

COUNCIL PROCEEDINGS

October 12, 2020

Mayor Greer called the meeting to order at 5:30 PM, October 12, 2020, at the City Hall Council Chambers, 10 W State Street, and led the pledge of allegiance. Roll call—Present: Cahill, Gowdy, Hoop, Isom, Martin (by phone), Thompson, Wirin. Councilperson Thompson complimented the new banners on the viaducts.

CONSENT AGENDA

Motion by Wirin, second by Isom to adopt the consent agenda, less approval of items 11 and 14, with #14 to come to the next Council meeting: APPROVE MINUTES FROM 9/28/20 AND 10/05/20 AND BILL LIST \$2,245,464.12; APPROVE TREE TRIMMER LICENSE - CUSTOM TREE CARE, INC; APPROVE 3RD QUARTER STRATEGIC PLAN UPDATE; RESOLUTION 2020-279 TO APPROVE THE FAÇADE GRANT APPLICATION FOR 7 RAYOS LIQUOR STORE, 120 E. MAIN STREET, MARSHALLTOWN, IOWA; RESOLUTION 2020-280 ACCEPTING CONTRACT AMENDMENT TO CONTRACT 19-CTBF-003 COMMUNITY CATALYST BUILDING REMEDIATION PROGRAM FOR \$500,000 FOR UPPER STORY HOUSING IN THE MARSHALLTOWN CENTRAL BUSINESS DISTRICT; RESOLUTION 2020-281 AUTHORIZING THE CITY TO SUBMIT AN IEDA CDBG DOWNTOWN REVITALIZATION GRANT; RESOLUTION 2020-282 APPROVING AN AGREEMENT FOR TOBACCO ENFORCEMENT SERVICES BETWEEN THE CITY OF MARSHALLTOWN, IOWA, AND THE IOWA ALCOHOLIC BEVERAGES DIVISION, STATE OF IOWA, CREATED PURSUANT TO CHAPTER 28E.12 OF THE IOWA CODE; RESOLUTION 2020-283 AUTHORIZING THE CITY OF MARSHALLTOWN TO SUBMIT A GRANT APPLICATION TO THE STATE OF IOWA, GOVERNOR'S TRAFFIC SAFETY BUREAU, STATE AND COMMUNITY HIGHWAY SAFETY, IMPAIRED DRIVING COUNTERMEASURES GRANT APPLICATION, SECTION 405D, CONTRACT PERIOD OCTOBER 1, 2020 – SEPTEMBER 30, 2021, TO ADDRESS PEDESTRIAN SAFETY; RESOLUTION 2020-284 TO ACCEPT IOWA DOT GRANT AWARD FOR AIRPORT ROTATING BEACON AND OTHER IMPROVEMENTS FOR THE MARSHALLTOWN MUNICIPAL AIRPORT IN THE AMOUNT OF \$120,000.00; RESOLUTION 2020-285 TO APPROVE NON-FEDERAL REIMBURSABLE AGREEMENT #AJW-FN-CSA-20-CE-OOXXXX FOR THE MARSHALLTOWN MUNICIPAL AIRPORT; RESOLUTION 2020-287 APPROVING CONTRACT CHANGE ORDER #1 FOR THE S 1ST STREET PARKING LOT STORMWATER IMPROVEMENTS PROJECT #PLT19001 AN INCREASE OF \$2,677.00; RESOLUTION 2020-288 APPROVING CONTRACT CHANGE ORDER #1 FOR THE TIMBER CREEK PEDESTRIAN BRIDGE PROJECT #PRK18001 AN INCREASE OF \$12,500; RESOLUTION 2020-290 ACCEPTING THE ASSIGNMENT OF THE DEVELOPMENT AGREEMENT FOR TAX INCREMENT FINANCING FROM FLINT HILLS HOLDINGS GROUP LLC TO MARSHALLTOWN LOFTS LLC. Motion carried 7-0.

Motion by Isom, second by Gowdy to adopt RESOLUTION 2020-286 APPROVING SUPPLEMENTAL AGREEMENT NO. 2 TO THE AGREEMENT WITH BOLTON AND MENK FOR PROFESSIONAL SERVICES FOR THE EDGEWOOD EXTENSION FOR \$471,300. Motion carried 6-1, Thompson dissenting.

