

Council Proceedings
July 27, 2020

Mayor Greer called the meeting to order at 5:30 PM, July 27, 2020, in the Council Chambers at 10 W State Street and led the pledge of allegiance. Roll call- Present: Cahill, Gowdy, Hoop, Isom, Martin, Thompson, Wirin.

CONSENT AGENDA:

Wirin moved to adopt the Consent Agenda: Approve Minutes July 13, 2020 And Bill List \$1,771,904.89; Receipt Of Building Permit Report, June 2020; Appoint Raymond Starks To The Board Of Adjustment; Approve Tree Trimmer License- Ledford Tree & Lawn Service and John Harding; RESOLUTION 2020-212 DIRECTING THE DISTRIBUTION OF SALE PROCEEDS FROM THE SALE OF THE FIRE STATION; RESOLUTION 2020-213 ACCEPTING BID AND AUTHORIZING THE PURCHASE OF A JOHN DEERE TRACTOR FROM VAN WALL EQUIPMENT FOR THE PRICE OF \$19,500.00 FOR USE IN THE PARKS DEPARTMENT AND DECLARING CERTAIN PROPERTY SURPLUS PROPERTY, A 2012 JOHN DEERE X748 TRACTOR; RESOLUTION 2020-214 ACCEPTING BID AND AUTHORIZING THE PURCHASE OF TWO 2021 FORD INTERCEPTOR POLICE PACKAGE VEHICLES FROM JENSEN FORD FOR THE PRICE OF \$67,776.00 FOR USE IN THE POLICE DEPARTMENT AS EMERGENCY RESPONSE VEHICLES AND DECLARING CERTAIN PROPERTY SURPLUS PROPERTY AND AUTHORIZING SALE AND DISPOSAL THEREOF TO JENSEN FORD, A 2016 DODGE CHARGER FOR \$11,000.00 AND A 2017 FORD EXPLORER- POLICE INTERCEPTOR FOR \$9,500.00; RESOLUTION 2020-215 ACCEPTING THE ASSIGNMENT AND ASSUMPTION OF THE OFFER TO BUY REAL ESTATE AND ACCPETANCE FOR 12, 20, AND 26 EAST STATE STREET FROM LANDOVER CORPORATION AND FLINT HILLS HOLDINGS TO MARSHALLTOWN LOFTS LLC; second by Isom. Motion carried 7-0.

MOTIONS:

Martin made a motion to approve new liquor license privileges for Casey's General Store #1564- 1009 West Lincoln Way; second by Gowdy. Motion carried 6-1 with Hoop dissenting.

RESOLUTIONS:

Wirin moved to adopt RESOLUTION 2020-216 CONFIRMING APPOINTMENT OF ALICIA HUNTER AS MARSHALLTOWN CITY CLERK; second by Cahill. Motion carried 7-0.

Thompson moved to adopt RESOLUTION 2020-217 AUTHORIZING A GRANT OF \$48,000 TO JULIE AND GARLAND SCHOSSOW FOR THE SHARED WALL IMPROVEMENT AT 116 WEST MAIN STREET; second by Martin. Motion carried 7-0.

Isom moved to adopt RESOLUTION 2020-218 FORVIGING A \$400,000 LOAN MADE TO WESTOWN LLLP FOR THE CONSTRUCTION OF THE WESTOWN APARTMENTS; second by Wirin. In discussion, questions and concerns were brought up by multiple Council members. Wirin motioned to table the item to the next City Council meeting, which was seconded by Martin. Motion carried 4-3, with Hoop, Isom & Thompson dissenting.

Isom moved to adopt RESOLUTION 2020-219 APPROVING CONTRACT CHANGE ORDERS #16, 32, 34, 36, 37, 39 FOR THE VETERANS MEMORIAL COLISEUM RENOVATION PROJECT, AN INCREASE OF \$65,821.79; second by Martin. Discussion continued on Change Order #32, which relates to the finishing of the interior walls. Wirin made a motion to amend the current motion to include approval of Change Order #32 not-to-exceed \$75,000; second by Thompson. On a roll call vote, the amendment carried 7-0. On a roll call vote of the amended motion, the motion carried 7-0.

Mayor Greer opened a public hearing at 6:02pm on the VACATION, CONVEYANCE, AND TRANSFER OF TITLE OF AN ALLEY TO JOSE ANGEL REGALADO AND ADRIANA REGALADO. Mark Eaton, 1007 S. 10th Ave, commented on the City's existing policy and how it is and is not being applied. Jessica Kinser, City Administrator, gave an overview the staff rationale for the recommendation to vacate the alley. Mayor Greer closed the public hearing at 6:07pm. Thompson moved to adopt RESOLUTION 2020-220 ADOPTING TENTATIVE RESOLUTION PROVIDING FOR THE VACATION, CONVEYANCE, AND TRANSFER OF TITLE TO THE ALLEY HEREIN DESCRIBED FROM THE CITY OF MARSHALLTOWN, IOWA, TO JOSE ANGEL REGALADO AND ADRIANA REGALADO AND AUTHORIZING EXECUTION AND DELIVERY OF A QUIT CLAIM DEED; second by Isom. Motion carried 6-1 with Hoop dissenting.

