Mayor Paul Whitcomb called the meeting to order. Council members present were Thom Walker, Jack Edmonds, and Jeff Reynolds. Staff present, Administrator Mark Karnowski, Finance Director Steve Jackson, Public Works Director Bob Gerold, Community Development Director Jolene Foss, Police Chief Todd Frederick, Clerk Shawna Jenkins, and Fire Chief Ron Lawrence. Absent was Jules Zimmer.

**Discussion with School District regarding council chambers remodeling proposal**

Espe gave a presentation on their ideas for the Council Chambers. The U shaped Dias would allow seating for 11 and be moved back a bit, with the floor flattened to eliminate the step which is not ADA compliant. Carpet, paint and for the cabinetry to be removed to allow for more room. The estimated total cost is $40,000. The School District understands that they are a bigger user of the space and stand ready to pay for a greater cost, but are wondering if the City could contribute as well.

Whitcomb questioned if the current council Dias could be used, and just added onto to allow for more seating.

Karnowski stated that he believes the ramp up to the raised area does make it ADA compliant, but he is not sure. Reynolds said he likes the idea of it being flat. Whitcomb added that he does like that it sits up higher, so the Council can see the audience better and vice versa.

Walker said he understands what they would like to see, but does not see it being feasible to modify it. He questioned the sliding door, and asked if the current door could be switched to swing into the council room instead of into the small conference room.

Edmonds asked Espe what the School Board is doing currently with not having room for everyone at the Dias. Espe replied that they are currently adding a table in front and the staff sits there facing the School Board.

Reynolds said he likes the idea of the u shaped and raised Dias.

Walker said he would like to see the project completed and agrees that getting rid of the tripping hazard may be a good idea.

Walker said painting and carpet shouldn’t be an issue and he assumes that would be last.

Karnowski added that he heard a comment once from the Public that didn’t understand why the staff sat at the Council table with the City Council, and it sounds like that is normal for School Boards.

Edmonds commented that at the County Board meetings, the County Administrator and person taking minutes sat up front with the County Board members.

Karnowski asked if there is a hurry to get an answer, or asked if they can wait until Councilman Zimmer is present and it can be discussed more.
Reynolds asked what type of contribution from the city they are looking for. Espe said they are aware that they use the meeting room heavily, and will likely bear most of the cost but they are wondering if the City Council contribute some to the project.

Jackson said the City Council had already discussed adding some technology to the room, such as microphones, so maybe the City could share in that cost.

Whitcomb stated we can revisit it in a few weeks. Espe will find out what the electric quote includes as it seems a bit high.

M.C. Power’s Solar Farm Presentation – Tom Hardwick and Lindsay Case

Chris Schoenherr from SMMPA gave a presentation on their proposed solar farm to be located at 9492 Baptist Church Road. The property is currently zoned A1 Agricultural. The Planning Commission is meeting on April 17th to amend and add solar farms to A1. The Council will have their first reading on April 27th and the final council reading on May 11th.

Walker questioned the glare study with FAA. He questioned the glare the panels may cause to the traffic traveling on Highway 169. Schoenherr replied that they have not had any glare issues related to traffic.

Lawrence commented that he does not believe solar farm fires are common, but he questioned if they would provide the training to the fire department. Schoenherr responded that they can provide that to the fire department.

Edmonds asked if this would affect the current electric rates. Schoenherr replied that it will likely not have much of an effect, and will be blending it into the current supply.

Tom Hardwick from MC Power said they would like to come up with a flat rate per panel, so those wishing to buy into the solar farm would be essentially be paying the same rate today that it would be many years down the road.

Walker asked if the subscribers are statewide or local. Schoenherr said they would like to get 25% local subscribers, but would like to provide it state wide as well.

Frederick questioned if they have had any vandalism issues at any of their sites. Hardwick responded that they have not had any vandalism issues, but they do have insurance in case something were to happen.

Reynolds asked if the panels are easily scratched and if sand blowing around would present a problem. Hardwick replied that they have not seen an issue with that.

Hardwick commented that the sites are monitored and the contractor is out a couple times a year for maintenance. They usually subcontract to local companies for the ground maintenance.
Proposed Aero Business Park Development Criteria

Foss reported that the EDA has approved the development criterial for the Aero Business Parks and they are looking for Council approval.

Karnowski questioned if there should be a time limit on the employee requirement. Walker stated that he was advocating for not having the employee requirement, as he does not want the reporting to be arduous.

Foss said if the council is okay with this criterial, a motion could be made to finalize it as there are a few interested parties.

WALKER MOVED TO APPROVE THE AERO BUSINESS PARK DEVELOPMENT CRITERIA WITH A FEW MINOR CHANGES. WHITCOMB SECONDED THE MOTION.

Edmonds asked if there is a time frame on the employees that need to be hired. Karnowski stated he feels Walker has a point in removing that verbiage, as it would be difficult to have a building large enough to meet those requirements and not have at least 2 full time employees.

THE MOTION CARRIED UNANIMOUSLY.

NSP/Habitat for Humanity Proposal Consideration

Foss advised that Staff has been working with NSP / Habitat for Humanity to build on a lot by the bus garage, one by the North Casey's and one on West Branch Street. They hope to break ground this fall and be completed by next summer.

They are requesting a few things from the City, most of which can be met with little or no cost to the City

Walker asked about the request to extend sewer to 308 9th Ave South, as he remembers insulation being more expensive as it would be quite shallow there. Gerold said he has a call in to the contractor, but estimates it to be approximately $3,000- $4,000.

Foss asked the Council how they felt about the SAC and WAC 10% reduction, or if the 2 properties would not be charged for SAC or WAC as those fees would have been paid at some point when the old buildings were put in. Whitcomb asked if the Bergstrom property had water and sewer. Gerold said he believes it had water, but not sewer. He will double check on that. The sewer line is located in the right of way, so they wouldn't need to cut in the road. He will check with the contractor that removed the previous building to see if there was a septic abandoned on the site.

Whitcomb commented that he feels the request for camping fee reduction is a bit much. Gerold responded that when they were in the campground previously, they upgraded the electric service in quite a few of the sites at no charge to the City. He believes it was 7 or 8
sites that they upgraded. The Council agreed that was very nice of them to do last time, so they felt a reduction in camping fees was warranted for this time.

Whitcomb said he feels the city can meet most of their requests. Foss added that the value to the city in doing this project is large, but the cost is not.

WALKER MOVED TO ADJOURN THE STUDY SESSION AT 5:51PM. EDMONDS SECONDED THE MOTION. MEETING ADJOURNED

Respectfully Submitted,

Shawna Jenkins
City Clerk

ATTEST:

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Paul Whitcomb, Mayor