

November 14, 2016

The regular meeting of the Monroe City Council was called to order by Mayor Duinink at 7:00 p.m. at the Monroe City Hall on November 14, 2016. Roll Call was taken, present – Bradbury, Goemaat, Hegwood, Nickelson, Hansen, absent - none. Matt Mardesen, City Administrator & Economic Development Director; Kim Thomas, City Clerk; Nicholas Chambers, Monroe Police Chief; were in attendance. Mayor Duinink announced the meeting was being recorded.

Visitors at the meeting were: Kathy Van Veen, Deanna Shannon, Twila Vriezelaar, Sue Gildersleeve, Kathleen Darrach, Kristie Teeple, Rose Gragg, Tracy Gathman, Dick Aalbers, Clint Price, Dean Van Ryswyk, Judy Woody, Julie Smith, Ada Beth Hume, Barb Nickelson, Delmar Johnson, Lucas Engle, Nathan Phifer, Shirley Lanphier, Thad Nearmyer, Carol Ann Diekema, Larry Diekema, Krystal Eglund, Jamie Pearson, Steve Hewitt, James Breckenridge, John Carter, Kristi Carter, Glen Duinink, and David Clark.

Consent Agenda – Council Member Hansen moved and was seconded by Council Member Nickelson to approve the consent agenda. Items on the agenda included the clerk and treasurer’s report and bills and minutes from the October meeting. Motion carried 5-0.

Committee & Board Reports – Chief Chambers stated that the Monroe Police Department has received a vehicle and \$7, 338.64 from a drug seizure traffic stop. Chief Chambers also mentioned that the solar powered digital speed sign is up and running along Hwy 14. There were no public works or fire department reports.

October 2016 Bills		
Salaries	Net:	23125.10
EFTPS	Federal Tax Payment	8088.92
Iowa Department of Revenue	Withholding/Sales Tax	1405.00
IPERS	Police/Regular	4880.21
City of Monroe	Health Ins Reimbursement	375.66
AFSCME	Union Dues	72.20
United Healthcare	Health Insurance	2504.24
Mid American Energy	Utilities	4254.56
Card member Services	Lights/Supplies/Books/Programming	478.23
Airgas	Cylinder Rental/Oxygen	270.83
American Legion	Refund of Permit	463.13
Ankle High Tree Service	Tree Trimming	250.00
Baker & Taylor	Books	914.28
Caldwell, Brierty, Chapula, Nuzum PLLC	Legal Services	1370.75
Casey's	Fuel	982.35
Center Point Large Books	Books	84.48
Central Iowa Water	Payment/Principal/Interest	11780.54
DEMCO	Library Supplies	129.72
EMP Emergency Medical Products	Supplies	978.89
Farver True Value	Mower Blade	19.50
Follett Software	Annual Subscription	550.00
Forbes	Library Copier	130.68
Guideposts	Books	35.48
Hewitt's Service Center	Battery/Solenoid/Tires/Plugs	618.41
Hillyard	MRP Supplies/Soap	290.84
Ideal Ready Mix	Ready Mix/Haul	1105.38
Windstream	Phone	661.55
Jasper County Animal Rescue League	Participation Fee	181.27
Jasper County Emergency Management	Dues	2745.00
Jeremy Behun	Meal Reimbursement	16.78
KAL Services	Sanitation Contract	14864.87
Keltek	Pager Battery	127.27
Keystone	Testing	1638.00
Kim Thomas	Mileage/Parking Reimbursement	126.16
Leroy Kinart	Ammo	168.70
Marc Van Wyk	Meal Reimbursement	7.76
Marco Inc.	Copier Contract	127.25
Mediacom	Internet	57.45
Menninga Pest Control	Spraying/Air Care	135.00

