

Moville City Council

May 2, 2018

Mayor Jim Fisher called the meeting to order at around 6:00 pm. Roll Call: Nate Bauer, Paul Malm, and Mike Ofert are present. Bruce Schmidt and Tom Conolly are absent. Malm motioned to approve the agenda, seconded by Ofert. Ayes, motion carries. Malm motioned to approve minutes from the last meeting, seconded by Ofert. Ayes, motion carries. Fisher discussed the fence permit application from Carolyn Jacobsen at 641 Main. Bauer motioned to approve this fence permit, seconded by Malm. Ayes, motion carries. Guests include Police Chief Jereme Muller, Fire Chief Jerry Sailer, Chad Thompson, Kent Baker, Amanda Goodenow, Dakin Schultz, Mike Weaver, Jason O'Mara, Scott Gernhart, Rick Beckman, Russ Walker, and Jonathan Keselring. The council reviewed the Utility Billing Trial Balance for May 1<sup>st</sup> and Bauer motioned to approve, seconded by Malm. Ayes, motion carries. During open forum, Keselring reported traffic speeding on Main Street near where it meets Fair and requests a stop sign be placed here.

Fire Chief Jerry Sailer presented a Moville Fire Department update for the month. Chief Jereme Muller presented the council with his Moville Police Department update for the month.

ISG Engineer Amanda Goodenow updated the council regarding construction progress and presented the pay request # 5 from Grundman Hicks for \$14,596.94 for work on the new lift station. Bauer motioned to approve the payment of this request, Malm seconded. Ayes, motion carries.

Weaver presented information on the well tower control proposal from Thompson Engineering. This upgrade is necessary to maintain service after WiaTel's recent upgrade to fiber. The options are a \$33,241.84 plan that includes a Radio option, and \$26,259.04 for the plan without radio. Weaver recommends the plan without radio. Bauer motioned to approve the option without radio, seconded by Malm. Ayes, motion carries. Weaver let the council know that we had two applicants for the summer positions, Austin Rapp and Jameson Mandl and his tentative start date for summer help is May 14<sup>th</sup>. Bauer motioned to approve the hiring of Rapp and Mandl, seconded by Ofert. Ayes, motion carries.

Committee Chairman Dakin Schultz presented information from the May 1 Planning & Zoning meeting. Their group reviewed the MCDAI addition Urban Renewal plan and determined that it is in conformity with the City's Comprehensive plan regarding Economic Development. Also, they reviewed the request from Joe Galles to rezone 305 Elm from R1 single-family to R2 multi-family to allow an apartment 4-plex on the lot. After review and discussion, P & Z recommends the council allow rezoning of this property from R1 to R2. Bauer motioned to set public hearing on the application to rezone 305 Elm for May 16, 2018, seconded by Malm. Ayes, motion carries.

Regarding the Meredith Lane Development (previously known as 102 S. 4<sup>th</sup> Street), Engineer Scott Gernhart has prepared plans and specs for this street project, the Robert Drive project, and Main Street project that are proposed to be bid out simultaneously. He estimates the total project to cost around \$800,000.

Attorney Thompson discussed P & Z's recommendation for the MCDAI Urban renewal plan. At approximately 6:25 pm, Malm motioned to open public hearing on the MCDAI UR plan, seconded by Ofert. Ayes, motion carries. Clerk Peterson reported that City Hall had received no complaints and no one present at the meeting wished to comment. At approximately 6:27 pm Malm motioned to close the public hearing, seconded by Ofert. Ayes motion carries.

Attorney Thompson presented Resolution 2018-25 determining an area of the City to be an economic Development area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the city; designating such area as appropriate for urban renewal projects; and adopting the MCDAI Urban Renewal Plan. Bauer motioned to approve this resolution, seconded by Malm. Ayes, motion carries.

Attorney Thompson presented proposed Ordinance 2018-30 for the division of revenues under Iowa Code Section 403.19 for MCDAl Addition Urban Renewal Plan. Malm motioned to approve the first reading of the Ordinance, seconded by Ofert. Ayes, motion carries.

At approximately 6:37 pm, Ofert motioned to open the public hearing regarding proposed plans/specs, form of contract and estimate of cost for the 2018 Menville street improvements, seconded by Malm. Ayes, motion carries. Clerk Peterson reported that City Hall had received no complaints and no one present at the meeting wished to comment. At around 6:39 pm Malm motioned to close the public hearing, seconded by Ofert. Ayes, motion carries. Resolution 2018-26 adopting plans, specifications, form of contract and estimate of cost for the 2018 Menville street improvements project was presented. Bauer motioned to approve this Resolution, seconded by Malm. Ayes, motion carries.

Council reviewed Engagement Agreement from Ahlers & Cooney, P.C. as bond counsel regarding the not-to-exceed \$1,100,000 Menville Streets Project bond. Bauer motioned to approve the agreement, Ofert seconded. Ayes, motion carries. Regarding this note, council reviewed Resolution 2018-27 fixing date for a meeting on the proposition to authorize a loan agreement and the issuance of notes to evidence the obligations of the City thereunder. Malm motioned to set May 16<sup>th</sup>, 2018 as the date, seconded by Ofert. Ayes, motion carries.

The council discussed the property at 212 S. Pearl Street. In the two weeks since the last council meeting, the Bush family has not done further work to clean up the property. Council requests Thompson have a lien search done on the property so that any interested lien-holders could be notified in case of any future nuisance proceedings.

Council discussed the nuisance abatement of the shed behind the Persons' property at 522 Jackson. Persons wishes to take the shed down themselves and asks the City to extend the deadline to May 8<sup>th</sup>, 2018. Council was agreeable to this time frame. If shed is not removed before May 9<sup>th</sup>, the City will remediate the nuisance at Persons expense on that date.

Council reviewed Budget 2017-18 Amendment 1. Ofert motioned to set public hearing on the Amendment for June 6, 2018, seconded by Malm. Ayes, motion carries. Council discussed the Codification draft we received and discussed plans for most efficient review and approval.

Council discussed the property at 230 S. 1<sup>st</sup> Street and was not interested in pursuing any action at this time.

Council discussed the ordinance restricting overnight parking on Main Street. Council not interested in changing the ordinance at this time. Instructed Police Department to monitor the issue and update the council as needed.

With no further business Malm motioned to adjourn at around 7:15 pm and Bauer seconded. All ayes, motion carries-meeting closed.

Jodi Peterson  
City Clerk

Jim Fisher  
Mayor