

CITY OF TREYNOR
SPECIAL CITY COUNCIL MEETING
TREYNOR COMMUNITY CENTER
AUGUST 24, 2021
7:00 PM

Mayor Hadfield called the meeting to order at 7:00 PM. Council Members present for roll call were Kyle Plumb, Matt Saar, Dave Waymire, and Justus Brammer. Megan Heath was absent. Also present: Employees-Michael Holton. Guests-John Coolidge (PE), Lamp Rynearson, representing Dollar General.

Pledge of Allegiance

Agenda: Saar moved to approve the agenda. Brammer seconded. 4-eyes, motion carried.

Lot Split/Line Adjustment Approval: Mitchol Pappan/MSCP Development submitted a request for a lot split on two parcels described as part of NE ¼ of the NE ¼ of Section 12 – SE of Main Street and Lamar Drive. The purpose of the request will be to build a new Dollar General on the parcels. John Coolidge, the principal engineer with Lamp Rynearson overseeing the Dollar General design and construction, answered questions. After some discussion, Plumb moved to approve the lot split. Brammer seconded. 4-eyes, motion carried.

Approval of Building Permit for Construction of a new Dollar General: A permit was presented to the city council to construct a Dollar General in Treynor. Holton gave the council the recommendation from the Treynor Planning and Zoning Board. The permit met all zoning requirements necessary for approval. Holton also commended the application for the inclusion of ample parking. Brammer voiced concern about the drainage and would like to see the Iowa Department of Transportation (IDOT) recommendations on future detention efforts. Further discussion was held regarding pedestrian traffic along Highway 92 and access from the community building to the proposed development. The council agreed that building a sidewalk from the existing one by the Treynor Fire Department to the proposed store would be crucial for the permit. Coolidge answered several questions from the council regarding drainage alternatives and discussions that were held with the IDOT. After a lengthy discussion, Brammer moved to approve the building permit for the new construction of a Dollar General contingent upon building a pedestrian sidewalk from the Community Center property to the proposed new development. In addition to this motion, Brammer asked that the IDOT, Dollar General, and the City of Treynor bring the proposed drainage plans back to the council later. Plumb seconded. 4-eyes, motion carried.

Approval of Building Permit for Construction of Home at 221 Augusta Drive, Heartland Subdivision, Phase #1, Lot #29: A building application was presented by Eric and Tayler Plumb to construct a new home. Holton explained that because of the smaller bulk size and square footage of the lot, this particular plan would need to be adjusted and that several efforts were presented to both the Planning and Zoning Board and the City Council. After discussing the need to keep the frontage consistent with the 25-foot setback, Saar moved to approve the building permit for 221 Augusta Drive. Brammer seconded. 4-eyes, motion carried.

Approval of Sidewalk Construction on North Eyberg: Several bids were submitted to the council to construct a new sidewalk on North Eyberg on the west side to Lamar Drive. The city will use Cares Act funding to pay for this public project. Holton told the council that letters have been sent to the owners along the property explaining what was happening. After some discussion, Waymire moved to accept the bid from Nixon Construction, Council Bluffs, IA for \$15,400 to put approximately 550 feet on North Eyberg. Saar seconded. 4-eyes, motion carried.

Plumb moved to adjourn the meeting. Saar seconded. The meeting was adjourned at 8:50 PM.

Allen Hadfield, Mayor

ATTEST:

Michael Holton, City Administrator/City Clerk