

Minutes of the regular meeting of the Buffalo City Council, Iowa held on May 7, 2007.

Meeting called to order by Mayor John Carson at 8:05 pm. Present were Councilmembers Gina Guizar, Christine Carson, Mitch Greer, Judy Hammons, and Dana Jo Smith. Also present were City Attorney William McCullough, Director of Public Works Dwain Bollman, Police Chief Gage Adams, and City Clerk Bill Bowers.

Those present recited the Pledge of Allegiance.

### **Buffalo Ridge Rezoning**

Motion by Carson to recommend to council that the City accept the Planning and Zoning Commissions' recommendation of approval of the zoning change for the area known as Buffalo Ridge from A-Country Homes to B-Single Family. Seconded by Guizar.

Written objections to the zoning change from over 20% of the surrounding property owners were received by the city and therefore requiring a ¾ vote (4 members) to approve the zoning.

Motion by Carson to end debate. Seconded by Guizar and carried unanimously.

Mayor called for a roll call vote on the zoning change. Smith – no, Hammons – no, Greer – yes, Carson – no, Guizar – no. Motion fails.

Motion by Hammons to deny to zoning change for the area known as Buffalo Ridge from A-County Homes to B-Single Family due to the following reasons:

1. The current zoning of Country Homes is more consistent with the surrounding neighborhoods. Iowa Code Chapter 414 states that the goals of zoning include encouragement of efficient urban development patterns; lessening congestion in the streets or highways; prevention of overcrowding of land; avoidance of undue concentration of population.
2. There has not been a complete and adequate drainage study submitted to the city.
3. The written objections by the surrounding property owners prove that there is substantial opposition to the change in zoning.

Seconded by Carson. Mayor called for a roll call vote. Smith – yes, Hammons – yes, Greer – no, Carson – yes, Guizar – yes. Motion carried.

### **Buffalo Ridge Urban Renewal Area**

Motion by Carson to recommend to council that the City accept the Planning and Zoning Commissions' recommendation that the Urban Renewal Area conforms to the City's Comprehensive Plan. Seconded by Greer.

Motion to table by Hammons. Seconded by Carson and carried with Greer voting no.

## **Budget Amendment**

Motion by Greer to amend the budget amendment to continue to support the Buffalo Ambulance with a \$7,000 donation each year as long as the Ambulance stays in the City of Buffalo. Seconded by Carson and carried unanimously.

## **Minutes**

Motion by Carson to approve the minutes of April 2, 2007. Seconded by Greer and carried unanimously.

## **Claims**

Motion by Hammons to approve the claims as presented. Seconded by Greer and carried unanimously.

## **Public Input**

The council heard from residents regarding a variety of issues.

## **Community Center**

Sheila Downs provided a Community Center update.

Motion by Hammons to authorize the Community Center to replace the HVAC unit at a cost not to exceed \$2,000 with funding provided by the Community Center. Seconded by Greer and carried unanimously.

Bollman provided a DPW update.  
Chief Adams provided a Police update.

## **Planning and Zoning Commission**

Motion by Greer to table the Buffalo Ridge Preliminary Plat. Seconded by Hammons and carried unanimously.

## **Ordinance Committee**

Motion by Guizar that Council approve the municipal code review by Matthew Bender at a cost of \$3,000 with funding coming from the City Hall Budget. Seconded by Carson and motion failed unanimously.

## **Employee Relations Committee**

Motion by Greer that Ilana Poulin be granted a \$.75 per hour increase and Grant Carson receive a \$.50 per hour increase effective on each employee's anniversary date. Seconded by Carson and carried unanimously.

### **DPW Ride Along Program**

Greer explained that he's heard from Councilmembers and residents that nobody knows what the DPW employees do. He checked with our insurance carrier and the City Attorney and would recommend that any councilmember who would like to learn more about what DPW does spend some time with them for a day.

