COUNCIL PROCEEDINGS
October 12, 2015

The Marshalltown City Council met in regular session on October 12, 2015, at 5:30 PM, in the Council Chambers at City Hall. Mayor Lowrance called the meeting to order and led the Pledge of Allegiance. Chief Tupper presented information on the Crimestoppers program. Terry Gray presented Certificates of Appreciation along with the Mayor to volunteers who have worked with the Sustainable Urban Forestry Training and Assistance Grant. Present: Gowdy, Hoop, Lamer, Martin, Schubert, Wirin and Greer. Schubert moved to approve the agenda, second by Greer. Motion approved 7-0.

CONSENT AGENDA:

Lamer moved to approve the Consent Agenda, removing item #5 the façade grant application for 207 E. Church Street from the consent agenda: Approve Council meeting Minutes of September 28, 2015, and special meeting of October 5, 2015.; Approve Bill List in the amount of $1,378,347.76.; Appoint Megan Bell to Library Board, replacing Sue Fink, term expires in 6 years; Receipt of List of Purchases and Vertical Public Improvements between $10,000 and $35,000 approved by City Administrator, Engineered Equipment Solutions for sanitary sewer utility, skimmer pipe: $26,900.00; Instrument Control Systems for sanitary sewer utility, Ethernet switches: $15,594.00; Shand & Jurs for sanitary sewer utility, condensate sediment trap $11,000.; Approve July 2015 financials; Resolution 2015-167 Declaring certain property surplus and authorizing sale and disposal in accordance with established guidelines, being a parks department 1996 Ford Windstar (mileage 102k, acquisition cost $9,050) and obsolete self contained breathing apparatus.; Resolution 2015-168 Approving renewal of People Rides Contract for Transportation services with Region 6, for paratransit and premium ride demand response.; Resolution 2015-169 Approving Transportation services contract renewal with TMS Management, providing non-emergency medical transportation service for eligible Medicaid participants.; Resolution 2015-170 Approving Certificate of Completion and final project costs of $231,461.00, Alliant Sewer Extension project 66013014, with Raccoon Valley Contractors.; Resolution 2015-171 Approving the Agreement with the Iowa Department of Transportation, General Aviation Vertical Infrastructure grant assistance application, to pave the remaining six stalls of the t-hangar floor, 85% reimbursement up to $80,325.; Resolution 2015-172 Approving Iowa Department of Transportation Surface transportation program agreement for HMA resurfacing with milling from 500 feet East of 18th Ave to 1.5 miles east on East Main Street, project 76015008; Resolution 2015-173 Approving Iowa Department of Transportation Surface transportation program agreement for PCC Patching on South 18th Avenue from East Main Street south to Highway 30, project 76015009.; Resolution 2015-174 Approving Iowa Department of Transportation Surface transportation program agreement for HMA resurfacing with milling on Iowa Avenue East from South Center Street to South 18th Avenue, project 76015010; Resolution 2015-175 Approving Proposal for IT services with BDH Technology, for a 2 year term, $130,560.; Liquor License applications: NEW: Alcohol permit for Palacios, Inc., dba Rancho Adelinas, 101 N Center Street; second by Wirin. Consent agenda adopted 7-0.

MOTION

Wirin moved to approve the Façade Grant Application, 207 E Church Street, Bright Futures, LLC, reimbursable improvement amount not to exceed $2,583.75, located in TIF District #4, second by Greer. Hoop disagreed that there should be funding available for maintenance type of work. Wirin commented that supports the need for an incentive to support the work owners are doing. Motion carried, 6-1, with Hoop dissenting.

RESOLUTIONS:

Schubert moved to adopt Resolution 2015-176 Approving Architectural Services Agreement with Prochaska & Associates, proposed Police & Fire building project 14013020, $75,000, second by Wirin. Justin Nickel presented information on the agreement negotiated by staff to include work up to the bond referendum. Lamer confirmed that this includes site investigation. Nickel corrected the total contract to include $75,000 for design and $7,500 for reimbursables totaling $82,000. Resolution adopted 7-0.

Lamer moved to adopt Resolution 2015-177 Resolution 2015-177 Accepting Bid and Authorizing the Award of Contract for the 18th Avenue Improvements project 76015011, with Boulder Contracting in the amount of $148,883.55, second by Wirin. Justin Nickel indicated this will cover the Menards turn lanes and the additional cost is covered by the developer. Resolution adopted 7-0.

Wirin moved to adopt Resolution 2015-178 Resolution 2015-178 Approving Contract and Bond for the 18th Avenue Improvements project 76015011, with Boulder Contracting in the amount of $148,883.55, second by Martin. Lamer asked if construction will take place this fall, Nickel confirmed yes, pending weather. Resolution adopted 7-0.

PUBLIC HEARING

Mayor Lowrance declared the public hearing open at 5:56 PM regarding Resolution 2015-179 Approving Amendment 2015-A to the Plan of Urban Renewal Area 3, relating to Teamwork-1, LLC, and Bobcat Academy. Tom Deimerly was present to discuss the project and the amendment to the plan. A consultation meeting was held with other taxing bodies as required with no comments. There were no written or public comments. Mayor Lowrance declared the public hearing closed at 5:58 PM.