Monroe Foods	Bags/Clorox	10.29
Monroe Mirror	Publications	209.83
Monroe Public Library	Petty Cash	4.32
Mother Earth News	2 YR Subscription	27.00
Mowboys Lawn Care	Mowing Contract	2450.00
Municipal Supply Inc.	Meters	928.00
Mustang Car Wash	Tokens	90.00
Newton Landfill	Landfill Fees	26.52
Plastic Recycling of Iowa	Memorial Benches	903.00
Quill Corporation	Supplies	135.75
Radar Road Tec	Certifications	70.00
Readers Digest	Subscription	29.96
Rozendaal Drain Cleaning	Camera Line	165.00
Smith Quality Rental	Plate Comp/Compactor	150.00
Safe Building and Compliance	Building Fees	165.53
Uline	Rugs	143.47
US Cellular	Phone	143.68
Van Gorp Insurance	Insurance	294.00
Van Ryswyk Plumbing and Heating	Road Stone/Labor/Elbow	607.24
Van Wall Equipment	Bumper/Hitch	768.58
Wal-Mart	Supplies/Towels	75.12
WP Barber Lumber	Metal Roofing/Plate/Fastener	9045.70
Wal-Mart	Library Supplies/Puzzles/Cleaning	25.11
Ideal Ready Mix	Ready Mix/Haul	1243.00
Keltek	Batteries/Shipping	200.13
Veenstra & Kimm	Engineering	4271.68
MetLife	Prepaid Insurance	27.18
Monroe Postmaster	Stamps	94.00
Leighton State Bank	Bank Fee's	10.00
Total October Expense:		\$ 108,330.53
Total October Revenue:		\$ 385,088.00

Total Revenue

General	158653.36
Road Use	18192.63
Special Revenue	166901.30
Capital Project	11888.03
Enterprise	9059.73
Fiduciary	0.00
Debt Service	20392.95
Total:	\$ 385,088.00

Total Expense

General	59318.18
Road Use	6436.81
Special Revenue	5777.20
Capital Project	903.00
Enterprise	35895.34
Fiduciary	0.00
Debt Service	0.00
Total:	\$ 108,330.53

Nickelson moved and was seconded by Council Member Hegwood to approve the 3 variance requests that the variance board has recommended. The addresses for variance consideration were: 101 E Iowa, 609 W Washington and 510 N York. Upon roll call vote, motion carried 5-0.

The council requested more detailed information before making a decision on city family health insurance contributions. This information will be discussed at the December meeting.

The council agreed to set a utility rate workshop for November 28, 2016 at 6:00 p.m. to discuss water and sewer rates for monthly utility bills.

Hegwood moved and was seconded by Council Member Bradbury to approve RESOLUTION NO. 29-2016. A resolution approving the FY2016 Annual Urban Renewal Tax Increment Financing Report as presented. Motion carried 5-0.

Mayor Duinink opened the public hearing for the rezoning of Madsen Field from residential to commercial at 7:17 p.m. Attorney, Randy Caldwell explained the Iowa Code concerning the objection process for the rezoning and that he had verified with the County Auditor that more than 20% of the land owners within 200 feet of Madsen Field had protested the said rezoning. Therefore; the council must have $\frac{3}{4}$ approval of the rezoning in order for Madsen Field to be rezoned commercial. Attorney Caldwell also stated that in the Monroe Comprehensive Plan it states the area in question along Hwy 14 is clearly designated for commercial growth. Mayor Duinink stated that the hearing is for the rezoning only and that everyone is reminded to treat each other with respect. Those wishing to speak signed up prior to the hearing and would be given 3 minutes to speak.

Sue Gildersleeve emphasized that the town needs to grow and encouraged the council to rezone Madsen Field to commercial. Sue also asked if the city could be sued if the rezoning did not go through. Randy Caldwell stated that this case is different than what is going on in Pella because the city owns the land but yes there is a possibility that anyone can be sued.

Steve Hewitt would like to see Madsen Field stay as a green space. Steve suggested the Council look for other ways the space could be used such as a community center. Steve would like the Council to take care of the businesses Monroe already has before allowing big corporations to come into town.

John and Kristi Carter both were concerned about the city roads and the amount of semi traffic in the neighborhood. John stated he moved to Monroe for that small town feeling and asked about moving the business to the city square or another location. Kristi would like to see something besides a Dollar General at that location like a nice restaurant. Kristi also was concerned about the increase in traffic affecting the kids in the neighborhood. Mardesen stated that DG was given a tour of the town and that was the location they had chosen. Mardesen also stated that per a diagram received from DG semi traffic would come off of Hwy 14 and the DG dock would be located at the back of the building so heavy traffic on the city roads would not be a concern. Hansen spoke up to say that the discussion currently has nothing to do with the rezoning issue.

Kristie Teeple thanked the council for their time and encouraged them to keep emotions out of their decision and vote for what was best for the city. Teeple thinks a new business will help the community and that people will continue to go to Monroe Foods. Teeple encouraged the council to vote to rezone the land commercial.

James Breckenridge stated that finding more ways to utilize Madsen Field is a huge opportunity for the town and to use/have more events at that location. Breckenridge thanked the Old Settlers Committee for hosting events and doing a wonderful job.