Mayor Greer opened a public hearing at 6:07pm on the General Obligation Essential Purposes Loan Agreement In An Amount Not To Exceed \$12,200,000. Written comments were received from Vision Marshalltown. No oral comments were made. Finance Director Diana Steiner gave an overview. Isom moved to adopt Resolution 2020-221 Expressing Intent And Determining To Enter Into A General Obligation Essential Purposes Loan Agreement In An Amount Not To Exceed \$12,200,000; second by Cahill. Motion carried 6-1 with Hoop dissenting.

Mayor Greer opened a public hearing at 6:11pm on the General Obligation Railroad Quiet Zone Loan Agreement In An Amount Not To Exceed \$615,000. Written comments were received from Vision Marshalltown and Kading Properties. Mark Eaton, 1007 S. 10th Ave., commented on the previous failure of this borrowing and stated that this should go to the voters for approval and as allowed as a reverse referendum. Kinser provided an overview of the request. Council member Martin expressed favor for the project, but not at this time. Council members Isom and Gowdy noted the amount of development happening or proposed near the railroad tracks and how this project could help economic development and quality of life. Council members Wirin and Cahill continued to express their support for the project. Council member Thompson stated he would like to see the 2nd Street crossing closed for safety, but is not in favor of this project. Mayor Greer closed the public hearing at 6:23pm. Isom moved to adopt Resolution 2020-222 Expressing Intent And Determining To Enter Into A General Obligation Railroad Quiet Zone Loan Agreement In An Amount Not To Exceed \$615,000; second by Gowdy. Motion carried 5-2 with Martin and Thompson dissenting.

Mayor Greer opened a public hearing at 6:25pm on the General Obligation Tennis Courts Loan Agreement In An Amount Not To Exceed \$700,000. No written comments were received. Mark Eaton, 1007 S. 10th Ave., questioned the Council's process for borrowing after they had committed to help fund the project through a 28E agreement in March. Kinser provided an overview of the project and the path to get to the public hearing. Council Member Martin noted that the dollar amount in the public hearing differed from the agreement with the Marshalltown Community School District. Kinser stated that this and the other general corporate purchase bonds will have their own costs of issuance, so the not-to-exceed values were set to pay for the cost of borrowing. Mayor Greer closed the public hearing at 6:32pm. Gowdy motioned to approve Resolution 2020-223 Expressing Intent And Determining To Enter Into A General Obligation Tennis Courts Loan Agreement In An Amount Not To Exceed \$700,000; second by Hoop. Motion carried 7-0.

Mayor Greer opened a public hearing at 6:32pm on the General Obligation Trail Improvements Loan Agreement In An Amount Not To Exceed \$260,000. Written comments were received from Janet and Steve Radosevich. No oral comments were made. Parks and Recreation Director Geoff Hubbard stated this would be for trail repairs, not any new trails. The scope of work has yet to be determined. Mayor Greer closed the public hearing at 6:38pm. Thompson made a motion to approve Resolution 2020-224 Expressing Intent And Determining To Enter Into A General Obligation Trail Improvements

Loan Agreement In An Amount Not To Exceed \$260,000; second by Martin. Motion carried 7-0.

ORDINANCES:

Motion by Wirin to approve the third and final reading of ORDINANCE 15000 TO AMEND THE CODE OF ORDINANCES, CITY OF MARSHALLTOWN, IOWA BY AMENDING CHAPTER 76 TRAFFIC SCHEDULES, SCHEDULE IV STOP INTERSECTIONS, SCHEDULE V YIELD INTERSECTIONS AND SCHEDULE VI TRAFFIC SIGNALS; second by Cahill. Motion carried 7-0.

Motion by Wirin to approve the second reading of ORDINANCE 15001 TO AMEND THE CODE OF ORDINANCES, CITY OF MARSHALLTOWN, IOWA BY REPEALING SECTIONS RELATING TO BANKRUPT STORES AND PUBLIC SALES; second by Isom. Public comments were made by Mark Eaton, 1007 S. 10th Ave., regarding the change giving the Mayor authority that he believed should reside with the Council. Kinser explained that this is not changing any current powers or duties of the Mayor as from what is currently in the Code. Motion carried 7-0.

Motion by Wirin to approve the second reading of ORDINANCE 15002 TO AMEND THE CODE OF ORDINANCES, CITY OF MARSHALLTOWN, IOWA BY AMENDING CHAPTER 77, PARKING SCHEDULES, SCHEDULE II, NO PARKING ANY TIME; second by Isom. Motion carried 6-1 with Hoop dissenting.