Lamer moved to adopt Resolution 2015-179 Approving Amendment 2015-A to the Plan of Urban Renewal Area 3, relating to Teamwork-1, LLC, and Bobcat Academy, second by Greer. Resolution adopted 7-0.

COUNCIL PROCEEDINGS
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PUBLIC HEARING
Mayor Lowrance declared the public hearing open at 5:59 PM regarding Resolution 2015-180 Approving Development Agreement, with Teamwork-1, LLC, relating to Bobcat Academy, in Urban Renewal Area 3, Authorizing Tax Increment Payments and Pledging Certain Tax Increment Revenues, providing for certain incentives in the form of economic development payments, a rebate of the incremental property tax payments paid by the Developer for a period of six years, in an amount not to exceed $125,000, as authorized by Section 403.9 of the Code of Iowa. There were no written or public comments. Mayor Lowrance declared the public hearing closed at 6:00 PM.

Schubert moved to adopt Resolution 2015-180 Approving Development Agreement, with Teamwork-1, LLC, relating to Bobcat Academy, in Urban Renewal Area 3, Authorizing Tax Increment Payments and Pledging Certain Tax Increment Revenues, providing for certain incentives in the form of economic development payments, a rebate of the incremental property tax payments paid by the Developer for a period of six years, in an amount not to exceed $125,000, as authorized by Section 403.9 of the Code of Iowa, second by Greer. Resolution adopted 7-0.

PUBLIC HEARING
Mayor Lowrance declared the public hearing open at 6:01 PM regarding Resolution 2015-181 Approving Preliminary Official Statement for $2,00,000 General Obligation Corporate Purpose Bonds, Series 2015, intent to enter into the Loan Agreement and issue the Bonds in the future, and authorize the use of the Preliminary Official Statement by Speer Financial, the City's financial advisor, for the purpose of paying the cost, to that extent, of constructing street and related improvements and financing a program for the removal of dilapidated or dangerous buildings, pursuant to Section 384.24A of the Code of Iowa. Brian DeMoss presented information about the intent to issue bonds and that the statement includes current financial and demographic data. There were no written or public comments. Mayor Lowrance declared the public hearing closed at 6:02 PM.

Martin moved to adopt Resolution 2015-181 Approving Preliminary Official Statement for $2,00,000 General Obligation Corporate Purpose Bonds, Series 2015, intent to enter into the Loan Agreement and issue the Bonds in the future, and authorize the use of the Preliminary Official Statement by Speer Financial, the City's financial advisor, for the purpose of paying the cost, to that extent, of constructing street and related improvements and financing a program for the removal of dilapidated or dangerous buildings, pursuant to Section 384.24A of the Code of Iowa, second by Gowdy. Resolution adopted 7-0.

PUBLIC HEARING
Mayor Lowrance declared the public hearing open at 6:03 PM regarding Resolution 2015-182 Approving Plans and Specifications, form of contract and cost for the South East South Street Extension project 66013008. Justin Nickel presented plans and specifications for the segment between 18th Avenue and 14th Avenue. Site work is underway at the business location and water work will begin this fall with street work in the spring. There were no written or public comments. Mayor Lowrance declared the public hearing closed at 6:04 PM.

Lamer moved to adopt Resolution 2015-182 Approving Plans and Specifications, form of contract and cost for the South East South Street Extension project 66013008, second by Wirin. Resolution adopted 7-0.

FUTURE AGENDA ITEMS DISCUSSION:
The council discussed the following items to be addressed at a future meeting: Police department purchase of used vehicle for detectives.; 7th Avenue Improvement Project 76015013– Change Order #1 - $1,809.80 and Engineer's Certificate of Completion, final cost $59,909.80; Declare Surplus – 1995 Chevy S10 with approximately 71,000 mileage, used in parks department; Memorandum of Understanding with Hardin County relating to the development of the Iowa River Trail.

PUBLIC COMMENT

Debra Tharp, 1704 W. Lincoln Way commented on behalf of the Library levy ballot measure as a Friends of the Library board member. She discussed current usage of the library for various activities and proposed opportunities. She requested favorable support at the upcoming election.

Chief Tupper spoke about the ongoing annual conference being held in town hosted by the Fraternal Order of Police and about Domestic Violence Awareness Month.

Councilman Lamer commented on a recent meeting with Fisher representatives about employee recruitment and the need for great things such as Bobcat Academy, the Trail system and the Library.

Michelle Spohnheimer presented information about the Lead Hazard Control Program as part of Lead Poisoning Prevention month.

ADJOURNMENT
With no further action the meeting adjourned at 6:26 PM.

Respectfully submitted,

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Michelle Spohnheimer, Housing & Community Development Director
CITY OF MARSHALLTOWN

ATTEST: James L. Lowrance, Mayor

Shari L. Coughenour, CMC, City Clerk