Council Proceedings
June 9, 2014

The Marshalltown City Council met in regular session on June 9, 2014, at 12:00 pm, in the Council Chambers at City Hall. Mayor Lowrance called the meeting to order and led the Pledge of Allegiance. Present: Gowdy, Greer, Hoop, Lamer, Martin, Schubert, Wirin. Chief Tupper recognized Lt. Ryan Goecke, Officers Ryan Dehl and Paul Heitmann, for organizing the Arresting Hunger Food Drive and thanked Fareway and HyVee for being public partners, and the community for their large support in providing donations for the food box.

Schubert moved to approve the agenda, second by Greer. Motion approved 7-0.

CONSENT AGENDA

Martin moved to approve the Consent Agenda, Approve Council meeting Minutes of May 27, 2014; Approve Bill List in the amount of $5,607,731.50, and Contracts approved by Department Heads or City Administrator since the last meeting; Receipt of Building Report for May, 2014; Approve Purchase of three 2014 Chevrolet Caprice with police package; Approve new liquor license for Hy Vee Party Room, and TC's outdoor service change, removing back outdoor service area and adding front service area on patio; Renewal: Liquor Licenses: Blue Note; Central Iowa Fair; Zamora Fresh Market; second by Lamer. Consent agenda adopted 7-0.

REPORT:

Marshalltown Central Business District Director Jenny Etter reviewed Main Street program activities.

MOTION:

Hoop moved to approve Fireworks donation in the amount of $3,000, second by Lamer. Motion carried 7-0.

RESOLUTIONS:

Schubert moved to adopt Resolution 2014-071 Approving the Renewal of Agreement with the State of Iowa, Iowa Veterans Home, relating to Police Protection for fiscal year ending June 30, 2015, $37,147, second by Wirin. Resolution adopted 7-0.

Lamer moved to adopt Resolution 2014-072 Approving the Renewal of Agreement with the State of Iowa, Iowa Veterans Home, relating to Fire Protection and confined space retainer for fiscal year ending June 30, 2015, $58,072.63, second by Wirin. Resolution adopted 7-0.

Schubert moved to adopt Resolution 2014-073 Approving Lease with Marshalltown Senior Citizens, downstairs portion of building at 10 E State Street, 7/1/14 – 6/30/2016, second by Wirin. Resolution adopted 7-0.

Wirin moved to adopt Resolution 2014-074 Accepting Bid and Authorizing the Award of Contract for the Mill & Overlay Project 76014004A, with OMG Midwest, Inc., dba Cessford Construction, in the amount of $539,371.53, second by Martin. Resolution adopted 7-0.

Schubert moved to adopt Resolution 2014-075 Accepting Bid and Authorizing the Award of Contract for Concrete Repair 2014 Project 76014005A, with Day Construction Service, LLC, in the amount of $258,670.10, second by Lamer. Resolution adopted 7-0.

Martin moved to adopt Resolution 2014-076 Approving Engagement Letter with Piper Jaffray serving as Placement Agent on the City's $5,500,000 Sewer Revenue Bonds, Series 2014, and receipt of required disclosures, second by Greer. Resolution adopted 7-0.

Wirin moved to adopt Resolution 2014-077 Providing for the Issuance and Securing the Payment of $5,500,000 Sewer Revenue Bond, Series 2014, second by Greer. Resolution adopted 7-0.

PUBLIC HEARING

Mayor Lowrance declared the public hearing open for the plans and specifications regarding the Airport Hangar Floor Replacement Project. Bill Grabe, Clapsaddle Garber Associates described the project and funding of project by two grant applications. There were no written or public comments. Mayor Lowrance declared the public hearing closed.

Lamer moved to adopt Resolution 2014-078 Approving Plans, Specifications, form of Contract and Cost for Airport Hangar Floor Replacement Project 77013010, second by Wirin. Resolution adopted 7-0.

ORDINANCES:

PUBLIC HEARING

Mayor Lowrance declared the public hearing open for the third reading of the Zoning Ordinance changes regarding Site Plan Review Board and sign requirements. Gary Thompson, 1402 W Main Street, asked the council to table the ordinance and for enforcement of current ordinances. There were no written comments. Mayor Lowrance declared the public hearing closed.

Greer moved to adopt the reading of and Ordinance #14930 Approving Changes to the Marshalltown Zoning Ordinance of 2010, Regarding Chapter 5, Site Plan Review Requirements, Chapter 22, Central Business District, Chapter 30 Signs, and Chapter 35, Site Plan Review Board, second by Wirin. Third reading of and ordinance adopted 7-0.