DISCUSSION

Kinser presented areas of the Strategic Plan where guidance was needed by the Council on how to proceed. Following discussion of multiple items, the following directions were given:

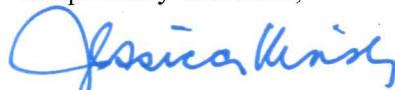
- The forthcoming Downtown Design Standards should be vetted with downtown building owners through the Marshalltown Central Business District before proceeding to the Planning and Zoning Commission;
- Staff should proceed with the process for adopting the Mixed Use District and selectively rezone areas along the Highway 14 Corridor where redevelopment is likely;
- Bring forward additional information about a citizen survey to a future Council meeting;
- Bring forward additional information, including an RFP and likely cost estimates for the rewriting of the City's Zoning Code;
- Bring forward process and enforcement information related to the current odor standard in the nuisance ordinance and set up a meeting with JBS for discussion of odor standards.

PUBLIC COMMENT

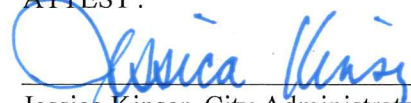
No public comments were received.

The meeting adjourned at 7:46pm.

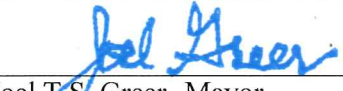
Respectfully submitted,


Jessica Kinser, City Administrator

ATTEST:


Jessica Kinser, City Administrator

CITY OF MARSHALLTOWN


Joel T.S. Greer, Mayor

Payroll/1	329,735.70
Buildings/Improvements	
Menards/2	313.36
Consulting & Professional Fees	
Bernie.Lowe/1	26.05
Bolton&Menk.Inc/1	1,583.50
Cost,Plan&Mng/1	12,410.00
FifthThrdBank/1	5.00
Fox.Engrg.Assc/3	38,741.15
GBSB&H/3	3,525.00
HealthPartners/1	13,239.40
IVCCD/1	9,520.00
Marco.Holdings/1	67.50
TotalAdmin.Serv/1	1,787.16
Contracts	
Aguilar, M/1	200.00
Alliant.Energy/1	493.82
Aramark.Unfrm/2	79.63
BDH/2	1,480.00
BG.HVAC.INC/1	9,675.00
CONSOLIDATED.FL/1	1,057.80
Construct/2	183,036.07
ElevatorSafety/3	525.00
Garling.Constr/1	90.00
GlobalPymts/1	5.00
Idemia/1	17,853.00
Impact.7G.Inc/1	5,450.00
Johnson.Lawn/1	50.00
LanphierExc/1	1,995.00
Lansing.Bros/1	71,250.00
Marco.Holdings/1	1,320.00
Marsh.Co.Landfi/2	79.75
Marshall.Co.Aud/1	2,500.00
Mendoza,J/1	200.00
Mikes.Turf.Righ/1	800.00
Mtn.Aviation/1	642.00
Olson,R/1	315.20
Palmer,J/1	1,990.20
Premier.Equip/1	3.13
Racom.Corp/1	5,976.18
Schendel.Pest.C/2	119.50
Servicemaster/1	1,772.00
Stericycle.Inc/3	151.04
TAPKEN,T/1	1,283.00
TTC Clning/1	477.00
Tuttle.Plmbg/1	278.06
Tyler.Technolog/2	363.75
Van.Wall.Equip/1	10,750.00
VanWall.Equip/1	9,850.00

Verizon.Connect/1	242.85
Xerox.Corp/1	24.00
Land & Improvements	
Olson,R/1	215.28
StalzerFarms/1	3,000.00
Library Books	
Baker.Taylor/25	2,102.02
Cengage.Learng/1	56.98
CenterPoint.Prn/1	48.04
MicroMarketing./2	79.99
Midwest.Tape/4	134.16
NEW.YORK.TIMES/1	1,580.80
OVERDRIVE,INC./2	1,242.55
PENWORTHY.CO/1	712.62
RECORDED.BOOKS/1	68.77
Medical	
Bernie.Lowe/1	114.80
HealthPartners/7	207,875.88
Medtrak.Service/2	172.14
Payroll.Deductions	
American.Educa./1	64.41
AMS.INC/3	130.88
Collection.Svs./4	983.39
Colonial.Life/1	435.76
FidelityLifeIns/2	441.78
I.M.W.C.A/1	5,293.00
I.P.E.R.S./7	81,359.57
I.R.S./6	89,395.81
IA.Treasurer/5	18,890.00
ICMA.457/10	13,525.27
M.F.P.R.S.I/4	118,611.07
Polk.Co.Sheriff/1	460.96
TotalAdmin.Serv/5	8,505.10
United.Way/4	841.02
Refund/Reimbursed	
Andrade,M/1	31.33
DeRuiter,A/1	24.76
Dugan,P/1	62.67
Edwards,C/1	24.76
Graves,R/1	52.11
Hastings,J/1	55.59
HealthPartners/4	-738.75
IA.Treasurer/1	14.00
Mckibben,J/1	24.64
Midwest.Tape/3	67.46
Roe,A/1	29.78
Rosas,L/1	24.76
Vanderkamp,L/1	97.75
Warnell,A/1	38.22
Rents/Leases	

