

CITY COUNCIL MEETING
RAND CENTER
NOVEMBER 4, 2014
6:24 P.M.

Mayor Sargent presided over the council meeting and called it to order at 6:24 p.m. with the following Council members present: Struble, Isom, Johnson, Ratliff, Dillinger. Also present were City Clerk/Administrator Miller, City Engineer Olmsted and visitors: Michele Stirtz, Roger Gunderson, John Riley, Jesus Christians, Kay Hinkel, Rick Emswiler.

The Pledge of Allegiance was recited.

Moved by Council member Dillinger to approve the agenda with the deletion of Item #12, seconded by Council member Struble. 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.

Michele Stirtz gave an update from the Caboose Committee. They plan to have the caboose painted next year and will do fundraising for landscaping and other expenses. She asked about a water hydrant and electricity to the site. It was agreed the hydrant will be put in next spring. The electrical service would need to be contracted out.

Jim Olmsted gave a status report on the Longview/Sunnyside sewer improvements project. They plan to be ready to connect services by the November 15th target date and then will finish up manholes and any other remaining work after that. He recommended the pay request approved. Moved by Council member Struble to approve Pay Request #1 from Pierce Pump in the amount of \$64,269.30, seconded by Council member Dillinger. Motion carried on a 5-0 vote.

Moved by Council member Struble to approve the 1st reading of Ordinance #504, An Ordinance To Amend Portions Of Section 90.06 Of The Code Of Ordinances Of The City Of Missouri Valley, Iowa To Include Provisions For Water Treatment Capital Facilities Charges Due For All Residential, Commercial, And Industrial Property Who Connect To The City's Public Water System", seconded by Council member Johnson. Motion carried on a 5-0 vote.

ORDINANCE #504

AN ORDINANCE TO AMEND PORTIONS OF SECTION 90.06 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI VALLEY, IOWA TO INCLUDE PROVISIONS FOR WATER TREATMENT CAPITAL FACILITIES CHARGES DUE FOR ALL RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL PROPERTY WHO CONNECT TO THE CITY'S PUBLIC WATER SYSTEM

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

SECTION 1. SECTION MODIFIED. Section 90.06 of the Code of Ordinances of the City of Missouri Valley, Iowa is repealed and the following adopted in lieu thereof:

90.06 CHARGES AND FEES FOR PERMIT. All residential, commercial, and industrial customers shall pay a Capital Facility Charge and a Hookup (Tap) Fee for water service at the time they file for a permit to connect to the City’s public water system. The Capital Facility Charge shall compensate the City for the expense of providing the capital facilities needed to process treated water and provide pressure and storage of the treated water to be used by the customer. The hookup (tap) fee shall compensate the City for the expense of processing a permit for connection and the inspection of the connection of the customer’s water service to the City’s water system.

1. CAPITAL FACILITY CHARGES shall be in accordance with the following schedule:

Residential Lot	\$1,300.00 per lot
Multi-Family Complex	\$1,000.00 per each unit
Commercial Parcel	\$3,900.00 per acre
Industrial Parcel	\$3,900.00 per acre

2. HOOKUP (TAP) FEES shall be in accordance with the following schedule:

Meter Size	Flow Rate	Ratio	Hookup Charge
5/8 inch	10 gpm	1.0	\$ 250.00
¾ inch	15 gpm	1.5	\$ 375.00
1 inch	25 gpm	2.5	\$ 625.00
1 ½ inch	50 gpm	5.0	\$ 1,250.00
2 inch	80 gpm	8.0	\$ 2,000.00

For meter sizes larger than 2 inch, the fee shall be \$25.00 per each gallon-per-minute of flow rate capacity of the meter.

3. ALL CHARGES AND FEES shall be paid prior to the issuance of the permit to connect, except for new subdivisions, which shall be as follows:
 - a. For new subdivisions, the first one-half of the Capital Facility Charge for all residential, commercial, and industrial lots shall be paid by the developer of the new subdivision prior to the City’s approval and signing of the subdivision’s preliminary plat.
 - b. For new subdivisions, the second one-half of the Capital Facility Charge for all residential, commercial, and industrial lots shall be paid by the owner of the lots within the new subdivision, at the time each owner requests a permit to connect to the water system.
 - c. For new subdivisions, the hookup (tap) fee for all residential, commercial, and industrial lots shall be paid by the owner of the

lots within the new subdivision, at the time each owner requests a permit to connect to the water system.

SECTION 2. SEVERABILITY CLAUSE. If any section, provision, or part of this ordinance shall be adjudged 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 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its' final passage, approval, and publication as provided by law.

PASSED AND APPROVED BY THE COUNCIL THIS ____ DAY OF _____, 2014.

CITY OF MISSOURI VALLEY, IOWA

Clint Sargent, Mayor

ATTEST:

Rita Miller, City Clerk/Administrator

Moved by Council member Johnson to approve the 1st reading of Ordinance #505, "An Ordinance To Amend Portions Of Section 96.02 Of The Code Of Ordinances Of The City Of Missouri Valley, Iowa To Include Provisions For Sanitary Sewer Capital Facilities Charges Due For All Residential, Commercial, And Industrial Property Who Connect To The City's Public Sewer System", seconded by Council member Struble. Motion carried on a 5-0 vote.

