

CITY COUNCIL MEETING  
RAND CENTER  
OCTOBER 7, 2014  
6:15 P.M.

Mayor Sargent opened the meeting at 6:15 p.m. with the following Council members present: Isom, Johnson, Ratliff, Dillinger, Struble. Also present were City Clerk/Administrator Miller and visitors: John Riley, Mike Kenealy, Tim Guill, Jan Guill, Roger Gunderson, Jesusa Christians, Minnie Fisher, Kenny Fisher, Joanne Fisher, Ed Murray.

The Pledge of Allegiance was recited.

Moved by Council member Struble to approve the agenda with the deletion of Item 14, seconded by Council member Isom. Motion carried on a 5-0 vote.

Moved by Council member Dillinger to approve the Consent Agenda, seconded by Council member Struble. Motion carried on a 5-0 vote.

Moved by Council member Struble to approve the 2<sup>nd</sup> reading of Ordinance #503, "An Ordinance Amending The Official Zoning Map For The City Of Missouri Valley, Harrison County, Iowa: To Change Zoning Classification", seconded by Council member Isom. Motion carried on a 5-0 vote.

Moved by Council member Dillinger to waive the 3<sup>rd</sup> reading and approve the final passage of Ordinance #503, seconded by Council member Struble. Motion carried on a 5-0 vote. Mayor Sargent declared Ordinance #503 adopted upon publication.

**ORDINANCE #503**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR  
THE CITY OF MISSOURI VALLEY, HARRISON COUNTY, IOWA:  
TO CHANGE ZONING CLASSIFICATION**

BE IT ENACTED by the City Council of the City of Missouri Valley, Iowa that:

**SECTION 1. ZONING CLASSIFICATION OF:**

Lot 1, Auditor's Subdivision of Section 15-78-44, Missouri Valley, Harrison County, Iowa is hereby changed from BGH (Heavy General Business) to RD60 (Duplex Residential).

**SECTION 2. PURPOSE:** Pursuant to the Planning and Zoning Commission's recommendation, and following a public hearing on the matter, this zoning change is made to allow for the orderly growth of the City of Missouri Valley and to allow the proper use of land within the corporate boundaries.

The Clerk of the City of Missouri Valley, Iowa is hereby authorized to note said changes by the amendment on the zoning regulations map.

SECTION 3. REPEALER: All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the minimum extent necessary to comply with this ordinance.

SECTION 4. SEVERABILITY CLAUSE: If any section, provision or part of this ordinance is adjudicated to be invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 5. EFFECTIVE DATE: This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed by the City Council on the      day of      , 2014 and approved this      day of      , 2014.

---

Clint Sargent, Mayor

ATTEST:

---

Rita M. Miller  
City Clerk/Administrator

Tim Guill, Tamarack Development LLC, addressed Council in regard to the use of TIF funding on his 12-unit housing development project. He stated the TIF rebated funds would cover infrastructure costs, which would be in excess of the projected TIF revenue. Without the TIF funding he did not feel the project would be feasible. Following discussion, moved by Council member Dillinger to offer a ten-year TIF rebate at 100% for Tamarack Estates, seconded by Council member Johnson. Motion carried on a 5-0 vote. The City Clerk/Administrator was directed to proceed with the preparation of Developer Agreement, Urban Renewal Area amendment and TIF District plan based on the condo units being LMI eligible.

Council reviewed the information for a Capital Facility Charge System for water and sewer for new development. Moved by Council member Johnson to direct the City Clerk/Administrator to prepare an ordinance for the next meeting, seconded by Council member Struble.

Moved by Council member Struble to approve the request from the Harrison County Community Response Team to put purple cups in the form of a ribbon on the pool fence in support of raising awareness to stop domestic violence, seconded by Council member Isom. Motion carried on a 5-0 vote.

Moved by Council member Struble to appoint Minnie Fisher to the Planning and Zoning Board to fill a vacancy, seconded by Council member Isom. Motion carried on a 5-0 vote.

Moved by Council member Johnson to approve the Missouri Valley Fire Department ‘fill the helmet’ fundraiser, seconded by Council member Isom. Motion carried on a 5-0 vote.

City Clerk/Administrator informed Council that members of the St. Paul Lutheran Church had painted the fountain and horse trough at the park as a community project. Council was appreciative of their efforts. She informed Council of the IDOT public input meeting on October 14, 2014; that she had been invited to be a member of SWIPCO’s Comprehensive Development Strategy update committee; she notified Council that Pisgah had requested to lease the City’s trash pump, per a previous discussion where Council had agreed to leasing the equipment; and that the fire department would like to close 3<sup>rd</sup> Street from Erie to the alley for the Fire Department open house on Saturday, October 11<sup>th</sup> from 1:00p.m. – 4:00 p.m. Council was in agreement.

Moved to adjourn by Council member Isom, seconded by Council member Struble. Motion carried on a 5-0 vote. Meeting adjourned at 6:36 p.m.

Clint Sargent, Mayor

Attest:  
Rita Miller  
City Clerk/Administrator