MOTIONS

Motion by Gowdy, second by Martin to Approve the New Iowa Retail Permit Application for Cigarette/Tobacco/Nicotine/Vapor, Through 6/30/21 for SuperMarket Villachuato, 107 N Center Street and Shag, new location: 2501 S Center Street B. Motion carried 7-0.

RESOLUTIONS

Mayor Greer opened a public hearing at 5:41 pm for APPROVING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND COST FOR THE E. MAIN STREET DRAINAGE IMPROVEMENTS PROJECT, IN THE CITY OF MARSHALLTOWN, IOWA, BEING PROJECT NO. SMW20004. No written comments received. Staff clarified this is for drainage improvements along E Main St from 7th through 8th Ave not 17th through 18th Ave. Mayor Greer closed the public hearing at 5:43 pm. Motion by Cahill, second by Wirin to adopt RESOLUTION 2020-291 APPROVING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND COST FOR THE E. MAIN STREET DRAINAGE IMPROVEMENTS PROJECT, IN THE CITY OF MARSHALLTOWN, IOWA, BEING PROJECT NO. SMW20004. Motion carried 7-0.

Mayor Greer opened a public hearing at 5:44 pm for APPROVING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND COST FOR THE S. 12th AVENUE SIDEWALKS PROJECT, IN THE CITY OF MARSHALLTOWN, IOWA, BEING PROJECT NO. TRL19002. No written or oral comments. Mayor Greer closed the public hearing at 5:46 pm. Motion by Martin, second by Gowdy to adopt RESOLUTION 2020-292 APPROVING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND COST FOR THE S. 12th AVENUE SIDEWALKS PROJECT, IN THE CITY OF MARSHALLTOWN, IOWA, BEING PROJECT NO. TRL19002. Motion carried 6-1, Hoop dissenting.

Mayor Greer opened a public hearing at 5:47 pm on the AMENDMENT TO SERIES 2019 BOND ISSUANCE RESOLUTION FOR THE DANGEROUS AND DILAPIDATED BUILDINGS PROGRAM. No written comments. CA Kinser summarized these hearings are for the reallocation of the \$1.1M bonds as discussed at the last meeting. Mayor Greer closed the public hearing at 5:48 pm.

Mayor Greer opened a public hearing at 5:49 pm on the AMENDMENT TO SERIES 2019 BOND ISSUANCE RESOLUTION FOR THE REPAVING TRAILS PROJECT. No written or oral comments. Mayor Greer closed the public hearing at 5:49 pm.

Mayor Greer opened a public hearing at 5:50 pm on the AMENDMENT TO SERIES 2019 BOND ISSUANCE RESOLUTION FOR THE VETERANS MEMORIAL COLISEUM PROJECT. No written or oral comments. Mayor Greer closed the public hearing at 5:51 pm.

Motion by Wirin, second by Isom to adopt RESOLUTION 2020-293 APPROVING AMENDMENT RELATED TO THE ISSUANCE OF GENERAL OBLIGATION CORPORATE PURPOSE AND REFUNDING BONDS, SERIES 2019. Motion carried 7-0.

ORDINANCES

Mayor Greer opened a public hearing at 5:52 pm for ORDINANCE 15003 APPROVING THE REZONING OF CITY PROPERTY ALONG E. SOUTHRIDGE ROAD TO R-2A LOW

DENSITY RESIDENTIAL. No written comments. Housing & Community Development Director Michelle Spohnheimer requested the 3rd reading be waived to meet the due diligence period. Mayor Greer closed the public hearing at 5:53 pm. Motion by Isom, second by Thompson to adopt the second reading and waive the third reading of ORDINANCE 15003 APPROVING THE REZONING OF CITY PROPERTY ALONG E. SOUTHRIDGE ROAD TO R-2A LOW DENSITY RESIDENTIAL. Second reading adopted 7-0.

DISCUSSION

Deb Wollam and Roger Kuesner from McFarland Clinic presented the plans for a new facility on East Merle Hibbs. The City is being asked to provide a 50% rebate of incremental taxes over a 10-year period, not to exceed \$2.4 million. Public comment: Mark Eaton, 1007 S 10th Ave, requests a breakout of the TIF agreement for each taxing entity. Motion by Wirin, second by Gowdy to authorize staff to move forward with the urban renewal plan amendment and development agreement. Motion carried 7-0.

