

**CITY OF MISSOURI VALLEY  
CITY COUNCIL MEETING  
MISSOURI VALLEY PUBLIC LIBRARY  
TELECONFERENCE  
TUESDAY, NOVEMBER 17, 2020**

Due to the COVID-19 pandemic, the City of Missouri Valley offered the meeting via teleconference for the public.

Mayor Kelly presided over the meeting and called it to order at 6:00 p.m. with the following Council members present: Dooley, Stueve, Struble, and Ford and Pfouts via telephone. Also present: Jim Olmsted.

The Pledge of Allegiance was recited.

Kelly asked Council for any comments or additions-Ford requested and will be 15a.

Motion by Struble, seconded by Stueve to approve the agenda for the November 17, 2020 meeting. Motion carried unanimously.

Motion by Struble, seconded by Stueve to approve the following items on the consent agenda: a) Minutes from November 3, 2020 City Council Meeting b) Claims list c) City Administrator's Financial Report d) Motion to approve the appointment of Harold Ostler to the Airport Board expiring December 2026. Motion carried unanimously.

The bid opening was held for the Water Treatment Plant Farm Lease. Flaherty stated the following bids were received:

Ken Dooley Jr \$900.00  
Kenny Randeris-\$1,500.00

Motion by Struble, seconded by Pfouts to accept the bid from Kenny Randeris for 1 year. Roll call: Ayes: Struble, Pfouts, Ford, Stueve Nays: None Abstain: Dooley. Motion carried on a 4-0-1 vote.

There were no inquiries from citizens.

Jim Olmsted gave an update on current projects. The 3<sup>rd</sup> Street Booster Station project is almost complete. Olmsted recommends Council approves and close out the project. There is a project warranty for 2 years. Olmsted stated this check will be held for 30 days and the final check list must be completed before the City will release.

Motion by Struble, seconded by Dooley to approve application for payment no. 6 from Cahoy Pump Service, in the amount of \$9,368.81. Motion carried unanimously.

Motion by Stueve, seconded by Pfouts to approve application for payment No. 7 (Final Retainage) from Cahoy Pump Service in the Amount of \$17,170.95. Motion carried unanimously.

Motion by Struble, seconded by Stueve to Accept and Close out the 3<sup>rd</sup> Street Booster Station/Reservoir Project. Motion carried unanimously.

Olmsted stated that they are still in the design phase for the Willow Park project. They hope to advertise the project in January and construction could possibly start in March. Olmsted stated the next meeting with the DOT and Army Corps is scheduled for December 18<sup>th</sup>. Olmsted and Flaherty had a conference call with the railroad in regards to the Canal Street Railroad crossing. The site distance is an issue and the Railroad encourages the City to look at the interchange. Flaherty has contacted the City's financial advisor and is working on numbers. The advisor would like to schedule a workshop to discuss options. Olmsted and Flaherty met with a representative from Valley View. They would like the City Engineer to prepare a cost estimate for water service.

Motion by Pfouts, seconded by Ford to authorize the City Engineer to prepare a cost estimate for water service to Valley View Subdivision with Valley View Subdivision being responsible for 50 percent of the costs. Motion carried unanimously.

Olmsted brought examples of street lighting. The projected costs could be around \$500,000.00. Kelly inquired if there were grants the City could apply for to help with the costs. Council would like to speak about the project at a workshop.

Resolution #20-35 was introduced Approving the FY 19/20 Annual Urban Renewal Report. Motion by Struble, seconded by Pfouts. Motion carried unanimously.

Motion by Pfouts, seconded by Stueve to approve County TIF Indebtedness Certification. Motion carried unanimously.

Resolution #20-36 was introduced Obligating Funds from the Urban Renewal Tax Revenue Fund for Appropriation to the Payment of Annual Appropriation Tax Increment Financed Obligations which Shall Come Due in the Next Succeeding Fiscal Year. Motion by Struble, seconded by Pfouts. Motion carried unanimously.

