

Council Proceedings  
October 22, 2018

Mayor Greer called the meeting to order at 5:30 PM, October 8, 2018, in the Council Chambers at 10 W State Street and led the pledge of allegiance. Roll call- Present: Cahill, Gowdy, Hoop, Isom, Lamer, and Wirin. Absent: Martin. Mayor Greer asked for a moment of silence in memory of Transit Director Richard Stone.

**CONSENT AGENDA:**

Isom moved to adopt the consent agenda as amended: Approve 10/8/2018, Council Minutes; Approve Bill List in the amount of \$1,192,684.76; Approve July 2018 Financial Statements; RESOLUTION 2018-186 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 2018-187 ACCEPTING BID AND AUTHORIZING THE PURCHASE OF ONE 2010 DODGE RAM 1500 SLT TRUCK FROM JENSEN FORD FOR THE PRICE OF \$18,000.00 FOR USE IN THE POLICE DEPARTMENT AS A PARKING ENFORCEMENT AND POOL VEHICLE.; Approve Alcohol License Renewals - December Renewals: Haley's Deli BBQ and Catering, Plaza Mexico. second by Wirin. Motion carried 6-0.

**MOTIONS:**

Wirin moved to approve new liquor license "OPA GRILL LLC" 4 W Boone St, Special Class C Liquor License, second by Isom. Motion carried 6-0.

**RESOLUTIONS:**

Wirin moved to adopt RESOLUTION 2018-188 APPROVING IOWA DEPARTMENT OF TRANSPORTATION PRE-CONSTRUCTION AGREEMENT FOR IMPROVEMENTS TO HIGHWAY 14, second by Isom. The overall project estimate is \$4M, with the City share to of \$1.8 million to be paid in three installments. The Council approved the Engineering Services Agreement for the project in September, 2017. Resolution adopted 5-1, Lamer dissenting.

**PUBLIC HEARING**

Mayor Greer declared the public hearing open at 5:43 PM. There were no written comments received by the clerk. Mark Eaton asked how property tax valuations will be affected by tornado damage. City Administrator Kinser replied the city's budget expects a 1.5% decline for two years with no growth anticipated for residential due to tax abatement until 2025. Finance Director Steiner clarified the official statement required a title correction and the Council will review bond bids at a special meeting at noon, November 5, 2018. Mayor Greer declared the public hearing closed at 5:47 PM. Wirin moved to adopt RESOLUTION 2018-189 SETTING DATE FOR SALE OF \$2,400,000 GENERAL OBLIGATION CORPORATE PURPOSE BONDS SERIES 2018, AND APPROVING PRELIMINARY OFFICIAL STATEMENT, second by Hoop. Resolution adopted 6-0.

Wirin moved to adopt RESOLUTION 2018-190 SETTING A DATE FOR A PUBLIC HEARING ON AN OFFER TO PURCHASE CITY-OWNED PROPERTY LOCATED AT 213 EAST MAIN STREET, second by Isom. Bryan Sweeney with Cohen Esry was present to answer questions, and explained the project intends to build up to 46 affordable housing units. Resolution adopted 6-0.

Wirin moved to adopt RESOLUTION 2018-191 EXPRESSING INTENT TO CONSIDER A DEVELOPMENT AGREEMENT WITH COHEN-ESREY DEVELOPMENT GROUP, LLC FOR THE CONSTRUCTION OF AFFORDABLE HOUSING UNITS, second by Gowdy. The development agreement related to the proposed project at 213 E Main Street is a 90% tax rebate agreement, not to exceed \$275,000 over ten years, consistent with the Urban Renewal Plan for Area #4. Resolution adopted 6-0.

Lamer moved to adopt RESOLUTION 2018-192 RESOLUTION EXPRESSING INTENT TO CONSIDER A DEVELOPMENT AGREEMENT WITH CONLIN DEVELOPMENT GROUP, LLC FOR THE CONSTRUCTION OF AFFORDABLE HOUSING UNITS, second by Isom. JB

Conlin was present to answer questions. The development agreement related to the proposed project on 6.75 acres behind WalMart is a 90% tax rebate agreement, not to exceed \$500,000 over ten years, pending allocation of Low Income Housing Tax Credits. An amendment to the current Urban Renewal Plant for Area #3 required amendment to allow for tax increment financing to be considered for multi-family residential developments. Resolution adopted 6-0.

**DISCUSSION:**

The council discussed building an airport hangar, 100' x 120' to provide local businesses with adequate service for their jets and to keep our community competitive to attract businesses. De-icing was also discussed as a need. The city may need to borrow, anticipated in October 2019, for construction in 2020. Council asked for cost estimates.

Multiple bids were received for 12, 20, and 26 East State Street. Only one bid was complete for review by the council, by Clapsaddle Garber Associates, Inc., for 12 E State Street, with no contingencies. Merge submitted a bid for 20, 26 E State Street that was incomplete, without a dollar amount. Monte Eaton submitted a bid for 12, 20, 26 E State Street and 22 N Center Street that included contingencies. Cahill moved to table the item until 11/12 for more information from the incomplete / contingency bids, second by Lamer. Motion carried 5-1, with Hoop dissenting. Isom moved to reissue and reopen the RFP for bids for sale of the properties, second by Wirin. Motion carried 4-2, Hoop and Lamer dissenting.

**PUBLIC COMMENT:**

Gary Thompson, 601 E Main Street, asked for an update on placarded homes and update on plans and announced he contacted Bert Dahlmer, with the State Ombudsman office.

John Blabaum, owner of 110 W. Main St., asked the Council to look into the construction closures that are blocking the street in front of his business.

The meeting adjourned at 7:08 PM.

Respectfully submitted,

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Shari L. Coughenour, CMC, City Clerk

CITY OF MARSHALLTOWN

ATTEST:

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Joel T.S. Greer, Mayor

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Shari L. Coughenour, CMC, City Clerk