

**CITY OF MISSOURI VALLEY  
CITY COUNCIL MEETING  
RAND COMMUNITY CENTER  
TUESDAY, NOVEMBER 16, 2021**

Mayor Kelly presided over the meeting and called it to order at 6:00 p.m. with the following Council members present: Ford, Stueve, Struble, and Tuttle. Absent: Pfouts. Also Present: Adam Bellis, Barb Turner, Linda Coddington, Mary Jo Buckley, Sally Salter, Robert Fairchild, Scott Nelson, Bruce Kocher, Roger Gunderson

The Pledge of Allegiance was recited.

There were no Council comments or additions.

Motion by Struble, seconded by Tuttle to approve the agenda for November 16, 2021. Motion carried unanimously.

6:00 p.m. Public Hearing on the Designation of the Missouri Valley Urban Revitalization Area. There were no written or oral objections. Motion by Struble, seconded by Ford to close the hearing. Motion carried unanimously.

6:05 p.m. Public Hearing to Consider Amending the City of Missouri Valley Zoning Ordinance by Amending the Official Zoning Map as it Pertains to 419 East Huron. There were no written or oral objections. Motion by Struble, seconded by Ford to close the hearing. Motion carried unanimously.

Motion by Struble, seconded by Stueve to approve the following items on the consent agenda: a) Minutes from November 2, 2021 City Council Meeting b) Claims list c) City Administrators Financial Report for October 2021 d) Utility Reconciliation Report for January 2021, February 2021, March 2021, April 2021, May 2021, June 2021, July 2021, August 2021, September 2021, October 2021 e) Park Board Minutes, Police Department report, Safety Committee Minutes f) Approve Mayor's appointment of Steve Smith to the Missouri Valley Airport Board, term expiring March 2027. Motion carried unanimously.

Sally Salter stated the sidewalks are in at the dog park.

Roger Gunderson provided input on the Urban Revitalization. He stated it is a good deal but has some downfalls. Property may be seized improperly with no protection to owner. Programs may be designed properly but not implemented properly. Eligibility varies and tax savings are not transferrable. Program must comply with state codes.

James Olmsted and Jeff Frey gave the Olmsted and Perry update. The West Street Sanitary Sewer Repair is ongoing with the pipe in, the man hole in and concrete is scheduled to be poured Friday, November 19<sup>th</sup>.

Motion by Struble, seconded by Tuttle to approve Payment Application #1 for Larson Backhoe in the amount of \$47,692.73. Motion carried unanimously.

The asphalt is being laid and the drainage is good in the Willow Park Street/Drainage project. The roads returning to rock are complete except for grading.

The Street Curb and Guttering Project is almost complete.

Motion by Stueve, seconded by Tuttle for the Mayor to sign the IDOT Cooperative Agreement for Primary Road Project. Motion carried unanimously.

USDA Water System Improvement agreement is in place and approval is expected this quarter. Interest rates went down but there is concern over rising prices that will affect total cost. The HWY 30 water line replacement specifications have been submitted to the State and USDA for review.

Brent Messerschmidt with PeopleService gave an update. New valves were installed in Willow Park area. The project with the water tower is complete and the hydrant on 6<sup>th</sup> St is off. The new handheld has been received and has been placed in operation. There are a few issues with it being worked out. They have started discharging the lagoons.

Mary Jo Buckley gave the Park Board Update. Motion by Struble, seconded by Stueve to allow the Park Board to apply for the MidAmerican Trees Please Grant in the amount of \$1,000.00. Motion carried unanimously.

Motion by Ford, seconded by Stueve to table purchase of decorative rock at Little Willow Park until cost estimates are received. Motion carried unanimously.

Struble offered to donate the lumber needed to finish the horseshoe pits.

Council was in agreement to give verbal consent for a third carving to be done with the official motion on the Dec 7, 2021 agenda.

Discussion concerning showers at the park were held. Concerns about flood plain requirements and zoning were stated and will be addressed with the building inspector.