Wirin moved to adopt the second reading of Ordinance #14931 Rezoning 114 North Center Street from R4 Medium Density Residential to CBD Central Business District, second by Greer. Second reading adopted 7-0.

FUTURE AGENDA ITEMS DISCUSSION:

The council discussed the following items: Hilltop, Valley Drive, S 8th Street, areas road improvement, city has been working with Doug Clement of CMT Construction, to reduce the cost of the project by possibly reducing the surface depth of material and/or spot reclamation. Consider 2" asphalt depth to be pretty thin if they are looking for long term fix and is below what contractors will guarantee with maintenance bond. A three inch depth is preferred. The cost difference between 2 and 3", where 4" will give a 20 year result, 2" asphalt depth will last about 10 years and the cost of project with 3" depth is about $375K. Council budget is for the project is between $150-200K total. The contractor will review other options: variances in thickness, stabilization, reclamation, and other areas for project savings. The asphalt depth is the large cost of the project. It is possible to fix only segments of the street in structurally failed areas, while improving the overall base of the entire road. Estimate of 2.5 miles of road to improve in those areas.

FAA grant application for reimbursement of costs for acquisition of Parcel 20 at the airport. Bill Grabe was present to answer questions about the 90% federal reimbursement of actual costs, including incidental expenses.

Michelle Spohnheimer, Housing and Community Development Director explained she would like council authorization to apply for HUD Lead Hazard Control Grant. The department is currently in the 4th lead grant project. Each year the federal government has grant notifications and due to funding, the 2015 announcement schedule may have a gap in programming and to avoid a lapse in service the department would like to submit an application under the 2014 program announcement. The grant application is due June 27, with a total max award of $3M for lead with $400K for healthy homes supplement. A larger grant that may allow more money per homes for abatement, and they will consider opening abatement to other counties. Invitation for interest has been sent to Benton County and Story County. Partner is Mid Iowa Community Action. Benefits of including other counties include expansion of the contractor pool and need identification, as well as including small towns that would not see this kind of assistance. Spohnheimer requested a resolution of support at next council meeting. There are no guarantees of funding with this competitive grant, and the department plans to reapply at a later date. The award announcement is expected by the end of October. No guarantees of funding, with the competitive grant, will plan to reapply at later date. Lamer asked Spohnheimer to pull back and take care of this community. Spohnheimer explained all grant activities are funded through the grant with the matching requirement to the grant being about $300K in-kind provided through variety of sources, not including direct cash. The grant may support part of grant direct costs.

Supplemental Agreement with IDOT for Roadway Maintenance at Iowa Highway 14 from Iowa Avenue to Woodland Street, $2,239 per lane mile pavement maintenance. The per lane mile reimbursement does not include actual costs of maintenance.

Trails Inc. Grant Application - Marty Wymore, representing Trails, Inc., asked the council for an opportunity to develop the recreational trail from City to Steamboat Rock, and requested the city be co-applicant with Hardin County. The grant is to cover cost of bridge repair at each end of the trail. Match is federal funding, 25% from Region 6 transportation alternatives program, from the state trail program, with a REAP application for $150K, and additional grants to get the project completed. Design work will be contracted by Region 6, with an agreement for construction services and reimbursement through the city. The proposal is for the city to be the fiscal agent, contract agent and oversee the bidding process, although it could be a state letting. The city asked for reimbursement for costs for fiscal agent and engineering services and for clarification of the city responsibility as the 28E agreement was to not have any work by the city staff. Discussion will continue regarding responsibilities prior to council approving the grant application.

March Financials will be reviewed at the next meeting as Stansberry was absent.

PUBLIC COMMENTS:
Leigh Bauder, 401 Orchard Drive, cofounder of Splash 4 Life, reviewed status of the project and asked staff to implement cooling stations.

CLOSED SESSION
Lamer moved to enter into 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 or reduce the price the governmental body would receive for that property. Iowa Code § 21.5(1)(j) (2011), as amended by, Senate File 289, 84th G.A., 1st Sess., § 5 (Iowa 2011), second by Greer. Motion carried 7-0.

Schubert moved to leave closed session, second by Gowdy. Motion carried 7-0, roll call – all present.

ADJOURNMENT
The meeting adjourned at 7:29 PM, upon motion by Lamer and second by Greer. Motion carried 7-0.

Respectfully submitted,

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Shari L. Coughenour, CMC, City Clerk

CITY OF MARSHALLTOWN

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ATTEST: James L. Lowrance, Mayor

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Shari L. Coughenour, CMC, City Clerk