Rush,R/1 200.00
Service/Repairs

Airgas.U.S.A./1	44.60
BG.HVAC.INC/2	550.00
Century.Link/30	468.92
Centurylink.ld/6	14.68
Construct/2	316,186.57
Corez,A/1	550.00
DansOvrhdDoors/1	495.00
Dirt.to.Turf/3	4,625.00
Evans.Abstract/1	420.00
Ferneau HDTruck/2	1,600.00
FINCO.TREE.WOOD/1	15,668.00
GlobalPymts/1	326.66
Hanke,R/2	421.03
Hartwig.Plmbg/1	96.00
Hawkeye.Truck/1	480.00
Heart.of.Iowa/9	2,725.60
Hogeland.Auto.P/3	515.00
I.R.S./1	1,386.70
IA.Treasurer/2	16,400.00
Jensen.Inc/1	1,576.50
Language.Line.S/1	819.10
LENZ,D/1	610.00
Library.Furnitu/1	1,700.00
McAtee.Tire/3	85.00
Mtwn.Aviation/2	2,527.55
Mtwn.Wtrwrks/3	8,747.03
Sandry.Fire.Sup/2	265.95
Skold.Door/1	765.00
T.S.Y.S./2	75.50
Vajgrt.R/1	50.00
WICKHAM,M/1	450.00

Supplies/Parts

Action.Auto/1	75.00
Adland.Engrvg/1	47.85
Airgas.U.S.A./2	44.72
Ann.Alteration/2	60.00
Aqua-AerobicSys/1	2,141.00
Arnold.Motor.Su/30	1,865.12
Baker.Taylor/1	24.00
BDH/1	40.00
Bituminous.Mat/1	388.48
BottomEnd/2	848.00
Carrico.Aq.Rs/1	63.90
City.Laundering/6	275.97
CLARKE,Mosquito/2	3,514.89
Clemons.Inc./1	101.25
Cntrl.IA.Distr/3	1,451.00
Cntrl.IA.Farm/1	287.90

Concrete/4	1,725.99
Crookshank.Plmb/1	2,318.22
DEMCO.INCORP./4	1,653.42
Diamond.Vogel/4	2,044.41
Fast.Lane.Motor/1	210.00
Fastenal.Co/6	468.56
Gervich.Sons/1	10.00
Gillig.LLC/1	81.38
Graphic.Edge/1	125.15
Hawkeye.Truck/1	885.00
Hogan.Mfg/1	379.00
HyVee.Accts/1	10.37
IA.Prison.Ind/1	623.25
IA.Valley.Cont./1	180.00
Lampe,S/1	155.52
LIBRARY.STORE/1	1,140.24
Marsh.Co.Engr/23	10,529.70
McAtee.Tire/1	143.05
Midland.Concret/2	155.90
Midland.Scienti/5	395.33
Midwest.Wheel/1	109.91
Murphy.Tractor./1	75.00
Napa.Auto/1	58.75
NobleMedInc/1	1,055.85
Northern.Lights/5	1,720.33
Nutrien.Ag.Sol/4	1,389.82
Office.Express/1	29.99
Ohalloran.Inter/2	571.34
OSDI/1	240.00
ProgressiveRes./1	195.00
QMGInc/2	834.88
Racom.Corp/1	40.00
RasmussonServCn/2	2,802.15
RECORDED.BOOKS/1	2,899.22
Sams.Club/2	1,046.12
Sawtelle,K/1	14.97
Shetler,D/2	85.00
ShoBixIncMntm/2	829.91
ShoBizIncCOS/1	2.44
Showcases,Inc/4	896.25
Sign.Creations/1	393.00
STATE.HYGIENIC/1	1,994.00
Supr.Welding/1	130.56
Tags.Screen.Prt/1	206.56
Theisens/5	400.41
Vajgrt.R/1	57.25
Wolf,L/1	3,528.00
WW.Grainger/4	285.84
Zarnoth.Brush.W/1	268.20
Zero9Holsters/1	39.95

Travel/Training

Bill List 07-27-2020

Wolken,R/1	140.17
Utilities	
Alliant.Energy/44	32,420.70
Consumr.Energy/2	378.30
Mtwn.Wtrwrks/12	96.00
WoodRiver.Enrgy/4	1,877.13
Total/509	1,771,904.89