

On November 29, 2021 Mayor Kelly administered the Oath of Office to Councilmember Aaron Tuttle at City Hall at 6 p.m.

**CITY OF MISSOURI VALLEY  
CITY COUNCIL MEETING  
RAND COMMUNITY CENTER  
TUESDAY, DECEMBER 7, 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, Tuttle, and Pfouts via telephone. Also Present: Mary Jo Buckley, Don Hoffman, Jeannie Wortman, Bruce Kocher, Sally Salter, Amy Ford, Caleb Wohlers, John Harrison

The Pledge of Allegiance was recited.

Kelly asked if there were any Council comments or additions. Ford and Stueve requested and will be 17a and 17b.

Motion by Ford, seconded by Tuttle to approve the agenda for December 7, 2021. Motion carried unanimously.

Motion by Struble, seconded by Stueve to approve the following items on the consent agenda: a) Minutes from November 16, 2021 City Council Meeting b) Claims list c) Motion to approve Mayor's appointment of Steve Smith to the Missouri Valley Airport Board, term expiring December 2027 d) Approve the Appointment of Sherman Struble to the Harrison County Landfill Commission, term expiring 12/31/2022. Motion carried unanimously.

Don Hoffman thanked the Mayor and Council for the progress they are making within the community. He stated the Polar Express was a success and thanked Council for supporting Watson Station.

Jake Zimmerer and Jim Olmsted gave the Olmsted and Perry update. West Street Sanitary Sewer Repair is over 95 percent complete. The contractor needs to tar and seal the joints. Motion by Ford, seconded by Struble to Approve Change Order #1 for Larson Backhoe Services in the amount of \$878.00. Motion carried unanimously.

Motion by Struble, seconded by Stueve to Approve Pay Application #2 for Larson Backhoe Services in the amount of \$26,231.40. Motion carried unanimously.

Motion by Stueve, seconded by Ford to Approve and Hold Pay Application #3 (Final) for Larson Backhoe Services in the amount of 3,890.75. Motion carried unanimously.

Motion by Struble, seconded by Stueve to Accept Certificate of Substantial Completion for Larson Backhoe Services. Motion carried unanimously. Zimmerer stated the project has a two-year warranty.

The final inspection on the Willow Park Project will be next week and the project close out will be on the next agenda. Motion by Struble, seconded by Stueve to Approve Change Order #6 for Midwest Mechanical in a deduct amount of \$4,414.00. Motion carried unanimously.

Motion by Stueve, seconded by Struble to Approve Pay Application #5 for Midwest Mechanical in the amount of \$79,572.00. Motion carried unanimously.

Motion by Struble, seconded by Stueve to Approve and Hold Pay Application #6 (Final) for Midwest Mechanical in the amount of \$32,761.25. Motion carried unanimously.

The paving is complete in the Willow Park Street Project. There are a few finish items remaining and the project should be under budget. Motion by Struble, seconded by Ford to Approve Pay Application #1 for Omni Engineering in the amount of \$745,102.85. Motion carried unanimously.

The Street Curb and Guttering Project is complete. Flaherty has received the signed contract and the DOT will invoice the City for their share of the project. The USDA application has been submitted and is being reviewed. Kelly asked if the City is able to create a loop for the Interstate Watermain into the City. Olmsted stated they were not able to include it in the USDA project but this could be a possible future project.

Library Director Kocher gave the Library report. The Library has been decorated for Christmas. Kocher went over past programs.

Fire Chief Wohlers gave the Fire Department Report. The Department has been transporting Santa to community events. There are three members enrolled in EMT school. The Department is trying to enroll in a Firefighter 1 class. Wohlers is researching paid EMT positions. Motion by Ford, seconded by Tuttle to approve candidate for Fire Department, pending physical. Motion carried unanimously.