Resolution #20-37 was introduced Approving the FY 19/20 Annual Financial Report. Motion by Struble, seconded by Stueve. Motion carried unanimously.

Flaherty stated that US Cellular would like to renew their lease with the City. Council directed Flaherty to have the City Attorney review and negotiate the lease.

Discussion was held on opening City Facilities to the public. Council would like the City Facilities to remain closed at this time.

Ford has been attending 150<sup>th</sup> Planning meetings. The Council budgeted \$10,000.00 for the celebration. Ford would like clarification on whether the money was a loan or a donation. Council agreed that it was a donation but would like receipts showing what the money was used for.

Flaherty has been in contact with the City's Financial Advisor. They would like to join a Council Workshop to discuss future projects and funding. Consensus is to have the next workshop on December 3, 2020 at 6 p.m. at the Library. Flaherty stated that internet and computers have been installed at the Parks and Street Department. The Parks Department gave Council a sketch of the proposed lights. Motion by Dooley, seconded by Stueve to allow the Parks Department to purchase lights not to exceed \$2,000.00.

Kelly commented the Caboose lights look great, wished everyone a Happy and Safe Thanksgiving, and reminded everyone to wear their masks and to social distance.

Motion by Struble, seconded by Stueve to table entering into closed session per IA Code 21.5(g) to avoid disclosure of specific law enforcement matters, such as current or proposed investigations or inspection or auditing techniques or schedules, which if disclosed would enable law violators to avoid detection. Motion carried unanimously.

Motion by Stueve, seconded by Struble to enter closed session at 6:48 p.m. per IA Code 21.5(1)(j) to discuss the sale of real estate. Motion carried unanimously.

Motion by Struble, seconded by Ford to return to open session at 7:00 p.m. with no action taken. Motion carried unanimously.

Motion by Struble, seconded by Pfouts to adjourn at 7:01 p.m. Motion carried unanimously.

Shawn Kelly, Mayor

Attest: Jodie Flaherty, City Administrator

### **RESOLUTION 20-35**

### **FISCAL YEAR 2019-2020 ANNUAL URBAN RENEWAL REPORT**

BE IT RESOLVED by the City Council of the City of Missouri Valley, Iowa that the Council has approved the Annual Urban Renewal Report for FY19/20 this 17th day of November, 2020.

\_\_\_\_\_  
Shawn Kelly, Mayor

ATTEST:

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Jodie Flaherty, City Administrator

**RESOLUTION 20-36**

**OBLIGATING FUNDS FROM THE URBAN RENEWAL TAX REVENUE  
FUND FOR APPROPRIATION TO THE PAYMENT OF  
ANNUAL APPROPRIATION TAX INCREMENT FINANCED  
OBLIGATIONS WHICH SHALL COME DUE IN THE NEXT  
SUCCEEDING FISCAL YEAR**

WHEREAS, the City of Missouri Valley, Iowa (the "City"), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the 2014 Missouri Valley Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, this Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the "Urban Renewal Tax Revenue Fund"), which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, the City has scheduled payments in the amount of \$35,438.00 (the "Annual Payment") which shall come due in the fiscal year beginning July 1, 2020 with respect to the City's Development Agreement with Longview Townhomes, LLC approved by resolution of the City Council on January 21, 2014; and

WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Annual Payment, funds anticipated to be received in Urban Renewal Tax Revenue Fund in the fiscal year beginning July 1, 2021;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Missouri Valley, Iowa, as follows:

Section 1. The City Council hereby obligates \$35,438.00 for appropriation from the Urban Renewal Tax Revenue Fund to the Annual Payment in the fiscal year beginning July 1, 2020.

Section 2. The City Clerk is hereby directed to certify the respective amounts obligated for appropriation in Section 1 above, with the City's December 1, 2020 certification of debt payable from the Urban Renewal Tax Revenue Fund and to reflect such amount in the City's budget for the next succeeding fiscal year.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Passed and approved November 17, 2020.