### **Property Maintenance**

Council discussed the annual problem with property maintenance. Carson will place an article in the paper and Bowers will place information on the website stating that the City will begin to enforce our zoning and property maintenance section of the code. Letters will be written by the Building Inspector or the Mayor.

### **Museum Green Space**

Carson asked everyone to consider the possibility of removing the parking lot at the Buffalo Museum and replacing it with a small park.

### **Resolutions**

Resolution 2007-06 "A Resolution to declare necessity and establish an urban renewal area, pursuant to Section 403.4 of the Code of Iowa and approve urban renewal plan and project for the Buffalo Commercial and Industrial Urban Renewal Area"

Motion by Greer to table Resolution 2007-06. Seconded by Carson and carried unanimously.

Resolution 2007-07 "A Resolution amending the current budget for the fiscal year ending June 2007"

Motion by Carson to adopt Resolution 2007-06 as amended. Seconded by Greer and carried unanimously.

### **Ordinances**

Ordinance 416 "An Ordinance creating Section 2.1-1.0301(1) of the Municipal Code of the City of Buffalo relating to Curfews" 1<sup>st</sup> Reading

Motion by Carson to accept the 1<sup>st</sup> reading of Ordinance 416. Seconded by Hammons and carried unanimously.

## Tabled Items

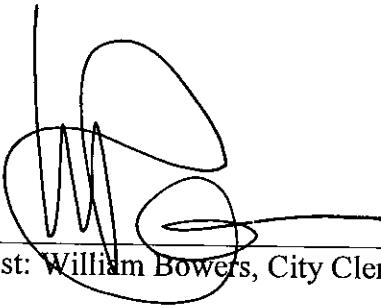
Motion by Carson to remove the Low Water Crossing Bridge from the table. Seconded by Hammons and carried unanimously.

Motion by Carson to approve the Low Water Crossing Bridge at a cost not to exceed \$10,000. Seconded by Hammons and carried unanimously.

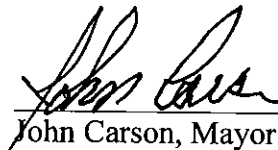
## Future Meetings

The Buffalo Day Committee will meet on 5/9/07 at 7 pm.

Motion by Carson to adjourn at 9:20 pm. Seconded by Greer and carried unanimously.



Attest: William Bowers, City Clerk



John Carson, Mayor

## Claims

ADAMS, GAGE	TRAINING MEALS 3 DAYS	52.50
ALBERTSON, DALE	GAS MILEAGE TO TRAINING	163.20
ALLIED WASTE SERVICES	1105 HACKER METER REFUND	200.00
ALLTEST	MARCH SERVICES	3,780.00
ALTEC INDUSTRIES	SCREEN	45.00
BABE'S TERMITE AND PEST	OIL	241.23
BANCARD CENTER	PEST CONTROL - BOX ELDER	50.00
BANKERS TRUST	VIRUS PROTECT/WORK SHIRT	1,092.67
BEEM, BARRY	CHAIRS/BULLETS/CODE BOOK	834.52
BEHNING, TERRY	INTEREST DUE 6-1-07	9,085.00
BI-STATE REGIONAL COMM.	PRINCIPAL DUE 6-1-07	45,000.00
BROOKS, JAMIE	SEMI-ANNUAL FEES	200.00
BUFFALO SAVINGS BANK	117 WASHINGTON - METER R	200.00
BUFFALO UTILITIES	TRAINING MEALS 3 DAYS	52.50
C.H. MCGUINNESS CO.	LAW ENFORCEMENT ACADEMY	587.16
CAROL KIMES	DUES - 4-1 TO 6-30-07	242.25
CAROL KIMES DBA KIMES MO	CLOTHING ALLOWANCE	198.23
CARQUEST	CLOTHING ALLOWANCE	37.59
CARSON, GRANT	07-08 INSURANCE RENEWAL	54,057.00
CARSON, JOHN	METER REFUND 107 HACKER	300.00
CENTRAL STATES FUNDS	BOILER INSPECTION FEE	451.95
CHEMSEARCH	MAY GRASS MOWING	3,250.00
CITY OF BUFFALO	APRIL MOWING	3,250.00
CJ COOPER & ASSOC.	AUTO PARTS	226.44
COMPUTER REVOLUTIONS	SAFETY SHOES	100.00
	MAY CELL ALLOWANCE	25.00
	APRIL HEALTH INSURANCE	5,796.00
	MBF-1000 - 1/2 DOZ	379.05
	DROP DEAD II AEROSOL	224.77
	FHA RESERVE PAYMENT TO C	8,667.00
	CAR WASH/POSTAGE/- PETT	67.12
	DRUG SCREEN	30.00
	BUILDING INSPECTOR COMPU	1,037.71

