

City Council  
February 1, 2017  
5:30 p.m.

The Atlantic City Council met in regular session in the Council Chambers at City Hall with Mayor Jones presiding. Council Members present were: Jimerson, Somers, Hayes, Hartkopf, Casady, Halder, and Brink. Absent: none.

Hayes moved, Jimerson seconded, to approve the agenda as posted. All in favor.

Brink moved, Hartkopf seconded, to approve the consent agenda which included: minutes of the January 18, 2017 Council Meeting and a Class B Beer Permit for Pizza Hut. All in favor.

Mayor Jones administered the oath of office to Police Sergeant Spencer Walton.

City Attorney Mark Bosworth explained the need by Whitney Group LLP for a permanent easement for their renovation project at 222 Chestnut Street. Atlantic Municipal Utilities is requiring that a transformer be placed on the ground, with the best location to be east across the alley in a parking stall in the southwest corner of the City owned parking lot. Because Iowa law requires the easement to be granted at fair market value, it is estimated to be worth \$250.

Brink moved, Halder seconded, to direct the City Attorney to conduct an easement search, draft an easement, and to finalize it with Whitney Group LLC with a sale of the easement for \$250. All in favor.

Southwest Iowa Planning Council Executive Director John McCurdy along with Community Development Specialists Jade Shain and Alexsis Fleener addressed the Council regarding updating the City's 15 year old Comprehensive Plan. Components of the plan were presented with various committees to be formed with public participation. It is anticipated that the planning process for the Comprehensive Plan will take nine months.

Brink moved, Somers seconded, to enter into an agreement with SWIPCO for drafting a Comprehensive Plan at a cost of \$19,500. All in favor.

Susan Fisher and Jeff Pritchard, On-Scene Coordinators with the Environmental Protection Agency, gave an update on the PCE contamination found in two areas of the community and caused by former dry cleaner establishments. Fisher talked about a contamination site near Seventh and Plum Streets and described the remedial plan, which will be Electric Resistivity Heating and take one year to complete. The groundwater contamination in this area has spread as far north as the Atlantic Municipal Utility well fields and has contaminated two wells, which are no longer in service. She assured the public that the drinking water in Atlantic is safe, as the remaining wells have not been contaminated.

Pritchard reported that after sampling 73 properties around the Chestnut Street contamination site, nine mitigation systems were installed. 201 groundwater samples were taken and additional sampling will take place to make sure there has not been any further vapor intrusion.

Halder moved, Jimerson seconded, to approve a Retainer Agreement with Otto, Lorence & Wiederstein, P.L.L.C. for January 1, 2017 through December 31, 2017 for \$2,000 per month. All in favor.

Casady moved, Jimerson seconded, to table resolution #5-17 entitled, **“RESOLUTION APPROVING THE DEDICATION OF THE SOUTHERN VIEW ESTATES CONDOMINIUM INFRASTRUCTURE IMPROVEMENTS TO THE CITY OF ATLANTIC, IOWA,”** upon review by the Community Development Committee. All in favor.

Dave Sturm of Snyder and Associates, Inc. related that a Hydraulic Analysis Report needs to be re-created for the proposed Bullcreek Improvements Project. This is due to the previous report from several years ago being misplaced by the Army Corps of Engineers.

Jimerson moved, Hayes seconded, to approve a Supplemental Agreement for additional Services with Snyder and Associates, Inc. for \$10,750 regarding the Bullcreek Improvements Project. Passed on a 6-1 vote with Somers voting against.

City Administrator John Lund gave an overview of the proposed FY18 budget. The budget includes a .25 increase in the tax levy due to the possible loss of funding the backfill by the State Legislature regarding Senate File 295. Lund also spoke of a change in the allocation of the Local Option Sales Tax Proceeds, which will only be through June 30, 2018.

Lund also gave an update on the five year Capital Improvement Plan, Zoning Ordinance, and Personnel Policy.

Council Committee reports were as follows: Somers-Cass County Public Safety and Personnel & Finance; Hartkopf-YMCA and Boost 4 Families.

Scott Prociw spoke to the Council concerning his request for a public hearing due to a notice he received to abate a nuisance at his business at Seventh and Walnut Streets. He stated that he doesn't believe his display boards are a nuisance. A public hearing will be held at the February 15, 2015 City Council Meeting.

Casady moved, Halder seconded, to approve the bills totaling \$59,851.58. All in favor.

Jimerson moved, Brink seconded, to adjourn at 7:25 p.m. All in favor.

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Mayor

ATTEST: \_\_\_\_\_  
City Clerk