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Shawn Kelly, Mayor

ATTEST:

Jodie Flaherty, City Administrator

**RESOLUTION 20-37**

**APPROVING FISCAL YEAR 2019/2020 ANNUAL FINANCIAL REPORT**

BE IT RESOLVED by the City Council of the City of Missouri Valley, Iowa that the Council has approved the Annual Financial Report for FY19/20 this 17th day of November, 2020.

STATE OF IOWA				
2020		16204300500000		
FINANCIAL REPORT		CITY OF MISSOURI VALLEY		
FISCAL YEAR ENDED		323 E Erie Street		
JUNE 30, 2020 CITY OF MISSOURI VALLEY, IOWA		MISSOURI VALLEY IA 51355-1599		
DUE: December 1, 2020		POPULATION: 2838		
NOTE - The information supplied in this report will be shared by the Iowa State Auditor's Office, the U.S. Census Bureau, various public interest groups, and State and federal agencies.				
ALL FUNDS				
	Governmental (a)	Proprietary (b)	Total Actual (c)	Budget (d)
<b>Revenues and Other Financing Sources</b>				
Taxes Levied on Property	1,660,746		1,660,746	1,691,880
Less: Uncollected Property Taxes - Levy Year	0		0	0
Net Current Property Taxes	1,660,746		1,660,746	1,691,880
Delinquent Property Taxes	0		0	0
TIF Revenues	36,505		36,505	35,650
Other City Taxes	315,210	0	315,210	283,116
Licenses and Permits	17,661	0	17,661	36,975
Use of Money and Property	75,712	13,962	89,674	82,303
Intergovernmental	680,335	0	680,335	2,751,362
Charges for Fees and Service	203,695	\$79,160	1,082,855	1,208,240
Special Assessments	516	7,898	8,414	0
Miscellaneous	1,064,888	13,783	1,078,671	1,045,152
Other Financing Sources, Including Transfers in	796,159	0	796,159	1,117,133
<b>Total Revenues and Other Sources</b>	<b>4,849,427</b>	<b>913,303</b>	<b>5,762,730</b>	<b>8,252,011</b>
<b>Expenditures and Other Financing Uses</b>				
Public Safety	1,112,920		1,112,920	1,188,064
Public Works	851,113		851,113	3,161,130
Health and Social Services	0		0	0
Culture and Recreation	599,704		599,704	747,574
Community and Economic Development	36,505		36,505	35,650
General Government	292,050		292,050	309,510
Debt Service	518,564		518,564	519,015
Capital Projects	846,080		846,080	1,233,393
<b>Total Governmental Activities Expenditures</b>	<b>4,256,936</b>	<b>0</b>	<b>4,256,936</b>	<b>7,194,336</b>
Business-type activities		815,210	815,210	893,602
<b>Total All Expenditures</b>	<b>4,256,936</b>	<b>815,210</b>	<b>5,072,146</b>	<b>8,087,938</b>
Other Financing Uses, Including Transfers Out	789,802	6,357	796,159	1,117,063
<b>Total All Expenditures and Other Financing Uses</b>	<b>5,046,738</b>	<b>821,567</b>	<b>5,868,305</b>	<b>9,205,001</b>
Excess Revenues and Other Sources Over (Under) Expenditures and Other Financing Uses	-197,311	91,736	-105,575	-852,990
Beginning Fund Balance July 1, 2019	2,185,237	2,106,013	4,291,250	3,761,913
Ending Fund Balance June 30, 2020	1,987,926	2,197,748	4,185,674	2,808,923
NOTE - These balances do not include the following, which were not budgeted and are not available for city operations:				
Non-budgeted Internal Service Funds		Pension Trust Funds		
Private Purpose Trust Funds		Agency Funds		
Indebtedness at June 30, 2020	Amount	Indebtedness at June 30, 2020	Amount	
General Obligation Debt	2,989,411	Other Long-Term Debt	0	
Revenue Debt	825,000	Short-Term Debt	0	
TIF Revenue Debt	0			
		General Obligation Debt Limit	6,716,341	

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Shawn Kelly, Mayor

ATTEST:

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Jodie Flaherty, City Administrator