

**Minutes from Middletown Work Session Work Session  
September 14, 2020.**

**Work Session Minutes:**

The City Council of Middletown, Iowa met on September 14, 2020 at 6:00 pm for a work session. The Work Session was called to order by Mayor Eric Gerst, roll call was called showing the following members in attendance, E. Gerst,, Mijanto, Martin, Asmus, Oetken. S. Gerst. All present recited the Pledge of Allegiance. Motion by Asmus to approve agenda, Second by Gerst. Vote, Mijanto; yes, Martin; yes, Asmus; yes, Oetken; yes ,S.Gerst; yes.

The only item on the work session was discussion on the logistics involved in the possible sale of the City owned property referred to as the Parade Grounds. This is a large area of undeveloped land that is bordered by North Drive, Crescent Drive, South Drive and Plains Street. Councilman Martin is asking that the City of Middletown make it known that this property is for sale and consider developing the area for residential housing. Martin recommended that the City look at selling the East side along Crescent Drive first stating that there is water and sewer connections available. Martin stated that this would be a good revenue source not only the sale of the property but the tax revenue from the new properties. There was a great deal of discussion on how the property might be divided in to lots, how many lots would be allowed and which parts of the property would make the most sense to sell first. Mayor Eric Gerst pointed out that there would be a cost associated with having this property surveyed and abstracts drawn up, and there was no money currently in the budget for a project like this. Councilman Mijanto stated that when he was on the Council previously that this had been discussed and the City went to Smith Engineering and French Reneker and Associates and plans for subdividing this property were drawn up. The City Council directed the City Clerk to reach out to the engineering firms and look in city files to see if any of the previous drawing or information could be found. The Council decided to move forward with a Work Session in October and further discuss this property and the budget. Motion to adjourn by Asmus, Second by Martin. Vote, Mijanto; yes, Martin; yes, Asmus; yes, Oetken; yes,S.Gerst; yes.

**Regular Council Meeting Minutes:**

The City Council of Middletown, Iowa met on September 14, 2020 at 6:37 pm for the Regular City Council Meeting. The meeting was called to order by Mayor Eric Gerst, roll call was called showing the following members in attendance, E. Gerst,, Mijanto, Martin, Asmus, Oetken S. Gerst. All present recited the Pledge of Allegiance. Motion by Oetken to amend the agenda and move items 4, 5, 6, all pertaining to the Public Hearing to the end of the regular meeting to make sure anyone interested in attending the public hearing would not miss it.

Second by Asmus. Vote, Mijanto; yes, Martin; yes, Asmus; yes, Oetken; yes,S.Gerst; yes.

Mayor Gerst asked if there were any Citizen Inquiries. Linda Fuller 408 Crescent Drive asked if the City allowed political signs to be placed between the sidewalk and the street. She felt that there was an issue with resident placing political signage between the sidewalk and the City street. Vera Anderson 115 Mechanic Street addressed the City Council. The Iowa Master Gardeners Class from Ames has done a visit of the Butterfly Garden, they videotaped some of the Garden and interviewed Vera and her friend Pat as to the history of the development of the Butterfly Garden. Vera has received some historic photos of the first construction of the IOP to put in with the other historic items. Laura Kerr 404 Center Street stated that she has been having sewer issues. She states that roots from a tree belonging to the City is eating into her sewer line and she is asking the City to replace her sewer line. Larry Pierce asked to be placed on the agenda to request a variance to erect a garage at 220 Boundary Avenue. Motion by Oetken to approve a variance at 220 Boundary for a garage, Second by Gerst Vote: Asmus yes, Martin Yes, Oetken Yes, Mijanto Yes, S. Gerst; Yes

Louis Stoecker asked to be placed on the agenda to request a variance to build a garage at 204 Louisiana Street. Motion by Asmus to approve a variance to build a garage at 204 Louisiana

Street, Second by Oetken Vote: Asmus yes, Martin Yes, Oetken Yes, Mijanto Yes, S. Gerst; Yes, Second Reading on Ordinance 212 making changes to Middletown City Code Chapter 56 Dangerous and Vicious Animals. Motion by Martin, Second by Asmus. Vote: Asmus yes, Martin Yes, Oetken Yes, Mijanto Yes, S. Gerst; Yes. Motion by Oetken to enter into a Public Hearing for the purpose of obtaining public input on the proposed sale of public property (the "Property") legally described as follows: Legal Description: MIDDLETOWN SMITHS ADD MIDDLETOWN LOT:41-42-43-44 & PT 394' X 212' ADJ SECTION:36 TOWNSHIP:70 RANGE:4 N 1/2 NE MIDDLETOWN. ADDRESSED AS 155 MAIN STREET – MIDDLETOWN, IOWA the City is proposing to sell the property to THE OVERLAND GROUP, LLC, for the sum of SEVENTY-FIVE THOUSAND and 00/100 DOLLARS (\$75,000.00) and other good and valuable consideration for purposes of Commercial development. Second by Martin, Vote: Asmus yes, Martin Yes, Oetken Yes, Mijanto Yes, S. Gerst; Yes. Public Hearing was opened at 7:05 P.M. Linda Fuller 408 Crescent Drive asked the Council if the buyer was purchasing the entire piece of property and the Mayor stated that yes, they were purchasing the entire property. Mayor Gerst read a letter received by a Citizen Loretta Thomann 135 Main Street urging the City Council not approve this sale but to continue to offer this property for sale for another use by another buyer. Mayor Gerst took the podium and stated that he was not opposed to the sale of the property and not necessarily opposed to the sale to the Overland group. He stated that he feels that there are a lot of unanswered questions surrounding the sale of the property. His biggest concern is that 363 days from now the buyer could walk away from the deal and the City would only see \$100.00. He feels that there should be more negotiations on the property. He said that between now and the time the buyer actually has to commit to the purchase the City will still have to make two payments on the loan the City has on the land. Linda Fuller 408 Crescent Drive stated that at the last Council meeting there was a gentleman from California that wanted this property. She indicated that she felt that he was a better fit for this property. Orrin Asmus 185 Mechanic Street, stated that the City should take the gamble and go with Overland. He stated that this was a good gamble to take. He said that the commercial tax on this property will be good for the City. Motion to close the Public hearing by Asmus Second by Oetken, Vote: Asmus yes, Martin Yes, Oetken Yes, Mijanto Yes, S. Gerst; Yes. Resolution 2020-17 Approving the sale of 155 Main Street to The Overland Group LLC for the sum of \$75,000.00. Motion by Asmus, Second by Martin Vote, S. Gerst; No, Mijanto; yes, Martin; yes, Asmus; yes, Oetken; No. The Public Works Director gave a report on his activities for the month. City Clerk commented on his activities. Consideration and/or action on routine matters. Motion by Asmus, Second by Martin Vote, S. Gerst; Yes, Mijanto; yes, Martin; yes, Asmus; yes, Oetken; yes. Motion to adjourn by Gerst, Second by S Oetken. Vote,yes; Mijanto yes; Asmus, yes; Martin yes, Oetken yes.