

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

Mayor Kelly presided over the meeting and called it to order at 6:00 p.m. with the following Council members present: Struble, Stueve, Taylor, and Tuttle. Absent: Ford. Also Present: Adam Bellis, Emil Gearhart, Jeannie Wortman, Caleb Wohlers, Mary Jo Buckley, Susan Cathcart, Carol Clausen, Josh Goodsell, Garrett Borden, Guy Tomcykowski, Wayne Kester, Lori Kester, John Harrison, Kristine Stokes, Sally Salter, Dakota Tish.

The Pledge of Allegiance was recited.

There were no Council comments or additions.

Motion by Struble, seconded by Taylor to approve the agenda for February 15, 2022. Motion carried unanimously.

6:00 p.m. Public Hearing was held on the FY 22/23 Max Levy. There were no written or oral objections. Motion by Struble, seconded by Taylor to close the hearing. Motion carried unanimously.

6:05 p.m. Public Hearing/Public Information Meeting was held on the Notice of Intent to File an Application for a CDBG CV Housing Conversion Project. Alexis Fleener with SWIPCO stated the City is partnering with Wayne Kester's Development Company to rehabilitate 500 East Erie Street. The Funds for this service are provided by the developer. The construction will take approximately 12 months to complete and must be closed out by June 2023. The CDBG application will be made on or before April 1, 2022. The city is applying for a \$500,000 CDBG CV grant and the Developer will provide the local match in the form of private financing. The total project cost is estimated around \$125,000.

Ford arrived at 6:05 p.m. via telephone.

The project will benefit the entire community of Missouri Valley, particularly those who are low to moderate income residents. The low to moderate income rate of the City of Missouri Valley is 58.6% according to the US Census. No persons will be displaced by the proposed activities. Any acquisition of land will occur in accordance with the provisions of the Uniform Acquisition and Relocation Act. There is no land acquisition needed or planned for this project. Additionally, a community development and housing needs assessment was conducted, and projects were discussed that will be needed to benefit the entire community and LMI households. There were no written or oral objections. Motion by Struble, seconded by Taylor 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 February 1, 2022 City Council Meeting b) Claims list c) Motion to approve Mayor's appointment of Rick McHugh, Collette Marsh, and Brad Westercamp to the Low Rent Housing Board, term expiring March 2024. Motion carried unanimously.

Fire Chief Wohlers stated that the Department is changing their EMS billing services. The City Attorney has reviewed the contract and does not have any issues. Wohlers would like consensus from Council to sign the contract with a formal approval on the March 1, 2022 agenda. Council agreed.

Jake Zimmerer gave the Olmsted and Perry update. Flaherty and Olmsted met with the Fiscal Agent regarding the USDA Water System Improvements. They are waiting on the IDNR and USDA to approve the design. They are looking at an April bid date. The engineers will be taking samples and new drillings at the proposed well site. Zimmerer presented updated overlay estimates on the proposed street projects. Flaherty asked Olmsted's office to help prepare the bids for the storm damaged roofs as they are above the state vertical bid thresholds. Zimmerer presented two possible water/sewer extensions to the East of the City, 2213 Hwy 30-\$300,000, and to Ann Street, \$1 to \$1.2 million for water, and they need more elevations and work to compile a figure for the sewer.

Discussion was held on the permit for Barnhart Crane. They would like to transport two cranes on North 3rd Street on February 17th and one crane on February 24th. The two cranes would weigh approximately 180,000 lbs and 160,000 lbs. Murphy Tower is the contractor and will take responsibility for any damages. Zimmerer with Olmsted stated their office can assess the street conditions before and after the transportation dates. PeopleService would like time to prepare for the power loss to the reservoir and would like the dates to be changed to Tuesdays. Motion by Struble, seconded by Taylor to approve the permit Barnhart Crane for February 22, 2022 and March 1, 2022, with Murphy Tower held responsible for any damages to the street. Motion carried unanimously.

Guy Tomcykowski spoke to Council about a proposed BMX Track. He would like to build a USA BMX sanctioned dirt track and like to have Council either donate land or lease the City property north of the soccer fields in the Willow Park Addition. The project would be funded by him. He hopes it would teach local and surrounding kids and adults the sport of BMX racing and build a business that will draw spectators and visitors to Missouri Valley that will bring in money to the local businesses. Motion by Struble, seconded Taylor to approve the proposal for a BMX Track to include a 5-year lease for \$1.00. Motion carried unanimously. Flaherty will contact the City Attorney regarding a lease.