Ada Beth Hume stated that she has lived in Monroe for 61 years and is very passionate about Monroe, with numerous family members living here also. Ada Beth does not see how we could turn our backs on a business wanting to come to town. Ada Beth recounted when Bosch's General Store was located in Monroe and what if she needed a toaster, where would she go she exclaimed. Ada Beth stated that the city does not need another green space and encouraged people to vote for another business in Monroe to help the tax base.

Kathy Van Veen a member of the Zoning Board reminded the council that years ago Cary Diekema wanted a business in Monroe and without the Council rezoning his property from residential to commercial he would have not been able to locate his business here in Monroe. Van Veen agreed with other comments about having a nice restaurant in town but she has not heard of anyone else wanting to buy that piece of ground. Van Veen encouraged the council to rezone the property known as Madsen field from residential to commercial and also encourage businesses to come to Monroe regardless of what it is.

Dave Clark stated he was strongly against Dollar General as asked why they could not build on another location like out by the Dairy Queen. Clark stated he doesn't want another empty building in town and that you can't buy meat there. Kristie Teeple told Clark to go to Pete's to buy meat.

Thad Nearmyer encouraged the council to take the emotion out of the decision and look to see if there is any legal reason why the land should not be rezoned. Nearmyer asked how a small town like Monroe could turn down a business wanting to come. Nearmyer encouraged the rezoning from residential to commercial.

Mayor Duinink asked the council if they had any questions or comments before making a motion. Hansen responded by asking Steve Hewitt how many lots he had and of those lots how many were zoned commercial. Hansen stated that 8 of the lots were owned by Mr. Hewitt and only 3 of those were zoned commercial. Then Hansen proceeded to ask why he thought it was ok for him use those residential zoned lots as commercial for his business? Hansen asked Steve Hewitt why it would not be ok to zone Madsen Field commercial. Hewitt responded that his land had been used that way for 100 years. Bradbury objected to the comments and stated that the purpose of the public hearing was to present to the council, not to argue with our citizens. Steve Hewitt again stated that the city needs to take care of the businesses the town already has. Hansen stated that coming down Hwy 14 all the lots are zoned commercial and could not see how we could not rezone Madsen Field as commercial. Hansen also stated that the majority of the city parks were zoned commercial and wondered how this piece of land was not? Tools Point Park and the City Square are both zoned commercial. Red Rock Park and the Monroe Recreation Park are not they are both residential on the county website. Mayor Duinink closed the public hearing at 7:44 p.m. Hegwood moved and was seconded by Nickelson to rezone the land commonly known as Madsen Field from residential to commercial

zoning. Upon roll call vote, ayes – Hegwood, Nickelson, Hansen, nays – Bradbury & Goemaat. Motion failed due to $\frac{3}{4}$ majority rule of Iowa Code Section 414.5.

Hegwood moved and was seconded by Nickelson to approve RESOLUTION NO. 30-2016. A resolution approving the hire of Dixiana Cruz and Scott Brammer as full time Police Officers for the City of Monroe, Iowa. Motion carried 5-0. Officer German, Cruz, and Brammer all joined the meeting before Mayor Duinink did the swearing in of both officers.

Open Forum – Deanna Shannon encouraged Steve Hewitt to get his tires cleaned up and to hire people to help him do so since the zoning vote did not go through. Steve stated it was not easy or a simple process but he would try to get it cleaned up. Carol Diekema stated she had worked for the city for the past 28 years and said that she had many discussions with Mr. Hewitt about cleaning up his property but he never does. Mayor Duinink stopped the discussion between Diekema and Steve Hewitt and Mr. Hewitt exited the meeting. Jean Goemaat was notably upset and stated that the people put her in this office and that she listened to the people for and against (many more against) the zoning of Madsen Field and that she has lived in Monroe for 50 years and loves Monroe. Thad Nearmyer asked Mayor Duinink if he could ask the reasons why Bradbury and Goemaat declined the rezoning. Mayor Duinink responded to that he did not want this to become a personal attack. Kristie Teeple asked if the DG sale was done forever. Hansen stated it was done until a new council is up here and encouraged Teeple to run. Sue Gildersleeve stated that the people did not elect Goemaat and that no one ran against her for the Council seat. Mayor Duinink promptly put an end to the discussion. Mardesen replied that he would notify DG Properties tomorrow and see where the discussion leads.

Nickelson moved and was seconded by Hegwood to adjourn at 7:57 p.m. Motion carried 5-0. A full copy of the minutes can be seen at www.MonroeIA.com or the Monroe City Hall.

Douglas P. Duinink, Mayor

Kim K. Thomas, City Clerk