Scott Nelson from the Harrison County Conversation Board presented information on the CAT Grant they are working on for the Willow Lake Nature Center. In order to qualify for grant, they must get community support. It is a 3.5-million-dollar project. They are requesting .50 cents per person using 2020 Census count. Motion by Ford to donate \$1320. Motion failed due to lack of a second. Motion by Struble, seconded by Ford to donate \$500 to the project. Motion carried unanimously.

Motion by Stueve, seconded by Ford to Purchase a Lawn Mower for the Cemetery for the John Deere from Van-Wall Equipment in the amount of \$8,950.00. Motion carried unanimously.

Motion by Struble, seconded by Tuttle to approve Health Insurance Renewal. Motion carried unanimously.

Resolution #21-43 was introduced Setting Wage-Part-Time Librarian-Smith. Motion by Ford, seconded by Stueve to approve. Motion carried unanimously.

Resolution #21-44 was introduced for FY 20/21 Annual Urban Renewal Report. Motion by Struble, seconded by Stueve to approve. Motion carried unanimously.

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

Resolution # 21-45 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 Stueve to approve. Motion carried unanimously.

Resolution #21-46 was introduced Approving Fiscal Year 2020/2021 Annual Financial Report. Motion by Stueve, seconded by Struble to approve. Motion carried unanimously.

Resolution #21-47 was introduced Approving Street Finance Report for Fiscal Year 2020-2021. Motion by Struble, seconded by Stueve to approve. Motion carried unanimously.

Resolution #21-48 was introduced Stating the Intentions of the City Council with Regard to the Designation of the Missouri Valley Urban Revitalization Area and the Proposed Plan Therefor. Motion by Struble, seconded by Stueve to approve. Motion carried unanimously.

An Ordinance was introduced Amending the Zoning Ordinances of the City of Missouri Valley, Iowa, by Amending the Zoning Map and by Amending the Zoning Designation of Real Property Commonly Referred as 419 E Huron, Missouri Valley, Iowa, from a Zoning Designation of RS 100 to a Designation of RS 20. Motion by Ford, seconded by Stueve to adopt the 1<sup>st</sup> reading. Motion carried unanimously.

Discussion was held on US Cellular Lease. Council was in agreement to move forward with the new lease amount.

Deputy Clerk Ford stated the diving board is peeling but a new one will be received as it is under warranty. Frontdesk through GWorks has been implemented. The training is scheduled for Monday, December 6 from 2:00 to 3:30. Council was in agreement to close City Hall for the afternoon of Dec 6. A request was made by Terri White to pay the down payment on the contract for the shade structure at the dog park being done as an Eagle Scout Project. Council was in agreement to process the down payment of \$432 for the Eagle Scout project and place it on next claims list.

Mayor Kelly thanked the community for getting out and voted. Kelly also congratulated the Council members on their elections. He is looking forward to working with them.

Motion by Struble, seconded by Stueve to adjourn at 6:53 p.m. Motion carried unanimously.

Shawn Kelly, Mayor

Attest: Vonda Ford, Deputy Clerk

**RESOLUTION 21-43**

**RESOLUTION SETTING WAGE**

WHEREAS, the City Council has approved the following pay schedule for employees as follows:

The following employee shall be paid the wage and salary indicated and the City Clerk is authorized to issue checks, less legally required or authorized deductions from the amount set out below, bi-weekly, and to make such contributions to IPERS and social security or other purposes as required by law or authorization of the Council, all subject to audit and review by the Council:

<u>Position</u>	<u>Name</u>	<u>Hourly Wage</u>
Part-Time Librarian	Maura Smith	\$10.00

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF CITY OF MISSOURI VALLEY, IOWA:

That the employees shall be paid the wage as indicated above effective November 15, 2021.

Passed and approved this 16<sup>th</sup> day of November, 2021.

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Shawn Kelly, Mayor

ATTEST:

\_\_\_\_\_  
Vonda Ford, Deputy Clerk

**RESOLUTION 21-44**

**FISCAL YEAR 2020/2021 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 FY20/21 this 16th day of November, 2021.

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Shawn Kelly, Mayor

ATTEST:

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Vonda Ford, Deputy Clerk

**RESOLUTION 21-45**

**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 \$30,353.09 (the "Annual Payment") which shall come due in the fiscal year beginning July 1, 2022 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, 2022;

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 \$30,353.09 for appropriation from the Urban Renewal Tax Revenue Fund to the Annual Payment in the fiscal year beginning July 1, 2022.