PeopleService stated the new meters have arrived. They isolated a leak at the football field and will fix it in the Spring. They did testing on the reservoir/booster station in preparation of the shutdown due to the MidAmerican Tower installation. They estimated the influent flows at the lagoons due to the meter not working properly and procured quotes to sonar the lagoons.

Motion by Taylor, seconded by Stueve to add one carving with cement pads to be made by Bear Grove Chainsaw Carvings to Willow Park. Motion carried unanimously.

Josh Goodsell, Carol Clausen, and Sue Cathcart with the Lions Club presented a bench to the City. This bench was acquired through the "bags to benches" program. They would like the bench installed at the 2nd Street Pocket Park. They can apply for the program once per year and will apply again in September. The City will be responsible for the concrete pad and anchoring the bench. The bench is currently on display at the Library. They would also like to add a plaque in the future.

Motion by Taylor, seconded by Stueve to Allow the Mayor to Sign the Disclosure (CDBG-CV). Motion carried unanimously.

Motion by Taylor, seconded by Tuttle to Allow the Mayor to Sign the Federal Assurance (CDBG-CV). Motion carried unanimously.

Resolution #22-05 was introduced Approving the Adoption of the Iowa Economic Development Authority Duplication of Benefits Policies and Procedures. Motion by Struble, seconded by Tuttle. Motion carried unanimously.

Motion by Struble, seconded by Stueve to Adopt SWIPCO Admin Contract for CDBG-CV. Motion carried unanimously.

Motion by Struble, seconded by Tuttle to Adopt Subrecipient Agreement City of Missouri Valley and Wayne Kester. Motion carried unanimously.

Discussion was held on the City Property at 323 West Erie Street. Building Inspector Harrison went over the zoning guidelines on the property. Flaherty stated SWIPCO has funding available for a Demo grant. Harrison has filled out the application. Council would like the application approval on the March 1, 2022 agenda.

Resolution #22-06 was introduced Setting Wage-Children's Librarian. Motion by Struble, seconded by Stueve. Motion carried unanimously.

Ford left the meeting at 7:19 p.m.

Resolution #22-07 was introduced Approving the Maximum Property Tax Dollar Requested for Fiscal Year July 1, 2022 to June 30, 2023. Motion by Struble, seconded by Stueve. Motion carried unanimously.

Motion by Stueve, seconded by Tuttle to set Public Hearing for FY 22/23 Budget on March 15, 2022 at 6 p.m. Motion carried unanimously.

Ford joined the meeting at 7:20 p.m.

Motion by Struble, seconded by Stueve to Accept the Proposal from Sonar 3D Imaging, to sonar the sewer lagoons, in the amount of \$2,600.00. Motion carried unanimously.

Motion by Taylor, seconded by Struble to Allow the Mayor to sign the Access and Lease Agreement with AMG Iowa ISP, LLC dba Nextlink. Motion carried unanimously.

Flaherty stated the March 1st Council meeting will be held at the Library due to a scheduling conflict at the Rand Center. The storm damaged roofs will be over the bid threshold so Olmsted's office has been contacted to work on the bids. Flaherty deleted the capital projects out of the proposed budget. If needed, the City can amend next fiscal year and she also received an additional quote for lagoon pumps that was also added into the budget. The Auditor will present the audit at the next Council meeting.

Kelly wished Struble a happy birthday.

Motion by Stueve, seconded by Struble to adjourn at 7:22 p.m. Motion carried unanimously.

Shawn Kelly, Mayor

Attest:

Jodie Flaherty, City Administrator

Community Development and Housing Needs Assessment

Rand Center, Missouri Valley, IA

6:00pm, February 15, 2022

Community Development and Housing Needs of LMI Persons

Missouri Valley is home to approximately 2,661 people in 1,368 housing units. Housing is an issue for all communities and there is no one size fits all solution. To better prepare for future housing demands, the community must assess their current housing assets, understand their future needs and compare their assets with needs to develop a strategy for the future. Missouri Valley's LMI rate is 58.5% which is about 1,600 people in the city that are moderate to low income. To meet the needs of residents in years to come the City of Missouri Valley will need to maintain its current housing stock by supporting the rehabilitation of aging housing and replacing like for like when demolishing dilapidated housing. Like many communities today, Missouri Valley's housing stock is aging with approximately 48% being built prior to 1939. This often leads to lower home values, deteriorating housing, accessibility issues and a lack of energy efficiency among other issues.

