

Moville City Council  
October 5, 2016

Mayor James Fisher called the meeting to order at 6:00 p.m. Roll Call: Tom Conolly, Jake Thomas, Bruce Schmidt, Nate Bauer and Kirk Lubbers are present. Lubbers motioned to approve the agenda, seconded by Conolly; Bauer motioned to approve minutes from the last meeting, seconded by Conolly; All motions approved and accepted.

The council reviewed the permits from Jay Phipps for a fence and a utility shed. Conolly motioned to approve the fence permit, Lubbers seconds- ayes, motion carries. Conolly motioned to approve the utility shed, Thomas seconds- ayes, motion carries.

Guests in attendance are Kent Baker, Mike Weaver, Jerry Sailer, Chief Jereme Muller, Jeff Peters, Dianne Everhart, Dave Christensen, John Sands, Mark Kunkel, Tom and Marge Ryan, Matt Jackson, and Jonathan Kesselring.

Jeff Peters from the CPA firm Williams and Company presented information on the different benefits of an "Agreed Upon Procedures Engagement" versus an audit. The council was interested in having an RFP drawn up for the "Agreed Upon Procedures Engagement" to be done yet this year.

Fire Chief Jerry Sailer gave an update.

Public Works Supervisor Mike Weaver gave a Public Works update. He met with ISG this week to talk about the Sanitary Lift Station Replacement project. He presented the council with the "Preliminary Engineer's Opinion of Probable Project Cost" from ISG. The council suggested that we get started with the first steps of this project which include submitting the Facility Plan by the December 1 deadline.

Mike Weaver presented three options for used snow plow trucks available for purchase. Schmidt motioned to approve the purchase of one of the snow plow truck that Mike wants from Imel Motor sales in Bluffton, In., Lubbers seconds- ayes, motion carries. They would like Mike to advertise locally and online the sale of the 2001 dump truck that is being replaced and the 1998 tractor as well. On both items, they would like to accept sealed bids that would be due at 6pm on November 2, 2016.

Regarding the property located at 24 S. 2<sup>nd</sup> Street, the city has received one proposal to date and have asked the party to submit a building permit that will be denied due to setbacks not being within guidelines. The permit will then go to the Board of Adjustment for review and it will be determined at that point if the proposed building can fit within the lot. We have also been contacted by another individual that is working on a proposal and expects to submit it soon. No motions made, will discuss again at the next meeting.

The council discussed the local proposal for website hosting and maintenance and compared it to Websites to Impress that we are currently using. It was decided that the prices are comparable and we are getting good service at this point so we will continue to use Websites to Impress.

The council discussed the proposed Rental Property Inspection list and procedure. There were several landlords in the audience and they expressed their opinions on the matter. City Attorney Glenn Metcalf presented two options –in brief overview, one proposed that all rental properties are inspected every three years, and the other option proposes that rental properties are inspected on a complaint basis. Bauer motioned that the city pass the option that we inspect rental properties on a complaint basis. Roll Call

Vote: Bauer – yes; Lubbers- yes; Thomas – yes; Schmidt – yes; Conolly – no. This serves as a First reading of the ordinance.

At approximately 7:22 pm, Mayor Fisher called attention to the need to discuss a potential Real Estate transaction where the premature disclosure could reasonably be expected to increase the final cost to the city. City Attorney Metcalf advised this was a matter suitable for consideration in closed session and requested the council to consider moving to closed session. Mr. Metcalf further advised the Council the minutes and recordings of this session would be available for public inspection following completion of the project. Mr. Bauer moved for the council to meet in closed session. Being advised upon the matter, Conolly seconded the motion that the council hold a closed session pursuant to Iowa Code §21.5(1)(j) Mayor Fisher declared the affirmative vote was the unanimous vote of those councilmen now present and was therefore carried. At approximately 7:55 pm, Bauer motioned to close the closed session, Conolly seconded. Ayes, motion carries.

With no further business, Thomas motioned to adjourn and Schmidt seconded, all ayes, motion approved- meeting closed at around 7:55 pm.

Jodi Peterson  
City Clerk

James Fisher  
Mayor