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, 2021 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 16, 2021.

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Shawn Kelly, Mayor

ATTEST:

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Vonda Ford, Deputy Clerk

## RESOLUTION 21-46

### APPROVING FISCAL YEAR 20/21 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 FY 20/21 this 16th day of November, 2021.

STATE OF IOWA 2021 FINANCIAL REPORT FISCAL YEAR ENDED JUNE 30, 2021 CITY OF MISSOURI VALLEY, IOWA DUE: December 1, 2021		16201300500000 CITY OF MISSOURI VALLEY 223 E Erie Street MISSOURI VALLEY IA 51555-1599 POPULATION: 2678		
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	1,722,468		1,722,468	1,705,357
Less: Uncollected Property Taxes-Levy Year	0		0	0
<b>Net Current Property Taxes</b>	<b>1,722,468</b>		<b>1,722,468</b>	<b>1,705,357</b>
Delinquent Property Taxes	0		0	0
TIF Revenues	53,381		53,381	57,344
Other City Taxes	363,889	0	363,889	288,624
Licenses and Permits	51,388	0	51,388	31,675
Use of Money and Property	42,562	6,839	49,401	63,655
Intergovernmental	712,785	0	712,785	2,570,532
Charges for Fees and Service	190,935	904,404	1,095,339	1,233,690
Special Assessments	0	6,400	6,400	0
Miscellaneous	87,563	16,630	104,193	813,813
Other Financing Sources	389,825	0	389,825	0
Transfers In	389,825	0	389,825	475,916
<b>Total Revenues and Other Sources</b>	<b>3,614,796</b>	<b>934,273</b>	<b>4,549,069</b>	<b>7,240,606</b>
<b>Expenditures and Other Financing Uses</b>				
Public Safety	736,972		736,972	987,182
Public Works	710,880		710,880	2,703,375
Health and Social Services	0		0	0
Culture and Recreation	704,985		704,985	799,775
Community and Economic Development	53,381		53,381	57,344
General Government	351,304		351,304	361,011
Debt Service	498,660		498,660	521,745
Capital Projects	500,181		500,181	1,250,268
<b>Total Governmental Activities Expenditures</b>	<b>3,556,363</b>	<b>0</b>	<b>3,556,363</b>	<b>6,680,700</b>
BUSINESS TYPE ACTIVITIES		893,523	893,523	904,350
<b>Total All Expenditures</b>	<b>3,556,363</b>	<b>893,523</b>	<b>4,449,886</b>	<b>7,585,050</b>
Other Financing Uses	383,468	6,357	389,825	475,916
Transfers Out	383,468	6,357	389,825	475,916
<b>Total All Expenditures/and Other Financing Uses</b>	<b>3,939,831</b>	<b>899,880</b>	<b>4,839,711</b>	<b>8,060,966</b>
<b>Excess Revenues and Other Sources Over (Under) Expenditures/and Other Financing Uses</b>	<b>-325,035</b>	<b>34,393</b>	<b>-290,642</b>	<b>-820,360</b>
Beginning Fund Balance July 1, 2020	1,987,926	2,197,748	4,185,674	3,698,523
Ending Fund Balance June 30, 2021	1,662,891	2,232,141	3,895,032	2,878,163
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, 2021	Amount	Indebtedness at June 30, 2021	Amount	
General Obligation Debt	2,560,000	Other Long-Term Debt	0	
Revenue Debt	710,000	Short-Term Debt	0	
TIF Revenue Debt	0	General Obligation Debt Limit	6,984,001	

Shawn Kelly, Mayor

ATTEST:

Vonda Ford, Deputy Clerk

**RESOLUTION 21-47**

**RESOLUTION APPROVING STREET FINANCE REPORT  
FOR FISCAL YEAR 2020-2021**

**WHEREAS**, the City Council of the City of Missouri Valley, Iowa, has reviewed and agrees with the Iowa Department of Transportation (IDOT) Street Finance Report from all sources for street purposes.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Missouri Valley, Iowa, that the attached IDOT 2021 Street Finance Report is approved and the City Clerk is authorized to sign same.

