

**CITY OF MISSOURI VALLEY  
CITY COUNCIL MEETING  
RAND COMMUNITY CENTER  
TUESDAY, MARCH 15, 2022**

Mayor Pro-Tem Struble presided over the meeting and called it to order at 6:00 p.m. with the following Council members present: Ford, Struble, Taylor, and Tuttle. Absent: Stueve, Kelly. Also Present: Jeannie Wortman, Amy Ford, Mary Jo Buckley, Chad Meyer, Jonathan McDonald, Caleb Wohlers, Adam Bellis, Garth Brown, Richard Gochenour

The Pledge of Allegiance was recited.

There were no Council additions.

Motion by Ford, seconded by Taylor to approve the agenda for March 15, 2022. Motion carried unanimously.

6:00 p.m. Public Hearing was held on the FY 21/22 Budget. There were no written or oral objections. Motion by Ford, seconded by Tuttle to close the hearing. Motion carried unanimously.

6:05 p.m. Public hearing was held on the proposal to enter into a Water Revenue Improvement and Refunding Loan Agreement. There were no written or oral objections. Motion by Ford, seconded by Taylor to close the hearing. Motion carried unanimously.

6:10 p.m. Public Hearing to Consider Amending the City of Missouri Valley Zoning Ordinance by Amending the Official Zoning Map as it Pertains to Parcel ID No. 610002502606000; Parcel ID No. 600002480101000, and Parcel ID No. 600002480100000. There were no written or oral objections. Motion by Ford, seconded by Taylor to close the hearing. Motion carried unanimously.

Motion by Ford, seconded by Tuttle to approve the following items on the consent agenda: a) Minutes from March 1, 2022 City Council Meeting b) Claims list c) City Administrators Financial Report d) Utility Reconciliation Report for January 2022 e) Liquor License for Petro Mart Travel Stop. Motion carried unanimously.

Mary Jo Buckley informed Council that the Park Board received a grant from the Harrison County Community Foundation for \$12,500.00. She also stated the price for mulch has gone up and she is trying to get more quotes.

The Chamber will be sponsoring a dance the Saturday before the Annual Festival. Motion by Tuttle, seconded by Taylor to close the City parking lot at 110 South 5<sup>th</sup> Street and the North/South and East/West Alley on Block 5 on September 10, 2022 for an outdoor dance. Motion carried unanimously.

The Chamber would like the City to allocate \$5,000 for 3 years for the Annual Festival. The Chamber will match the funds. Motion by Ford, seconded by Taylor to approve \$5,000 funding for three years for the City Festival. Motion carried unanimously.

Jim Olmsted and Jake Zimmerer gave the Olmsted and Perry update. They are working on the USDA Water Improvements check list and waiting on the DOT bypass/levee sketch before finalizing the

watermain design. Zimmerer and Flaherty have found a new location for the well. Documents have been submitted to the DNR for approval. After testing is completed, they will work on the design. They are working on the control panels for the Water Treatment Plant. The DOT has prepared a preliminary drawing for the bypass/levee. The Canal Street road and bridge will need moved north. The DOT will help with the engineering and design for the bridge. They will also help secure the property for the road. Olmsted will work with Flaherty on a road location. Flaherty contacted the USDA for potential grant funding for the Street Projects. The grant is close to ending and if the City qualifies they could potentially receive up to 35 percent of the total project. The engineers will have to draft a Preliminary Engineering Report immediately. Flaherty will work on the application. Council would like to include Superior Street, 6<sup>th</sup> to 8<sup>th</sup> Street; St. Clair, 5<sup>th</sup> to 8<sup>th</sup> Street; and Michigan, 6<sup>th</sup> to 7<sup>th</sup> Street. Zimmerer reported that there was no damage on 3<sup>rd</sup> Street from the crane. Olmsted will send the roof estimate to the insurance company for review. They have added in alternates for all metal roofs.

Discussion was held on parking on Fourth Street. Council would like angled parking on the east side of Fourth Street from Erie Street to the alley. Flaherty will see if an ordinance needs to be drafted.

Dakoda with PeopleService gave an update. They have been focusing on building maintenance and repairs. The lagoon backwash pump was repaired and the garage door at the Water Treatment plant was fixed. The mother board needs replaced. The Cla-valves were replaced with check valves, VFD's were installed on the high service pumps, and the potassium permanganate pump was ordered. The flow meters for the plant need to be installed.

Discussion on Water Services Contract. Council would like to accept proposals for water services and have a special meeting on Tuesday, March 29, 2022, to review proposals.

Discussion was held on the Recycle Bins. Gerhold Concrete would like to rent a crusher and split the costs with the City. The City would keep the crushed concrete but would be responsible for the costs. Flaherty will contact Gerhold for additional information.

Motion by Ford, seconded by Tuttle to allow the Disposal of City Hall Equipment. Motion carried unanimously.

Motion by Ford, seconded by Tuttle to Award the Bid to Spray City Facilities to CJ Futures. Motion carried unanimously. Ford would like to look at having the facilities spot sprayed during the summer.

Motion by Tuttle, seconded by Taylor to approve the Proposal from Rival Caulking & Restoration Inc in the amount of \$32,239.00 for Tuck Pointing City Hall/Fire Station. Motion carried unanimously.

