

City of Ida Grove
City Hall
May 2, 2016

Mayor Morris Hurd called the meeting to order at 6:00 p.m. with the following Council Members present: Paul Cates, Ryan Goodman, Jeff Buehler, Doug Clough and Scott Tomlinson. Others present were: City Clerk Ball, Attorney Goldsmith, Larry Albrecht, Library Board President, Patricia Conard, Board of Adjustment, Gary Mahood, Board of Adjustment, April Lichtenberg, Travis Lichtenberg, Rodney Lindberg, Jillian Ortner, Greg Hinz, Frontier Communications, Dan Halterman, Frontier Communications, Scott Eastman, Frontier Communications, Kim Triggs, Godbersen Smith Construction, and Bethany Jones.

Mayor Hurd announced only one bid was received on the Moorehead Avenue Project which was from Godbersen-Smith Construction in the amount of \$98,920.00. Kim Triggs explained removing the asphalt and the medians and doing the driveways so drainage was not compromised and was appropriate street repair noting the avenue would have a 40 to 50 year life span. Seeding would be done by the City. Motion by Council Member Buehler to approve Godbersen-Smith Construction's bid on the Moorehead Avenue Project for \$98,920.00 pending engineer approval, second by Council Member Cates. On a unanimous vote motion carried.]

Greg Hinz, Frontier Communications, discussed the recent outages in service that occurred over the last few months were addressed and consistency of service will become normal operations. Their plan also is to have an augmented network that is versatile and robust, and DSL service will be further enhanced beginning in July.

Christina Kuhn, Dorsey Whitney Law Firm, is providing legal services for the conduit bond on behalf of the City for assisting Horn Memorial Hospital in financing their Inpatient Building Project. This is a benefit to the hospital to have lower interest rates, and does not count against the City's constitutional debt limit per Iowa law. The only impact is the City cannot borrow during the remainder of the calendar year 2016. Motion by Council Member Goodman to approve Resolution Number 2016-7 Authorizing a Memorandum of Agreement with Horn Memorial Hospital for issuance of Hospital Revenue Bonds for the Inpatient Building Project, second by Council Member Cates. Roll call vote. Yeas: Tomlinson, Clough, Goodman and Cates. Nays: None. Abstaining: Buehler. Council Member Buehler abstained because of working for United Bank of Iowa who hopes to provide the financing for the project.

RESOLUTION NUMBER 2016 -7

A Resolution authorizing the execution of a Memorandum of Agreement with Ida County, Iowa Community Hospital, Inc. d/b/a Horn Memorial Hospital and fixing a date for a hearing on the proposed issuance of Hospital Revenue Bonds (Horn Memorial Hospital Project).

WHEREAS, the City of Ida Grove, State of Iowa (the "Issuer"), is a City authorized and empowered by the provisions of Chapter 419 of the Code of Iowa, as amended (the "Act"), to issue revenue bonds for the purpose of financing the cost of acquiring, by construction or

purchase, land, buildings, improvements and equipment, or any interest therein, suitable for the use of any facility for an organization described in Section 501(c)(3) of the Internal Revenue Code (the "Code") which is exempt from federal income tax under Section 501(a) of the Code (a "Tax Exempt Organization") and to refund any bonds issued pursuant to the Act; and

WHEREAS, the Issuer has been requested by Ida County, Iowa Community Hospital, Inc. d/b/a Horn Memorial Hospital (the "Hospital") to issue its Hospital Revenue Bonds (Horn Memorial Hospital Project), in an aggregate principal amount not to exceed \$13,300,000 (the "Bonds") pursuant to the Act for the purpose of (a) financing the renovation, remodeling, equipping and furnishing of and construction of improvements to the Hospital's facilities located at the Hospital's campus at 701 East Second Street, Ida Grove, Iowa, 51445 (the "Hospital Campus"), including but not limited to a new inpatient wing (the "Project"), (b) refunding the Issuer's Hospital Revenue Note, Series 2004 (Horn Memorial Hospital Project) (the "Prior Note") originally issued to finance improvements to the Hospital's Campus and paying costs of issuance and (3) paying for costs of issuance and certain other costs associated with the issuance of the Bonds; and