According to a 2019 housing survey, 40% of renters spend more than 30% of their household income on housing expenses and 15% of homeowners spend more than 30% of their household income on housing expenses. This shows a need to quality affordable rental units that serve a large proportion of LMI households. 45% of survey respondents said their home is not energy efficient and 24% report having too many stairs or other accessibility barriers in their home. This highlights the need for accessible and energy efficient units. Households with fixed or lower incomes need to have access to housing units where their utilities can be as low as possible. The elderly or disabled population are often large proportion of LMI households and need access to accessible housing units.

Other Community Development and Housing Needs

Missouri Valley strives to be a quality community to live in. The community has identified several strengths which include great schools, hospital, and churches, location near the CB/Omaha Metro, environmental resources and recreational opportunities, etc. Some concerns and needs the community faces are:

- heavy truck traffic through the commercial corridor,
- lack of available houses,
- building neglect and aging infrastructure,
- poor walkability,
- poor business growth and longevity

Planned or Potential Activities to Address Housing and Community Needs

- Housing Committee continues to meet and work towards housing opportunities

- Research and pursue housing grants and incentives that the city could offer residential developers
- Update Zoning ordinance and comprehensive plan
- Keep pursuing the Highway 30 Bypass
- Assess available land for annexation out of the floodplain
- Mitigate flood hazards but enforcing the floodplain ordinance
- Continue the rental inspection program to help maintain and improve rental housing
- Create or support a volunteer program to engage residents and help LMI populations
- Continue building out fiber network

RESOLUTION 22-05

**RESOLUTION TO APPROVE THE ADOPTION OF THE
IOWA ECONOMIC DEVELOPMENT AUTHORITY
DUPLICATION OF BENEFITS POLICIES AND PROCEDURES**

WHEREAS, the Iowa Economic Development Authority "IEDA" established a Community Development Block Grant Coronavirus (CDBG-CV) Grant Program; and

WHEREAS, the City is applying for funds from the IEDA under this program; and

WHEREAS, a requirement of applying for the program is adopting CDBG-CV Duplication of Benefits Policies and Procedures; and

WHEREAS, IEDA has supplied a model Duplication of Benefits policies and procedures for the City to consider; and

WHEREAS, the model policy suits the needs of the City, their applications and circumstances.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Missouri Valley, Iowa, in Council duly assembled that the State of Iowa CDBG-CV Duplication of Benefits Policies and Procedures is hereby adopted.

DONE, RATIFIED AND PASSED, THIS 15th DAY OF FEBRUARY, 2022.

CITY OF MISSOURI VALLEY, IOWA

Shawn Kelly, Mayor

ATTEST:

Jodie Flaherty, City Administrator

RESOLUTION 22-06

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:

Brandy Whitney	\$16.00
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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 January 14, 2022.

Passed and approve this 15th of February, 2022.

Shawn Kelly, Mayor

ATTEST:

Jodie Flaherty, City Administrator

RESOLUTION 22-07

**A RESOLUTION APPROVING THE MAXIMUM PROPERTY TAX DOLLARS
REQUESTED FOR FISCAL YEAR JULY 1, 2022 TO JUNE 30, 2023**

WHEREAS, at the January 25, 2022 Special City Council Meeting, the Missouri Valley City Council approved setting a public hearing for February 15, 2022, on the maximum property tax dollars requested, and

WHEREAS, notice of said hearing, was posted on the City website and City Facebook page on February 1, 2022, and was published as required in the Missouri Valley Times News on February 2, 2022, and

WHEREAS, said hearing concerning the proposed city maximum property tax dollars was held on February 15, 2022, and

WHEREAS, the City Council of the City of Missouri Valley have considered the proposed FY 2022/2023 maximum property tax dollars for the affected levy total, and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Missouri Valley, Iowa, that the maximum property tax dollars for the affected tax levies for FY 2022/2023 shall not exceed the following total:

Total maximum levy for affected property tax levies - \$1,408,699

The Maximum Property Tax dollars requested in the total maximum levy for affected property tax levies for the FY 2022/2023 represents an increase of greater than 102% from the Maximum Property Tax dollars requested for FY 2021/2022.

Passed and approved this 15th day of February, 2022, by the following roll call vote:

AYES: Struble, Stueve, Taylor, Tuttle

NAYES: _____

Shawn Kelly, Mayor

Attest:

Jodie Flaherty, City Administrator