

**CITY OF MISSOURI VALLEY
CITY COUNCIL WORKSHOP
MISSOURI VALLEY PUBLIC LIBRARY
TELECONFERENCE
TUESDAY, DECEMBER 3, 2020**

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

Mayor Pro-Tem Struble presided over the meeting and called it to order at 6:00 p.m. with the following Council members present: Dooley, Sr., Struble, and Stueve and Ford via phone. Absent: Pfouts. Also Present: Jim Olmsted

The Pledge of Allegiance was recited.

There were no Council comments or additions.

Motion by Dooley, seconded by Stueve to approve the agenda for the December 3, 2020 workshop. Motion carried unanimously.

Nathan Summers with DA Davidson was present via phone and gave Council an update on the City's valuation history and current and future debt limits. The Army Corps and DOT levees will be approximately \$7 million. If Council approves the project, it will leave the City with approximately \$450,000.00 for current street repairs. Summers stated it would be 2030 before the Council could afford to do another substantial street project.

Flaherty stated the City's Bond Attorney, Dorsey and Whitney, has a division that specializes in this type of work. They are currently reviewing documents that Flaherty and Olmsted provided. The attorney does not want to count the transfer of jurisdiction money towards the project. If it is not counted, the project would cost \$14 to \$18 million and the City does not have the debt capacity for that amount.

Summers explained that the City could use annual appropriation debt but that would result in the highest taxes in the state. He also stated that the City could create a drainage district or special assessment and tax the properties that directly benefit from the levee.

Council would like to know if they do not go thru with the project, is there any cost to back out?

Discussion was held on water and sewer rates. The debt service coverage is not adequate with the current water rates. When using water revenue bonds, the City needs to have adequate rates and keep them maintained to help cover the costs. This was one reason the Bond Rating decreased from an A to an A-. The sewer rates are adequate at the moment and Summers does not suggest raising them. Council would like to start at 5 percent and make the public aware of why rates are being increase. Summers will work with Flaherty to amend the ordinance to adjust the rates accordingly.

Struble is worried about the cost of the levee and that it will limit what the City can do with future projects. Dooley believes there are other infrastructure projects that are more important than the levee. Ford can see the pros and cons of the levee and agrees the money is a huge issue. He would also like to know the true cost of the levee.

Flaherty and Olmsted will arrange a meeting with the DOT and Army Corps.

Dooley would like Flaherty to see if Midamerican will bury the electrical lines in conjunction with the State's sidewalk project. Olmsted stated it is approximately \$30,000.00 per block. The Council could replace the lighting on 6 blocks and change the street lights to taller fixtures to save additional costs. Olmsted would like to see conduit ran under the sidewalks to bury the lines in the future.

There were no City Administrator comments.

There were no Mayor comments.

Motion by Stueve, seconded by Dooley to adjourn at 7:47 p.m. Motion carried unanimously.

Sherman Struble, Mayor Pro-Tem

Attest: Jodie Flaherty, City Administrator