



Common Council Meeting – Minutes for June 17, 2024

Council Members in Attendance: Ben Leavitt, Austin Yoder, Amy Rosa, Kelbi Veenstra

Also Present: Mayor Phil Jenkins **City Attorney** Brian Hoffer, **Clerk-Treasurer** Jeff Knight **Guests:** 5 (4 IP; 1 OL), and two members of the press (IP) were in attendance.

- Call to Order: Mayor Jenkins called the meeting to order at 7:00 pm and led the Council in the Pledge of Allegiance and opening prayer.
- Roll Call: Council members listed above were in attendance in person. CM Geyer was unable to attend the meeting.
- Approval of Minutes from the June 3, 2024, Council meeting: CM Leavitt motioned to approve the minutes. CM Veenstra seconded. The minutes were approved unanimously by voice vote.
- There were no petitions or comments by citizens.
- Reports of Commissions, Boards, or Commissions:
 - Clerk-Treasurer’s Report for May 2024: CT Knight presented the report. He showed the Council where to find the investment summary (last page of Part 2). The summary matches page one of the CT Report. As compared to this time frame one year ago, CT Knight said the cash on hand would be almost identical if the GO Bond funds were subtracted from the total. He commented that this indicates the City has been conscientious when using tax dollars. He concluded his comments by noting that two CD’s will mature in the next couple of months and based upon the FED not indicating that they would reduce or increase interest rates, the investment strategy may be to reinvest with short term maturities. CM Rosa motioned to approve the CT Report for May 2024. CM Yoder seconded. The May 2024 CT Report was approved unanimously by voice vote.
- There was no unfinished business or new business to be discussed.
- Approval of Accounts Payable Vouchers: City 2024 APV’s Totaling \$1,082,384.92: CT Knight presented the APV’s for approval. He walked the Council through the AP register, pointing out the significant expenditures other than two regular payrolls and the pensioner payroll. Those expenditures were \$16,961 for consulting fees related to the trail feasibility study, fire station, and golf course clubhouse; \$4,250 for AIM Membership Dues (these were paid by check in January, but the check never cleared); and \$34,000 for the City’s new phone system (the old one was obsolete). CM Yoder motioned to approve the APV’s as presented. CM Leavitt seconded. The APV’s were approved unanimously by voice vote.
- Reports by City Officers:
 - The Police Department submitted their monthly report.
 - Mayor Jenkins also commented on the new Parks and Rec golf course clubhouse project. The clubhouse will be built via the Build, Operate, Transfer method. Mayor Jenkins introduced Mr. Landon Martin with Veridus Group (Owner’s Representative for City) who explained the process that has been undertaken. The RFPQ received four responses. Three groups were more traditional design builder teams and one person submitted qualifications for the role of developer. The BOT Selection Committee reviewed the RFPQ’s and then met with each group individually for interviews. After the teams were interviewed, they were re-evaluated. Based upon the scoring criteria, the committee is now moving forward with a scoping period (IC 5-23) with Ace Builders and Mr. Greg Martz (GM Development). This is a no risk period, and no fee is being charged, where it allows the committee to evaluate the feasibility of the design



and some of the rough costs associated with the construction. At the end of this scoping period, if the City and developer come to terms on a guaranteed maximum price, a public hearing will be held to finalize the contract. No action needs to be taken by the Council. This presentation was for informational purposes.

- Adjournment: With no further business to discuss, CM Rosa motioned to adjourn the meeting and CM Leavitt seconded. The meeting adjourned at 7:16 pm by unanimous voice vote.

Mayor Jenkins

Attest: _____
Jeff Knight, Clerk of the Council