COUNTRY SPRING BOTTLED W	BOTTLED WATER	4.25
CULLIGAN OF THE Q.C.	BOTTLED WATER	10.25
DATA TECHNOLOGIES	DOWN PAYMENT ON NEW SYST	2,500.00
DAVENPORT ELECTRIC CONTR	WATER PLANT REPAIRS	853.84
DICK N SONS LUMBER	SOCKET/CORD EXTENSION	55.76
	CONCRETE ANCHOR/BIT DRIL	34.65
	COUPLE/ELBOW/TEE - COPPE	6.48
	KEYS	4.77
	CAR KEYS	11.95
FARNUM, TINA	HOSE/SPREADER/WEED AND F	57.95
FLETCHER REINHARDT CO	208 6TH STREET METER REF	200.00
	LIGHTS/HUB/WIRE	633.00
	GLOVES/HOIST	1,227.36
GRASS GROOMERS/THE OUTHO	APRIL RENT (3 UTTTS)	170.00
GREAT WESTERN SUPPLY CO.	GLOVES/VAC BAGS/CANLINER	77.95
	VAC BAG/PAPER/INTAKE FIL	45.70
HACH CO.	BOD SOLUTION/SODIUM THIO	292.90
HYVEE STORE	2 SHEET CAKES FOR APP DI	69.98
ILLINOIS DEPARTMENT OF R	1ST QTR RETURN	276.24
INTERSTATE BATTERIES OF	BATTERIES FOR OPENERS	11.84
IOWA ASSOC OF MUNIC UTIL	ELECTRIC DUES	1,410.00
IOWA WORKFORCE DEVELOPME	1ST QTR UNEMPLOYMENT	536.63
JOHNSON DISTRIBUTING	EQUIPMENT RENTAL	27.00
K & K HARDWARE	CHAINSAW/CHAIN	237.97
	HOSE/CLOCK	52.14
	COUPLING/BUSHING/VALVE	57.92
	CLEANING SUPPLIES	13.54
K-MART STORE #3441	EUREKA MAXIMA VACUUM CLE	59.99
	BAC SALT	78.00
KIRBY WATER CONDITIONING	STORM DAMAGE RESTORATION	4,473.90
L.E. MYERS CO.	TAPE/BRUSHES/BATTERIES/P	236.42
LOWE'S	PAINT	396.66
	CODE ON CD - REPLACE CK	1,586.00
MATT PARROTT & SONS CO.	MARCH SERVICES	862.50
MCCULLOUGH, WILLIAM T	APRIL SERVICES	900.00
	INTERNET	101.90
MEDIACOM DPW	INTERNET	96.90
MEDIACOM PD	INTERNET	74.95
MENARDS - DAVENPORT	AIR BLOW GUN/ADAPTERS	17.23
	PLIERS/KNIFE/BLADES	102.10
MENARDS - MOLINE	BATTERIES/WEED AND FEED	32.36
MENARDS - MUSCATINE	WHEELS FOR SAWHORSE - SA	95.76
	GLOVES/OIL/TIRE REPAIR K	48.64
	BUSHING/VALVE/FAUCET	110.47
	NAILS/WOOD	57.93
METALWERKS	CHIPPER BOX	875.00
	WELDING/FABRICATION	293.00
MID AMERICAN ENERGY CO.	MARCH BAC UTILITIES	1,441.30
	MARCH UTILITIES - 1100 A	194.90
	MARCH UTILITIES - 402 3R	79.87
	122 E FRONT STREET	447.31
	413 3RD STREET	25.05
	226 WASHINGTON STREET	114.27
	409 3RD STREET	79.87
	409 3RD STREET LIGHTS	36.78
	221 MAIN STREET	134.70
	201 E FRONT STREET	1,088.50
NEBRASKA MUNICIPAL POWER	MEMBER DUES	713.46
	FEBRUARY ELECTRIC PURCHA	20,875.02
	MARCH ELECTRIC PURCHASES	20,230.44
OFFICE MACHINE CONS.	MAY PRINT/SCAN/COPIER RE	110.00
	MARCH COPIER MAINTENANCE	104.57
	JUNE COPIER/SCANNER/PRIN	110.00
	APRIL COPIER MAINTAINCE	109.22
OFFICE PLUS	CLEANER	8.60
	FAX TONER	27.13
	LATEX GLOVES	69.61
	COPY PAPER	61.90
	PAPER TOWELS	78.46
	AEROSOL CLEANER	8.60