ORDINANCE #505

AN ORDINANCE TO AMEND PORTIONS OF SECTION 96.02 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI VALLEY, IOWA TO INCLUDE PROVISIONS FOR SANITARY SEWER CAPITAL FACILITIES CHARGES DUE FOR ALL RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL PROPERTY WHO CONNECT TO THE CITY'S PUBLIC SEWER SYSTEM

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

SECTION 1. SECTION MODIFIED. Section 96.02 of the Code of Ordinances of the City of Missouri Valley is hereby repealed and the following adopted in lieu thereof:

96.02 CHARGES AND FEES FOR PERMIT. All residential, commercial, and industrial customers shall pay a Capital Facility Charge and a Hookup (Tap) Fee for sanitary sewer service at the time they file for a permit to connect to the City's public sanitary sewer system. The Capital Facility Charge shall compensate the City for the expense of providing the capital facilities needed to process treated sewage and provide

interceptor sewers to convey raw sewage from collection mains to the sewage treatment plant. The hookup (tap) fee shall compensate the City for the expense of processing a permit for connection and the inspection of the connection of the customer's building sewer to the City's collection mains.

- 1. CAPITAL FACILITY CHARGES shall be in accordance with the following schedule:

Residential Lot	\$1,000.00 per lot
Multi-Family Complex	\$ 8000.00 per each unit
Commercial Parcel	\$3,000.00 per acre
Industrial Parcel	\$3,000.00 per acre

- 2. HOOKUP (TAP) FEES shall be in accordance with the following schedule:

Building Sewer Line Size	Ratio	Hookup Charge
4 inch	1.0	\$ 250.00
6 inch	2.0	\$ 500.00
8 inch	4.0	\$ 1,000.00

For line sizes larger than 8 inch, the fee shall be determined by the City.

- 3. ALL CHARGES AND FEES shall be paid prior to the issuance of the permit to connect, except for new subdivisions, which shall be as follows
 - a. For new subdivisions, the first one-half of the Capital Facility Charge for all residential, commercial, and industrial lots shall be paid by the developer of the new subdivision prior to the City's approval and signing of the subdivision's preliminary plat.
 - b. For new subdivisions, the second one-half of the Capital Facility Charge for all residential, commercial, and industrial lots shall be paid by the owner of the lots within the new subdivision, at the time each owner requests a permit to connect to the sanitary sewer system.
 - c. For new subdivisions, the hookup (tap) fee for all residential, commercial, and industrial lots shall be paid by the owner of the lots within the new subdivision, at the time each owner requests a permit to connect to the sanitary sewer system.

SECTION 2. SEVERABILITY CLAUSE. If any section, provision, or part of this ordinance shall be adjudged 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 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its' final passage, approval, and publication as provided by law.

PASSED AND APPROVED THIS ____ DAY OF _____, 2014.

CITY OF MISSOURI VALLEY, IOWA

Clint Sargent, Mayor

ATTEST:

Rita Miller, City Clerk/Administrator

Rick Emswiler presented a timeline for the City Hall/Fire Station project and reviewed the information. He explained the benefits of doing a final grading plan now citing a lot of interest from contractors wanting the excess dirt. Council was interested in negotiating the grading work in exchange for the dirt. City Clerk/Administrator reviewed financing options through LOST or bonding. She reported the City's bonding capacity would increase following FY17 debt reduction. Moved by Council member Johnson to move forward with the dirt work and negotiate the site grading with the adjacent owner, seconded by Council member Struble. Motion carried on a 5-0 vote.

Moved by Council member Dillinger to approve the completion of construction documents for water main and sewer extension, seconded by Council member Isom. Motion carried on a 5-0 vote.

Council reviewed the site design. Moved by Council member Ratliff to approve the site & floor plans and outside appearance for the facility, seconded by Council member Isom. Motion carried on a 5-0 vote.

Moved by Council member Struble to accept the resignation of Dennis Mowery as Building Inspector with regrets, seconded by Council member Isom. Motion carried on a 5-0 vote. City Clerk/Administrator informed Council an ad had been placed to fill the position and she was looking into options for interim coverage. Council considered the option of contracting the position out. Consensus was it was preferable to keep it in-house if possible.

Moved by Council member Struble to approve the FY14 Annual Financial Report, seconded by Council member Dillinger. Motion carried on a 5-0 vote.

Council member Ratliff asked about generators for the lift stations. Olmsted suggested a manual transfer switch at each site and a portable generator to move between the locations. Another option would be to install the transfer switches and have an arrangement with a rental company to obtain a pump when needed. He will review and bring a recommendation to the Council.

City Clerk/Administrator informed Council the City has a Chevy S-10 pickup with high mileage that is not needed. She asked if they were interested in disposing of it. Council consensus was to dispose of it by sealed bid.

She informed Council that the preliminary review on the MCDC Initiative has been completed and the City should receive a report in a few days. She also gave a status report from the Corps of Engineers on the Sec 205 Study. They will have a team doing structural surveys around town as part of the study. A notice will be put in the paper advising city residents.

Moved to adjourn by Council member Struble, seconded by Council member Dillinger. Motion carried on a 5-0 vote. Meeting adjourned at 7:26 p.m.

Clint Sargent, Mayor

Attest:
Rita Miller
City Clerk/Administrator