

Moville City Council

November 7, 2018

Mayor Jim Fisher called the meeting to order at around 6:00 pm. Roll Call: Bruce Schmidt, Tom Conolly, Nate Bauer, Paul Malm, and Mike Ofert are present. 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. No permits to review. The council reviewed the Utility Billing Trial Balance for October; Bauer motioned to approve, seconded by Conolly. Ayes, motion carries. Guests include Chad Thompson, Kent Baker, Jerry Sailer, Jereme Muller, Mike Weaver, Scott Gernhart, Jacob Thomas and Dakin Schultz.

Chief Jerry Sailer gave a Fire Department update and Chief Jereme Muller gave a Police Department update.

Council reviewed insurance plan options. Bauer motioned to offer employees three suggested Wellmark plan options, seconded by Malm. Ayes, motion carries.

Clerk Peterson updated the council that the corner section of the sidewalk at 18 S. 1st has been completed by the City contractor and that due to the weather, Nixons plan to finish their section early spring 2019. Peterson has also been in touch with the Bush family regarding the possible sale of 212 S. Pearl. The bank is currently reviewing the transaction and Bush will update the City as he gets information.

Peterson has submitted the pre-application for the Community Catalyst grant for the property at 6 S. 2nd Street. If the City was interested in contributing to the improvement of this property the project would score higher. Council is considering extending the waste water system to get service to this building as an in-kind donation. If approved to apply for this grant, council can discuss actual contribution at that time.

At around 6:25 pm Ofert motioned to open Public Hearing on the proposed Frontage Road Urban Renewal Plan, seconded by Malm. Ayes, motion carries. No verbal or written comments were received before or during the meeting, so at around 6:27 pm Malm motioned to close the Public Hearing, seconded by Conolly. Ayes, motion carries. Attorney Thompson introduced Resolution # 2018-48 determining an area of the City to be an Economic Development Area, and that the rehabilitation, conservation, redevelopment 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 the urban renewal projects and adopting the Frontage Road Urban Renewal Plan. Bauer motioned to approve this Resolution, seconded by Conolly. Ayes, motion carries.

Council considered Ordinance 2018-38 for the division of revenues under Iowa code section 403.19 for the Frontage Road Urban Renewal Plan and Conolly motioned to approve the first reading, seconded by Malm. Malm motioned to approve the 2nd reading and waive the third reading, seconded by Schmidt. All ayes, motion carries. Malm motioned to adopt this Ordinance, seconded by Schmidt. All ayes, motion carries.

The council discussed the annexation of Frontage Road. The City Review Board is reviewing the request from Woodbury County to amend the ownership of Frontage Road from Fair to S. 2nd Street to be owned half by county, half by City. Attorney Thompson is working with the City Review Board to determine the next step.

At around 7 pm, Bauer motioned to go into Closed Session to discuss possible real estate purchase pursuant to Iowa Code Section 21.5.1 (j), seconded by Malm. Ayes, motion carries. At around 8 pm, Malm motioned to leave closed session and return to regular session, seconded by Bauer. Ayes, motion carries. Malm motioned for Peterson to proceed with negotiations to purchase the property at 631 Frontage Road for between \$120,000 and \$150,000, seconded by Bauer. Ayes, motion carries.

Council considered Resolution 2018-46 setting Chapter 58 Vacant/Abandoned Buildings Annual Registration Fee. Malm motioned that the annual fee be set at \$50 for Residential properties and \$100 for Commercial properties, seconded by

Conolly. Ayes, motion carries. Clerk Peterson has prepared a list of properties and will send out the Registration forms and letters.

Attorney Thompson updated council regarding the expired City-Wide and Logan/Bleil Urban Renewal Plans. Council is interested in combining the two plans into one and working with bond attorneys to consider renewal and retroactively effective back to the expiration date if possible.

Engineer Scott Gernhart gave an update on the MCDAI Addition / Meredith Lane. Contractors are currently installing utilities.

Council reviewed the unpaid charges for mowing 18 S. 2nd Street. Bauer motioned to approve sending these charges to the County for assessment to property taxes, seconded by Malm. Ayes, motion carries. Council did not review proposed Code.

With no further business Malm motioned to adjourn at around 8:25 pm and Conolly seconded. All ayes, motion carries-meeting closed.

Jodi Peterson
City Clerk

Jim Fisher
Mayor