Joe Carter, 610 Elmwood Drive, was present on behalf of the Marshalltown Area Chamber of Commerce to request city participation in the new homebuyer incentive program. This incentive is in lieu of the 3-year tax abatement. Public comment: Mark Eaton, 1007 S 10th Ave, inquired if this incentive would be available for current residents and it is for a new build. Motion by Wirin, second by Isom to bring forward a resolution to commit \$250,000 of Council-Designated Local Option Sales Tax to the new homebuyer incentive program. Motion carried 7-0.

City staff is recommending the sale of 6 vacant city owned lots from the Dangerous and Dilapidated Building Program. Motion by Isom, second by Thompson to sell these parcels through a request for sealed bid process, with no reserve. Motion carried 7-0.

PUBLIC COMMENT

No public comments were received.

CLOSED SESSION

Cahill moved to go into a closed session pursuant to Section 21.5, subsection (1) paragraph (j) of the Code of Iowa to discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property to reduce the price the governmental body would receive for that property; second by Wirin. Motion carried 7-0 and the Council entered closed session at 6:57 pm. Motion by Thompson, second by Isom to return to open session. Motion carried 7-0 and the Council returned to open session at 7:44 pm. Roll call—Present: Cahill, Gowdy, Hoop, Isom, Martin, Thompson, Wirin. Motion by Thompson, second by Cahill to have they City Administrator proceed as discussed in closed session. Motion carried 7-0.

Cahill moved to go into a closed session pursuant to Section 21.5, subsection (1) paragraph (j) of the Code of Iowa to discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property to reduce the price the governmental body would receive for that property; second by Gowdy. Motion carried 7-0 and the Council entered closed session at 7:47 pm. Motion

by Wirin second by Isom to return to open session. Motion carried 7-0 and the Council returned to open session at 8:04 pm.

The meeting adjourned at 8:05 pm.

Respectfully Submitted,

CITY OF MARSHALLTOWN, IOWA

Alicia Hunter
Alicia Hunter, City Clerk

Joel T.S. Greer
Joel T.S. Greer, Mayor
ATTEST:

Alicia Hunter
Alicia Hunter, City Clerk

BILL LIST 10/12/20**Advertising**

TR/3	569.34
Trending.Media/2	176.00

Consulting & Professional Fees

AHLERS.COONEY/1	313.50
Bernie.Lowe/1	8.34
C.P.M.I./1	10,560.00
CGA.Assoc/7	18,697.73
Eide.Bailly.LLP/2	11,750.00
Great.Wstrn.Bnk/1	50.00
Health.Partners/2	26,447.75
Iowa.One.Call/2	490.10
Prochaska.Assoc/1	2,746.04
Stanard.Assoc/1	181.00
Terracon.Conslt/1	1,107.50
TotalAdmin.Serv/1	1,787.16
Ulteig Eng/1	1,456.75

Contracts

Aramark.Unfrm/5	101.45
ARL/1	4,333.33
BDH/9	6,004.84
Construct/1	7,000.00
Daves.Crane/1	500.00
Devig,T/11	3,103.69
Fisher.Comm.Ctr/1	8,333.33
Global Paymt/2	11.60
Great.Wstrn.Bnk/6	4,785.16
Impact.7G.Inc/2	4,075.00
M.C.S.D./1	829.33
Marco.Holdings/2	1,087.50
Marsh.Co.Landfi/4	55,211.80
Mikes.Turf.Righ/2	825.00
Mtwn.Wtrwrks/1	230.00
Munic.Pipe.Tool/1	52,286.77
Premier.Equip/1	50.09
Racom.Corp/1	14,293.75
RICOH.USA.INC/4	172.46
Stone.Sanit/5	4,021.68
Temp.Associates/2	606.57
Weitzell,R/1	1,530.00
WinCan.LLC/2	1,500.00
Xerox.Corp/1	84.87
Ziegler/1	999.42

Debt Service

CRBT/2	8,707.57
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Equipment

Construct/2	229,741.93
Wenthold Excav/1	694,339.99

Land & Improvements

HUSEBOE,A/1	500.00
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IKW LLC/1	1,035.00
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Library Books

Great.Wstrn.Bnk/7	704.74
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Medical

Bernie.Lowe/3	3,397.01
HARTFORD.ACCTS/1	7,036.37
Health.Partners/16	369,452.77
Hunterland LLC/1	1,281.71
Morneau, S/1	1,163.34
Unity.Point.Clc/4	126.00

Payroll.Net

Payroll/1	305,374.28
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Refund/Reimbursed