Motion by Ford, seconded by Tuttle to approve the following Job Descriptions: Park Superintendent, Park Maintenance, Seasonal Groundskeeper. Motion carried unanimously.

Motion by Ford, seconded by Taylor to Allow the Mayor to Sign the Environmental Assessment with the US Department of Transportation and the Iowa Department of Transportation. Motion carried unanimously.

Resolution #22-11 was Introduced taking Additional Action on Proposal to Enter into a Water Revenue Improvement and Refunding Loan Agreement. Motion by Ford, seconded by Taylor. Motion carried unanimously.

Resolution #22-12 was Introduced Adopting Budget for Fiscal Year 22/23. Motion by Ford, seconded by Taylor. Motion carried unanimously.

An Ordinance was Introduced Amending the Zoning Ordinances of the City of Missouri Valley, Iowa, by Amending the Official Zoning Map and by Amending the Zoning Designation of Parcel ID No. 610002502606000; Parcel ID No. 600002480101000, and Parcel ID No. 60000248010000, Fully Described on the Attached Exhibit "A" from their Current Respective Zoning Designation to the Zoning Designation of ML. Motion by Ford, seconded by Taylor to adopt the first reading. Motion carried unanimously.

Flaherty introduced the new Street Superintendent, Rich Gochenour, to the Council. He will start on April 11<sup>th</sup>.

There were no Mayor comments.

Motion by Ford, seconded by Taylor to adjourn at 6:56 p.m. Motion carried unanimously.

Sherman Struble, Mayor Pro-Tem

Attest: Jodie Flaherty, City Administrator

## **RESOLUTION 22-11**

### **RESOLUTION TAKING ADDITIONAL ACTION ON PROPOSAL TO ENTER INTO A WATER REVENUE IMPROVEMENT AND REFUNDING LOAN AGREEMENT**

WHEREAS, the City of Missouri Valley (the "City"), in Harrison County, State of Iowa, did heretofore establish a Municipal Waterworks Utility System (the "Utility") in and for the City which has continuously supplied water service in and to the City and its inhabitants since its establishment; and

WHEREAS, the management and control of the Utility are vested in the City Council (the "Council") and no board of trustees exists for this purpose; and

WHEREAS, pursuant to a prior resolution of the Council (the "Outstanding Bond Resolution"), the City has heretofore issued its \$1,360,000 Water Revenue Refunding Bonds, Series 2012B, dated April 25, 2012 (the "Outstanding Bonds"), a portion of which remain outstanding; and

WHEREAS, pursuant to the Outstanding Bond Resolution, the City reserved the right to call the Outstanding Bonds for optional early redemption subject to the provisions of the Outstanding Bond Resolution; and

WHEREAS, the City heretofore proposed to enter into a loan agreement (the "Loan Agreement"), pursuant to the provisions of Section 384.24A of the Code of Iowa, and to borrow money thereunder in a principal amount not to exceed \$2,000,000 for the purpose of paying the costs, to that extent, of (1) current refunding the Outstanding Bonds; and (2) planning, designing, and constructing

improvements and extensions to the Utility; and pursuant to law and duly published noticed published notice of the proposed action has held a hearing thereon on March 15, 2022;

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

Section 1. The City Council hereby determines to enter into the Loan Agreement in the future and orders that Water Revenue bonds or notes be issued at such time, in evidence thereof. The City Council further declares that this resolution constitutes the “additional action” required by Section 384.24A of the Code of Iowa.

Section 2. All resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Section 3. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved March 15, 2022.

\_\_\_\_\_  
Sherman Struble, Mayor Pro-Tem

Attest:

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

**RESOLUTION 22-12**  
**A RESOLUTION ADOPTING THE ANNUAL BUDGET**  
**FOR THE FISCAL YEAR ENDING JUNE 30, 2023**

BE IT RESOLVED by the City Council of the City of Missouri Valley, Iowa:

The annual budget for the fiscal year ending June 30, 2023, as set forth in the budget summary certificate and in the detailed budget in support thereof showing the revenue estimates and appropriations, expenditures and allocations to programs and activities for said fiscal year is adopted and the Clerk is directed to make the filing required by law and to set up her books in accordance with the summary and details as adopted.

PASSED AND ADOPTED this 15th day of March, 2022.

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Sherman Struble, Mayor Pro-Tem

ATTEST:

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

**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 PARCEL ID NO. 610002502606000; PARCEL ID NO. 600002480101000 AND PARCEL ID NO. 60000248010000, FULLY DESCRIBED ON THE ATTACHED EXHIBIT "A" FROM THEIR CURRENT RESPECTIVE ZONING DESIGNATION TO THE ZONING DESIGNATION OF ML.**

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 4.34, to read as follows:

4.34 The following properties are designated on the Official Zoning Map as being ML:

See attached Exhibit "A".

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 \_\_\_\_\_, 2022, and approved this \_\_\_\_ day of \_\_\_\_\_, 2022.

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

ATTEST:

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

1<sup>st</sup> reading: March 15, 2022

2<sup>nd</sup> reading:

3<sup>rd</sup> reading:

Published: