injected that the property is still desirable, and we do not want to give it away. Additionally, he said that it would not be in the best interest of the city to leave the property bare farmland as the city would miss out on tax revenue. Further he pointed out the concern if John Deere were to purchase the EDA property, leave the land bare, and not develop it, the taxable value would not be desirable. Councilor Nickerson also pointed out that the land to the south of the campground, owned by Mr. Baarts, was sold to him with the understanding that it should only be sold to the Truman EDA and is about 21 acres. Councilor Mosloski wondered if a long-term lease would be more appropriate so that the city can retain ownership of it. Brian mentioned John Deere would like to put up a building to the West, about 100' from their property, which needs to be discussed with Truman Storage Facility. He also wondered if the 80' road or easement would be the responsibility of the landowner or the city and he also discussed pushing some of the dirt in that area to the north. Truman Storage Facility will be moving some dirt that could be purchased or used in other areas. The Mayor wondered what the timeline was on this project, and Brian mentioned that these discussions have been going on for quite awhile and they would like an answer or direction now. Councilor Ebert wondered about the easement or access for Truman Storage Facility if John Deere were to acquire the property to the west of them. Discussion then centered around the undeveloped road in that area. Councilor Mosloski stated that the city does not plan to develop or put money towards that road at this time. He also inquired if our building code requires an engineered plan, which Jake confirmed that it does, but the site does not require an engineered plan. However, the code does have restrictions on the development of the property and or how it is altered and impacting drainage, etc. Other concerns discussed is future development and to be cautious not to land-lock properties and think of future infrastructure and utilities as changes are made. Councilor Mosloski wondered who or how decisions are made regarding land development. There was also discussion about setbacks that need to be considered.

Mayor Bentele asked if Brian could bring more detailed maps so the Council could fully appreciate the specifics of what has been discussed. It was also suggested that the interested parties attend a Council meeting to discuss the matter with the full Council, but Nickerson felt they wanted an answer before the next meeting. However, Mosloski pointed out that there are a lot of unknowns yet that need to be ironed out. Councilor Ebert suggested a special meeting if a representative from John Deere and the Truman Storage Facility wanted to meet prior to the next meeting. Patti and Brian will follow-up with them to see where they are at in project planning. Brandon offered to put together some maps for the next meeting rather than asking Greg Mitchell to do that.

The City Clerk mentioned that Prairieland called and said they did not have any complaints for the month of April.

Councilor Mosloski commented that on the estimated project balances spreadsheet, that the boundary survey cost on the campground paid out last summer maybe should have been split with the Storage Facility property project. Amy said she will check into that as the survey cost of \$2800.00 was debited out of the Campground fund when it was paid last summer. Brandon wondered if future development could be added to the spreadsheet and Jake asked if the Bosshart money could also be added. Amy mentioned that the City has not received the Bosshart funds yet but can add it when received. She also pointed out that the City is working from two software systems yet, but once fully transitioned to one accounting system, she hopes there will not be a need to have a special spreadsheet to track project balances and that the accounting software will be able to pull meaningful revenue and expense reports. However, in the interim, she welcomed feedback as to what they

would like to see on the spreadsheet she developed or any corrections that need to be made. However, the Council mentioned they appreciated having this information.

Councilor Nickerson wondered if Greg has provided anymore information and progress on the RV development project. Amy said Greg has been extremely busy and is focusing his immediate attention on the pickleball/basketball court and splashpad due to the grant money tied to them and deadline that exists as well as trying to obtain a permit for the splashpad. Brian wondered how much money these other projects bring in and if we need to find someone else to help us with the engineering, but it was pointed out that Bolton and Menk is our city designated engineers and Greg does a nice job. Amy commented that Greg understands that the City would like to have had these projects done yesterday and how long these projects have been outstanding and is doing his best to get to the projects, which he has only recently been asked to proceed with.

Councilor Mosloski expressed his concern that broken bottles or glass get cleaned up at the park and we cannot wait for summer help to do this. With young children at the park, the broken bottles need to be cleaned up promptly. He stated the Council all got calls from residents that are upset about the park. No glass bottles policy may be in the ordinance, but if there are broken bottles, regardless of the ordinance, it still needs to be picked up timely. Discussion about putting up the camera down there was again discussed.

The Utility Foreman mentioned that Beemer will be in town Monday to work on the pit-less repair, and they are going to install a water hydrant at the water plant downtown so it can be flushed, tested, and put online. The project will require them to dig up the ground in front of the building to put in the hydrant.

Mayor Terry Bentele entertained a motion to adjourn the meeting. **Motion made by Ebert, seconded by Mosloski. All yeas - motion carried to adjourn the meeting at 6:58 p.m.**

Amy Huber, City Clerk – Treasurer