WHEREAS, it is proposed to finance the foregoing through the issuance of the Bonds and to loan the proceeds from the sale of the Bonds to the Hospital under a Loan Agreement between the Issuer and the Hospital, the obligations of which will be sufficient to pay the principal of, premium, if any, and interest on the Bonds as and when the same shall be due and payable; and

WHEREAS, the Bonds, if issued, shall be limited obligations of the Issuer, and shall not constitute nor give rise to a pecuniary liability of the Issuer or a charge against its general credit or taxing powers, and the principal of, interest and premium, if any, on the Bonds shall be payable solely out of the revenues derived from the Loan Agreement; and

WHEREAS, before the Bonds may be issued, it is necessary to conduct a public hearing on the proposal to issue the Bonds, all as required and provided for by Section 419.9 of the Act and Section 147(f) of the Internal Revenue Code; and

WHEREAS, a Memorandum of Agreement in the form and with the contents set forth in Exhibit A attached hereto, has been presented to the Issuer which sets forth certain mutual undertakings and agreements between the Issuer and the Hospital, relating to the further processing of said Bonds.

WHEREAS, the Internal Revenue Service has issued Section 1.150-2 of the Income Tax Regulations (the "Regulations") dealing with the issuance of the Bonds, all or a portion of the proceeds of which are to be used to reimburse the Hospital for Project expenditures made by the Hospital prior to the date of issuance of the Bonds, and the Regulations generally require that the Hospital or Issuer make a prior declaration of official intent in order for the Hospital to reimburse itself for such prior expenditures out of the proceeds of the Bonds and that the Bonds be issued and the reimbursement allocation be made from the proceeds of the Bonds within a

certain period after the payment of the expenditure or the date the Project is placed in service; and

WHEREAS, the Issuer desires to comply with requirements of the Regulations with respect to the Project, the Prior Note and the Bonds;

NOW, THEREFORE, IT IS RESOLVED by the City Council of the Issuer, as follows:

Section 1. The Memorandum of Agreement in the form and with the contents set forth in Exhibit A attached hereto is hereby approved, and the Mayor is hereby authorized to execute said Memorandum of Agreement and the City Clerk is hereby authorized to attest the same and to affix the seal of the Issuer thereto; said Memorandum of Agreement, which constitutes and is hereby made a part of this Resolution, to be in substantially the form, text and containing the provisions set forth in Exhibit A attached hereto.

Section 2. Officials of the Issuer are hereby authorized to take such further action as may be necessary to carry out the intent and purpose of the Memorandum of Agreement.

Section 3. This Council shall meet on June 6, 2016 at 6:00 p.m., or such other date and at a time set by the Mayor or City Clerk, in consultation with the Borrower, at which time and place any resident or property owner of the Issuer may present oral or written objections on the proposal to issue the Bonds referred to in the preamble hereof.

Section 4. The Clerk is hereby directed to give notice of intention to issue the Bonds, setting forth the amount and purpose thereof, the time when and place where the hearing will be held, by publication at least once not less than fifteen (15) days prior to the date fixed for the hearing, in a newspaper published and having a general circulation within the Issuer. The notice shall be in substantially the following form:

NOTICE OF INTENTION TO ISSUE HOSPITAL REVENUE BONDS
(HORN MEMORIAL HOSPITAL PROJECT)