Collins, R/1	32.34
Diener, D/1	21.56
GOODING.B/1	851.07
Great.Wstrn.Bnk/13	264.35
Health.Partners/7	-17,193.47
Jones, V/1	43.12
Stonewall, D/1	59.57
Villeda, M/1	87.78

Rents/Leases

A LOT.INVESTMEN/1	823.00
Ackley.Housing/5	940.00
ALCALA,R/1	184.00
AMES,STEVEN/21	6,366.00
Bahr,Larry/1	271.00
Barnes,L/2	512.00
Benscoter, A/1	426.00
BJ&J.LLC/1	257.00
BLOOD,A/2	688.00
Borota,K/1	340.00
BOULDER.COOP.HS/4	971.00
Brodin,C/1	135.00
Brown,B/1	169.00
Bryngelson.Corp/1	643.00
Buckaroo.LLC/2	689.00
Burr,Robert/1	265.00
Charlier,Q/1	139.00
Chilton,M/1	450.00
CIRSI/8	880.00
CMHC.INVEST/1	247.00
Dj.Rentals.Coop/1	250.00
Double.D.Entrp/1	384.00
Eakin,R/1	182.00
ECKLOR,S/3	753.00
Elwayne.Inc./4	1,249.00
EPM IA LLC/2	509.00
Etter, W/1	482.00
Eubanks,C/3	842.00
Frazier,J/1	170.00

Frese.Propts/4	974.00
FRIEND,T/1	234.00
Friendly.Valley/4	556.00
Gonzales,G/1	418.00
Gossard.Mobile/1	270.00
Grant.Park.LLC/19	4,530.00
Gray,D/1	550.00
Hala,J/3	870.00
HARRIS,T/1	324.00
Hatch,J/1	475.00
Hatch,R/5	1,691.00
Henricksen,H/1	174.00
HESSENIUS,R/2	281.00
Hilltop.Village/5	861.00
HOBSON,W/1	164.00
Hodges,K/1	365.00
Hsg.St.Cloud/1	462.00
HUBBARD.MAPLE/2	369.00
Ibarra,S/1	144.00
Iowa.PheasantAp/4	963.00
Jared,S/2	401.00
JB.I.COOP.Assn/2	386.00
JDL.Rental.Coop/1	845.00
Johnson,S/1	490.00
Judge,M/4	1,210.00
Klinefelter,R/1	450.00
Kowalik, J/1	132.00
LAWSON,R/2	353.00
Lawthers.Prop.M/2	717.00
LUENSE,B/6	2,128.00
MATNEY,L/2	331.00
Miller,P/1	148.00
Mtwn/Westown/21	4,231.00
MURPHY,P/1	188.00
NAUGHTON,R/1	825.00
Nelson,L/2	485.00
Nichols,T/1	318.00
North.Tama.Hsg/2	275.00
Oetker,D/4	806.00
Palisade.Holdng/1	143.00
Park.Elms,LLC/1	115.00
Pilot.Creek/1	175.00
Premier.RE.Mgmt/7	3,190.00
PYLE,D/2	557.00
RD.Toledo,LLP/2	539.00
Ream,AJ/1	531.00
Reed,T/7	2,285.00
River.Birch/5	1,556.00
River.Oaks/12	4,329.00
Rush,R/1	195.00
S.E.Invst/2	649.00

Schmidt,M/1	392.00
SCOTT,L/1	422.00
SESKER,R/1	186.00
Specht,D/1	522.00
Specht,G/1	255.00
Squire,B/1	194.00
Steelsmith,G/5	1,130.00
Stichter,R/1	229.00
Sunrise.Apt/2	138.00
Switzer,T/1	485.00
Tallcorn.Tower/21	5,446.00
Titus,T/2	442.00
TOWN.APARTMENT/3	291.00
TREVRON,LLC/1	347.00
TTLC.Hsg/2	364.00
VanVoorst,M/1	228.00
VC.Investment/7	1,539.00
VEST,L/1	48.00
Warden,R/1	647.00
Waterloo.Housng/1	584.00
Weatherly.Erin/3	822.00
Worent.Inc/1	254.00
ZA.Properties/2	772.00
ZMOLEK,M/1	253.00
Service/Repairs	
Airgas.U.S.A./1	43.00
Atcher,R/2	5,740.00
Bishop.Engr/1	437.50
Century.Link/100	1,568.11
Child.Missing/1	200.00
CIRO.DIIORIOLLC/1	9,143.00
ClearSpan/1	10,272.00
Danner,M/1	7.00
Devig,T/7	2,277.47
FIRSTNET.ATT/2	510.59
Gale-Hazen,E/1	30.00
Gale-Hazen,K/1	60.00
Global Paymt/1	296.00
Great.Wstrn.Bnk/20	3,974.58
Grewell Lawn/1	1,285.00
Hannam.Autom/3	3,500.34
Heart.of.Iowa/12	3,579.66
Hogeland.Auto.P/1	100.00
Hsg.St.Cloud/1	40.65
IA.Pub.Transit/1	1,604.00
Jensen.Inc/2	545.00
Kapaun.Brown/1	84.00
Kiwanis.PM/1	495.00
M.Co.Recorder/11	382.00
Marsh.Co.Treas/1	1,034.00
McAtee.Tire/10	1,778.50