**PASSED AND APPROVED** this 16<sup>h</sup> day of November, 2021.

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Shawn Kelly, Mayor

Attest:

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Vonda Ford, Deputy Clerk

**RESOLUTION 21-48**

**RESOLUTION STATING THE INTENTIONS OF THE CITY COUNCIL WITH REGARD TO THE DESIGNATION OF THE MISSOURI VALLEY URBAN REVITALIZATION AREA AND THE PROPOSED PLAN THEREFOR**

**WHEREAS**, pursuant to the provisions of Chapter 404 of the Code of Iowa (the "Act") the City of Missouri Valley, Iowa, may designate an area of the City as an urban revitalization area, if that area meets the criteria of Section 1 of the Act; and

**WHEREAS**, the City Council of the City did find and determine that an area within the City identified by previous resolution as the Missouri Valley Urban Revitalization Area meets the criteria of Section 1 of the Act; and

**WHEREAS**, pursuant to the provisions of the Act, before designating any area as an urban revitalization area, the City must prepare a Proposed Plan for such revitalization area and hold certain public hearings thereon; and

**WHEREAS**, after mailed and published notice thereof was given, as required by the Code, the City Council of the City did, on November 16, 2021, hold a public hearing on the designation of the Missouri Valley Urban Revitalization Area and the Proposed Plan therefor and considered all objections, comments, and evidence there presented; and



WHEREAS, the Code gives owners or tenants of property within the proposed Missouri Valley Urban Revitalization Area thirty (30) days in which to petition for a second public hearing;

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

Section 1. The Proposed Plan for the Missouri Valley Urban Revitalization Area is hereby tentatively approved, and it is the intention of the City Council to finally adopt the Proposed Plan for the Missouri Valley Urban Revitalization Area on December 21, 2021, following the expiration of the thirty-day period within which a petition may be filed requesting a second public hearing.

Section 2. The Missouri Valley Urban Revitalization Area as it is described in the Proposed Plan is tentatively approved, and it is the intention of the City Council to adopt a final authorizing resolution and an ordinance designating the Missouri Valley Urban Revitalization Area as a revitalization area under the Code on December 21, 2021, following the expiration of the thirty-day period within which a petition may be filed requesting a second public hearing.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved November 16, 2021.

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

Attest:

\_\_\_\_\_  
Vonda Ford, Deputy Clerk

**ORDINANCE # \_\_\_\_\_**

**AN ORDINANCE AMENDING THE ZONING ORDINANCES OF THE CITY OF MISSOURI VALLEY, IOWA, BY AMENDING THE OFFICIAL ZONING MAP AND BY AMENDING THE ZONING DESIGNATION OF REAL PROPERTY COMMONLY REFERRED AS 419 E HURON, MISSOURI VALLEY, IOWA, FROM A ZONING DESIGNATION OF RS 100 TO A DESIGNATION OF RS 20.**

SECTION 1: SUBSECTION ADDED. A subsection to Article IV, Section 4.3, titled AMENDMENTS TO OFFICIAL ZONING MAP of the Zoning Ordinances to the City of Missouri Valley, Iowa, is being added as subsection 4.33, to read as follows:

4.33 The following property is designated on the Official Zoning Map as being RS 20:

- 419 E Huron, legally described as: Parcel B of Lots Four (4) and Five (5), in Block Twenty-one (21), in the Original Town of Missouri Valley, Harrison County, Iowa as shown on Plat of Survey recorded September 17, 2017 in Book 2017, Page 2168 of the office of the Harrison County Recorder.

SECTION 2: REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3: SEVERABILITY: 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 4: WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval, and publication as provided by law.

Passed by the Council the \_\_\_\_ day of \_\_\_\_\_, 2021, and approved this \_\_\_\_ day of \_\_\_\_\_, 2021.

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

ATTEST:

\_\_\_\_\_  
Jodie Flaherty, City Administrator

1<sup>st</sup> reading: 11-16-2021

2<sup>nd</sup> reading:

3<sup>rd</sup> reading:

Published:

I certify the foregoing was published as Ordinance # \_\_\_\_ on the \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Jodie Flaherty, City Administrator