The City Council of Ida Grove, Iowa, (the "Issuer") will meet on the 6th day of June, 2016, at 6:00 o'clock p.m., at the Council Chambers, City Hall in Ida Grove, Iowa, for the purpose of conducting a public hearing on the proposal to issue Hospital Revenue Bonds (Horn Memorial Hospital Project), of the Issuer, in an aggregate principal amount not to exceed \$13,300,000 (the "Bonds"), and to loan said amount to Ida County, Iowa Community Hospital, Inc. d/b/a Horn Memorial Hospital (the "Hospital"), for the purpose of (a) financing the renovation, remodeling, equipping and furnishing of and construction of improvements to the Hospital's facilities located at the Hospital's campus at 701 East Second Street, Ida Grove, Iowa, 51445 (the "Hospital Campus"), including but not limited to a new inpatient wing (the "Project"), (b) refunding the Issuer's Hospital Revenue Note, Series 2004 (Horn Memorial Hospital Project) (the "Prior Note") originally issued to finance improvements to the Hospital's Campus and paying costs of issuance and (3) paying for costs of issuance and certain other costs associated with the issuance of the Bonds. The Project and the facilities refinanced will be owned and operated by the Hospital.

The Bonds, when issued, will be limited obligations and will not constitute general obligations of the Issuer nor will they be payable in any manner by taxation, but the Bonds will be payable solely and only from amounts received by the Issuer under a Loan Agreement between the Issuer and the Hospital, the obligations of which will be sufficient to pay the principal of and interest and redemption premium, if any, on the Bonds as and when the same shall become due.

At the time and place stated above, oral or written objections from any resident or property owner of the Issuer may be presented. At such meeting or any adjournment thereof, the Issuer shall adopt a resolution determining whether or not to proceed with the issuance of the Bonds. Written comments may also be submitted to the Issuer at the Ida Grove City Hall, P.O. Box 236, 403 3rd Street, Ida Grove, Iowa, 51445-0236. Written comments must be received by the above hearing date.

By order of the City Council of Ida Grove, Iowa.

Section 5. On the basis of representations of the Hospital, the Issuer declares (a) that the Hospital intends to undertake the Project; (b) that other than (i) expenditures to be paid or reimbursed from sources other than the Bonds, or (ii) expenditures made not earlier than 60 days prior to the date of this Resolution (or the date of the Hospital's reimbursement resolution, whichever is earlier), or (iii) expenditures amounting to the lesser of \$100,000 or 5% of the proceeds of the Bonds, or (iv) expenditures constituting preliminary expenditures as defined in Section 1.150-2(f)(2) of the Regulations, no expenditures for the Project have heretofore been made by the Hospital and no expenditures will be made by the Hospital until after the date of this Resolution (or the date of the Hospital's reimbursement resolution, whichever is earlier) and (v) that the Hospital reasonably expects to reimburse the expenditures made for costs of the Project and of the proceeds of the Bonds. This declaration is a declaration of official intent adopted pursuant to Section 1.150-2 of the Regulations.

Section 6. All resolutions and parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved May 2, 2016.

Morris C. Hurd, Mayor

Attest:

Edith Ann Ball, City Clerk

April Lichtenberg discussed her Special Use Permit noting the Board of Adjustment approved her business for online internet sales, storing inventory and pop-up sales. Unfortunately she is not able to conduct sales in her home and does not think that is fair for her customers. It was explained Board of Adjustment has jurisdiction on

special use permits. Pat Conard, Board of Adjustment Chair, reviewed with the Council Lichtenberg's application noting in past individuals with retail business in residential areas have had to relocate in the downtown. However, starting small businesses can be difficult. The Committee on Policy and Planning will meet next week, May 10th, at 5:00 p.m. to review and discuss amending Special Use Permits regarding Home Occupations.

Bob Lorenzen, Parks Superintendent, discussed replacing or repairing the z-trak mower. The mower requires another transmission replacement that will cost \$3,518.00. The first transmission was installed in 2014 and the mower has 1380 hours on it. This mower is also used at the new ballfields. Motion by Council Member Cates to approve repairing the transmission for \$3,518.08 on the 2006 z-trak mower and in the fall reconsider trading it for a new mower, second by Council Member Tomlinson. On a unanimous vote motion carried.

Library President Albrecht announced the Library will be doing a fundraiser on June 17th for the Library at Food Pride and the goal is to use the funds for the match on the \$6,000 Ida Grove Betterment grant for installing handicap doors. They do have a concern that the new roof at times has leaking issues. The Council will have a contractor check the roof.