Mediacom/1	376.72	Murphy.Tractor./1	43.69
Moran-Million,J/1	35.00	Napa.Auto/4	90.08
Morford.Constr/1	8,284.00	Nelson.Fab/1	30.64
Mtwn.Wtrwrks/3	8,367.43	Norlab.Inc./2	227.00
Nan.MckayAssoc/1	239.00	Nutrien.Ag.Sol/1	1,024.00
Palmers.Family./1	468.00	Office.Express/1	76.21
QMG.Inc./1	47.19	Ohalloran.Inter/1	0.60
Rasmusson.Svc/2	90.00	Rasmusson.Svc/2	106.47
Scharnweber.Wtr/1	27.00	SE.Jones.Indust/1	725.00
Scharpenter,B/1	13.00	Sho.Biz Inc/2	3.57
Smith,A/1	31.00	Star.Equipmt/2	1,248.00
Star.Equipmt/1	218.75	Storey.Kenwrthy/2	401.16
T.S.Y.S./4	244.49	Tags.Screen.Prt/1	833.16
Waterloo.Housng/1	40.65	Thiesens.Supply/3	101.71
Woodruff.Constr/1	7,608.20	Titan.Machinery/2	204.10
Ziegler/6	2,310.11	Tri.State.Lock/4	63.00
Sewer Refund		Vajgrt.R/3	280.88
Kolbe, Joy/1	43.12	Water Tech Grp/1	4,871.53
Supplies/Parts		Witmer.Public.S/2	454.95
Accurate Hydrau/2	741.01	WW.Grainger/1	1,200.00
Ack.Entprs/1	233.50	Ziegler/3	1,445.31
American.AED/1	1,075.00	Travel/Training	
Anderson.Proces/1	491.50	Great.Wstrn.Bnk/1	89.60
Arnold.Motor.Su/12	695.92	Utilities	
Browns.Shoe.Fit/1	139.50	Alliant.Energy/54	34,765.37
Cessford.Constr/1	1,020.80	I.R.U.A./1	154.86
City.Laundering/6	322.12	Mtwn.Wtrwrks/2	857.89
Cntrl.IA.Distr/2	301.20	Wage Assignment	
Cntrl.IA.Farm/2	1,046.41	American.Educa./1	64.41
Coast.Coast/1	537.65	Collection.Svs./5	1,085.50
Crescent.Electrc/4	422.45	Colonial.Life/1	435.76
Diamond.Vogel/2	139.27	Family Sup Pay/1	152.31
Elect.Engr.Eqpt/1	611.00	Fidelity.Securt/2	432.30
Eurolins.Test/1	176.40	Great.Wstrn.Bnk/3	-169.94
Fastenal.Co/2	458.80	I.M.W.C.A/1	5,293.00
FIRSTNET.ATT/1	790.13	I.R.S./6	86,281.14
Great.Wstrn.Bnk/132	18,055.19	ICMA.457/10	13,543.12
Hach.Co/2	218.38	Occ.Med.Plus/1	106.00
Hawkeye.Truck/1	25.00	Total/1053	2,245,464.12
I.P.M.A..HR/1	322.00		
IA.League.Citie/3	45.00		
IA.Prison.Ind/6	10,873.75		
Interstate Batt/1	480.80		
Iowa.Hometown.S/2	6,547.91		
Jensen.Inc/3	284.06		
Keystone.Lab/1	64.00		
Marsh.Co.Engr/34	17,053.24		
Marshall.Co.Ext/9	315.00		
McAtee.Tire/8	11,165.45		
Menards/4	99.75		
Midland.Scienti/7	1,548.61		