

CITY COUNCIL WORKSHOP
CITY HALL CONFERENCE ROOM
SEPTEMBER 9, 2014
4:00 P.M.

Mayor Sargent presided over the workshop and called it to order at 4:00 p.m. with the following Council members present: Johnson, Ratliff, Dillinger, Struble. Council member Isom was absent. Also present were City Clerk/Administrator Miller, Building Inspector Mowery, Rick Emswiler, Jim Olmsted and visitors: Bob Valentine, Jesusa Christians.

The Pledge of Allegiance was recited.

Moved by Council member Struble to approve the agenda, seconded by Council member Johnson. Motion carried on a 4-0 vote.

Rick Emswiler gave an update on the fire station/city hall design. Jim Olmsted reviewed the site plan layout. Discussion was held on the size of parking area, possibly of rotating the building on the site to reduce costs, whether the truck bays should be double-loaded, adding a restroom in the shop area, and uses of rooms within the building. The consensus of Council was for the Building Committee to review the layout and details of the building. The Building Committee will meet on September 30, 2014 at 4:00 p.m. at City Hall.

Bob Valentine addressed the Council with a status report on the new hospital construction. He stated it is in their FY16 plan for capital projects (July '15 – June '16), however, it is a matter of getting funds that will determine if the project is done in FY '16 or '17. Providing utility service to the area was discussed, Mr. Valentine will get a copy of the cost estimate for utility costs to Mr. Olmsted to determine whether an amount has been allotted for extending water and sewer lines. Mr. Olmsted spoke of creating a service extension district where each property owner connecting onto the extension would be assessed a share based on their benefit. Mr. Valentine will send him the site maps so he can put together preliminary numbers for the hospital project. The water and sewer extensions would be a shared expense and will most likely be paid for through a combination of revenue bonds and an assessment district. Mr. Valentine stated the new hospital would remain a 'critical access' facility, which is limited to 25 beds. They plan to offer more specialty services. At present they employ 146 people in the hospital – 193 including the clinics and they expect to maintain those numbers. Jim Olmsted was directed to move forward with the process of setting up a service extension district to get a cost breakdown to users. If the land is a field that won't be using the water, the land would be included in the assessment district but the Council could defer the assessment until such time as the water is connected. However, the ratepayers would then cover the up-front costs initially with payback coming as the properties were connected to service.

Council discussed pursuing annexation in the proposed area or re-evaluating the area. If Council chooses not to annex the full area right away, they could run the service lines and when the adjacent property owner requests service he would have to sign a statement agreeing to not object to annexation when the City decides to annex.

Council discussed the importance of not annexing a larger area than needed and whether to annex small areas at a time instead. Some of the reasons for annexing the full proposed area all at once would be to reduce administrative costs (attorney fees, publications, staff time); to be sure City is able to maintain 80% voluntary annexation of all land and not end up with pockets that cannot be annexed; to spread the costs of services (police, fire, water, sewer) over all users rather than annexed users getting benefits without paying a proportionate share of tax revenue to the City.

The need for a land use plan for the additional area was discussed. City Clerk/Administrator Miller reminded Council they have a contract with SWIPCO to review and update City Zoning. She was directed to contact SWIPCO to start the process and to set up a meeting with Planning & Zoning, with the emphasis being on the east/west corridor along Highway 30.

Council discussed using TIF funds on projects and an overview of how it can be used. The Tamarack Estates project was mentioned. Although the developer had expressed interest on using TIF on the project, he had not brought a proposal to the Council beyond the initial inquiry. Council consensus was that the project had progressed past the point of being able to set up a TIF district. TIF is an incentive to do a project and they felt this project was going to be done regardless of financial assistance from the City since the developer is ready to begin construction.

Jim Olmsted explained a 'capital facilities charge' that many towns adopt to set aside funds to do water and sewer projects. The premise being, the new users never paid for the initial cost of water, such as the new treatment plant and mains which were constructed large enough to allow for growth, so the capital facility charge would be a way for new development to pay their share of what existing customers had already paid and for the City to capture resources to cover costs of expansion. It was pointed out property taxes do not pay water or sewer operations – user revenues do.

Jim Olmsted explained the capital facilities charges are based on the use of the property – residential, commercial, industrial, mixed – and are laid out in subdivision agreements. The capital facilities charge would be in addition to the service connection hook-up fee and any assessments for extending utility lines. Council was in agreement for Mr. Olmsted to prepare a study for this charge.

City Clerk/Administrator Miller reviewed the subdivision process with Council.

Council discussed setting up a Housing Committee for the CDBG housing rehab project. SWIPCO suggested the committee should be 3-5 members and consist of real estate field, bankers, or knowledgeable citizens, with at least one member being a city official. Names were thrown out and City Clerk/Administrator Miller will check to see if any are interested in serving. The Ministerial Association will be contacted about a representative from that group. Council member Johnson volunteered to sit on the committee with Council member Struble as alternate. Moved by Council member Dillinger to set up the Housing Committee, to consist of a member each from real estate, financial, ministerial association and City, seconded by Council member Struble. Motion carried on a 4-0 vote.

Moved by Council member Struble to approve Resolution 14-28, "Moratorium On Burn Ban – Fall 2014", seconded by Council member Johnson. Motion carried on a 4-0 vote.

RESOLUTION 14-28

MORATORIUM ON BURN BAN – FALL 2014

Be It Resolved by the City Council of the City of Missouri Valley:

The City has issued a moratorium on the open burning ban (Section 105.05 of Missouri Valley City Code) to allow for the burning of landscape waste during designated times. These dates and times are:

October 3, 4, 5, 10, 11, 12, 17, 18, 19, 24, 25, 26

Between the hours of 10:00 a.m. and 5:00 p.m. on Friday, Saturday, Sunday

“Landscape Waste”, per Section 105.02(5) of the Missouri Valley City Code, is defined as any vegetable or plant waste except garbage. The term includes trees, tree trimmings, branches, stumps, brush, weeds, leaves, grass, shrubbery and yard trimmings.

Anyone violating the provisions of this Section shall be subject to penalties as outlined in Resolution 11-08.

Passed and Approved this 9th day of September, 2014.

Clint Sargent, Mayor

ATTEST:

Rita M. Miller
City Clerk/Administrator

Council was informed of a Harrison County Multi-Jurisdictional Hazard Mitigation Planning Meeting which will be held in Logan on September 25, 2014. The City has been requested to send a representative to the meeting. Mayor Sargent and Council member Ratliff stated they could attend to represent the City. Chief Murray and Chief Walker will be notified as well.

City Clerk/Administrator Miller informed Council a pedestrian crossing sign could not be put up on the north side of Huron Street in the 400 block (in front of Culavin Heights) due to the paved parking all along the block. Signage must be within 18” of the roadway and a post would be in the way of drivers and snow removal. Council was in agreement signs would only be posted on the west side of 5th Street.

Moved to adjourn by Council member Struble, seconded by Council member Johnson.
Motion carried on a 4-0 vote. Meeting adjourned at 5:50 p.m.

Clint Sargent, Mayor

Attest:
Rita Miller
City Clerk/Administrator