Motion by Council Member Clough to approve the consent agenda consisting of the claims list, City Clerk's report, financial reports, the April 18th Minutes, and a Class C Outdoor Service, Beer Garden, on June 4-5 and June 25-26 at Ida Bowl Hideaway Lounge, second by Council Member Tomlinson. On a unanimous vote motion carried.

The Council noted the trailer park still has not any work done and needs mowing. Trailers need to be tied down and skirted in addition to repairs.

Motion by Council Member Tomlinson to approve Partial Payment Application #6 for \$159,717.32 to Godbersen Smith Construction for work on the 5th Street Bridge, second by Council Member Cates. On a unanimous vote motion carried.

Motion by Council Member Goodman to do a plaque on 5th Street Bridge noting it was the first deck pour to use GPS technology on a bridge in the United States, second by Council Member Buehler. On a unanimous vote motion carried.

The work on the Downtown Revitalization project should be finished by July 1 if there is nothing unusual found in any of the renovations.

The Council reviewed the estimates on asphaltting the alley off 7th Street noting the cost for 4" asphalt would be \$20,235.00 and 6" asphalt would be \$29,110.00. The Council decided to wait.

Motion by Council Member Goodman to approve Resolution 2016-5 Outdoor Pool Salaries for 2016, second by Council Member Buehler. Roll call vote. Ayes: Goodman, Buehler, Tomlinson, and Cates. Nays: None. Council Member Clough abstained due to a family member working this summer at the outdoor pool.

RESOLUTION NUMER 2016-5

A RESOLUTION OF THE CITY COUNCIL OF IDA GROVE, IOWA, SETTING SALARIES AND WAGES FOR OUTDOOR POOL EMPLOYEES FOR 2016

The City Council of Ida Grove, Iowa met in Regular Session, in the Ida Grove Council Chambers, City Hall, 403 Third Avenue, at 6:00 P.M. on April 18, 2016 and approved by motion salaries for outdoor pool staff listed in this resolution.

Council Member Goodman introduced the following listing and moved that the same be adopted as approved by motion on April 18, 2016:

Be it resolved by the Council of the City of Ida Grove, Iowa:

The following persons and positions named shall be paid the salaries or wages indicated, effective during the 2016 Outdoor Pool season. The clerk is authorized to issue checks, less legally required or authorized deductions from the amounts set out below, and make such contributions to I.P.E.R.S., and Social Security or other purposes as required by law or authorization of the Council. All checks are subject to audit and review by the Council.

<u>Assistant Manager</u>	<u>Wages</u>
Whitney Francis-Simonson (WSI, LGI, CPO)	Salary (\$1,100/month)

<u>Head Guards</u>	
Braden Gebel	\$9.30
Garrett Rohlk (WSI)	\$9.30
Elle McCormick (WSI)	\$9.30
Seth Wheeler (WSI)	\$9.30

<u>Guards</u>	
Arielle Wolterman (WSI)	\$9.05
Isaiah Salmon	\$8.05
Elyssa Freese	\$8.05
Olivia Devitt	\$8.05
Riley Snyder	\$8.05
Eliot Clough	\$8.05
Miles Gebel	\$8.05
Jordyn Fredericks	\$8.00
Sydney Bauer	\$8.00
Madison Schiernbeck	\$8.00
Alyssa Mason	\$8.00
Brittany Hamann	\$8.00
Taylor Young	\$8.00
Chase Devitt	\$8.00

Council member Buehler seconded the motion to adopt. The roll was called and the following vote was recorded:

Aye: Goodman, Buehler, Cates and Tomlinson.

Nay: None.
Abstained: Clough

Passed and approved the 2nd day of May, 2016.

Attest:

Edith Ann Ball, City Clerk

Morris C. Hurd, Mayor

Motion by Council Member Buehler to adjourn, second by Council Member Clough. On a unanimous vote motion carried.

Morris C. Hurd, Mayor

Edith Ann Ball, City Clerk