PHICO	FIX SERVICE MAST	394.74
Q C METTALURGICAL LAB.	220 WASH/724 3RD WATER T	50.00
QUAD CITY TIMES	BUFFALO RIDGE REZONE NOT	10.13
	URBAN RENEWAL PLAN	21.32
	URBAN RENEWAL PH NOTICE	10.13
	BUFFALO RIDGE REZONE PH	20.79
	3-5-7 MEETING	128.99
	BUDGET AMENDMENT NOTICE	210.00
	CURB AND GUTTER BID NOTI	97.01
QWEST	563-381-3473	69.76
	563-381-2226	418.12
	563-381-4594	50.07
	563-381-3473	70.26
	563-381-4733	163.74
	563-381-3530	128.26
	563-381-8765	70.26
	563-381-4463	45.01
	563-381-4711	77.76
	563-381-4156	45.94
	563-381-4157	45.94
RACOM CORPORATION	MONTHLY ACCESS	187.60
	MONTHLY ACCESS	186.60
RICK & KEN'S AUTOMOTIVE	CHIPPER TRUCK REPAIR	2,667.56
RIEFE'S RESTAURANT	DINNER ON MARCH 25	1,447.50
RIVER VALLEY COOPERATIVE	405 GAL DIESEL/401 GAL U	2,176.98
S.J. SMITH WELDING SUPPL	CONCOA TORCH/AIRCO ACETY	128.81
SCOTT COUNTY HUMANE SOCI	MARCH SERVICES	77.50
SCOTT COUNTY LIBRARY SYS	SEMI-ANNUAL TAX PAYMENT	19,782.00
SCOTT COUNTY SHERIFF	1ST QTR BOOKING FEES	100.00
STANDARD BEARINGS CO	TAPERED ROLLER BEARING	29.48
SUPERIOR LAMP INC	18 F40T12/FWX8651TC/60M	354.66
U.S. CELLULAR - FD	563-349-4326	18.27
	563-349-4326	23.41
XEROX CORPORATION	FEBRUARY RENT	20.00
	MARCH RENTAL	20.00
	APRIL RENTAL	20.00
YOUNG, SHEILA	50612 FRONT STREET DEPOS	200.00
ZEP MANUFACTURING CO.	KITCHEN TOWELS	47.28
ZUBER, TOM	MARCH INSPECTION HOURS	750.00
	MARCH RENTAL HOURS	70.00
	GRAND TOTAL	235,889.11