Jeannie Wortman, Chamber Director stated the Time Capsule Burial was held. She thanked everyone that helped with the event and citizens who put items into the capsule. There is a new home décor store in town called Mack Black. The Tree Lighting Ceremony was held and Wortman thanked all people involved. She went over the current promotions, Window Decorating Contest, Holiday Light Tour, Buying at Home Event, Ticket Promotion, and Live Music at the drawing. Wortman stated the electronic sign is not working and the company will be in to troubleshoot. The Chili cook off is January 22, 2022. The Rand Center received a grant for an AED and the parking lot has been resurfaced.

Mary Jo Buckley gave the Park Update. Motion by Struble, seconded by Stueve to approve the reimbursement to Jim Long in the amount of \$98.00 for Decorative Rock for the Little Willow Park. Motion carried unanimously.

Motion by Struble, seconded by Tuttle to add a Carving to be made by Bear Grove Chainsaw Carvings with a cement pad and plaque to the Little Willow Park. Motion carried unanimously.

Buckley asked for clarification on trees being donated to the City Parks. Council would like the Park Board to use the tree list in the Ordinance and would like any plaques to be in the mulched area around the tree. Buckley is looking for a grant or donation for a baby swing at Summit Park. At the last Council meeting, Scott Nelson stated the City can purchase trees through the County Conservation. Trees are 5 to 6 feet tall and cost \$20 to \$25. She would like the Council to budget trees to replace the ash trees and trees that were taken down in Willow Park.

Motion by Stueve, seconded by Ford to waive kitchen fee and park fee for Eagle's Car Show on June 5, 2022, rain date June 12, 2022. Motion carried unanimously.

Flaherty stated the property owner at 814 East Erie would like reimbursed a portion of their water bill. They had damages from the water main break in September. Council does not want to approve at this time.

Nate Summers with DA Davidson was present to discuss water and sewer rates. He recommends a water rate increase to cover the costs of the USDA Water Project. He recommends starting with a 10 percent increase in FY 23 and then looking at rates after project bids are received. Summers stated the sewer rates do not need to be increased at this time. Council agreed that the water rates need to be increased to 10 percent but would like the sewer rates to remain the same. Flaherty will work with Summers to prepare an ordinance.

Motion by Struble, seconded by Ford to approve the Quote from gpm in the amount of \$18,747.58 for the replacement of the Raw and Finished Flow Meters. Motion carried unanimously.

Ordinance #591 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 Tuttle to waive the 2<sup>nd</sup> reading. Motion carried unanimously. Motion by Ford, seconded by Struble to adopt Ordinance #591. Motion carried unanimously.

Ford thanked everyone that helped with the Time Capsule Burial. He stated that all of the flag pole lights at Summit Park were not working.

Stueve stated the Christmas lights on Main Street look great and thanked the Chamber for all of the events.

Flaherty stated the low bid for the Water Treatment Plant HVAC unit was from Loftus in the amount of \$11,180.00. She would like to close City Hall on Monday, December 13<sup>th</sup> from 1:30 p.m. to 5 p.m. for training. Council was in agreement. At the November 2<sup>nd</sup> meeting Struble inquired about who is responsible for the water service line. Flaherty stated property owners are responsible for the water service line from the main to the structure. It was reported to the City that Wayne Kester did not receive the CDBG grant to build the duplex on 8<sup>th</sup> and Erie Street. The center lines on 1<sup>st</sup> Street will be painted in the Spring. Flaherty also stated there will be additional changes that need made to the water ordinance.

Kelly stated the Christmas lights on Main Street look wonderful. There are some LED bulbs that look different than the rest of the lights.

Motion by Struble, seconded by Stueve to adjourn at 7:02 p.m. Motion carried unanimously.

Shawn Kelly, Mayor

Attest: Jodie Flaherty, City Administrator

**ORDINANCE #591**

**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 7th day of December, 2021, and approved this 7th day of December, 2021.

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Shawn Kelly, Mayor

ATTEST:

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Jodie Flaherty, City Administrator

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

2<sup>nd</sup> reading: Waived

3<sup>rd</sup> reading: Waived

Published: 12-15-2021

I certify the foregoing was published as Ordinance #591 on the 15th day of December, 2021.

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Jodie Flaherty, City Administrator