

CITY OF MISSOURI VALLEY  
CITY COUNCIL MEETING  
RAND COMMUNITY CENTER  
TUESDAY, AUGUST 1, 2023  
6:00 PM

Mayor Pro-Tem Struble presided over the meeting and called it to order at 6:00 pm with the following Council Members present: Stueve, Keizer, and Tuttle. Mayor Kelly and Councilman Taylor were absent. Citizens attending were Jason Babcock, Jeannie Wortman, Linda Coddington, John Harrison, Evelyn Marshall, Dakota Tish, Mary Jo Buckley, Sally Salter, Bruce Kocher, Jim Long, Forest Dooley, Rich Gochenour, Amber Flock, Trisha Southerland, and Steve Smith.

The Pledge of Allegiance was recited.

Motion to approve August 1, 2023 agenda made by Tuttle, second by Stueve. Motion passes.

Motion to open Public Hearing on proposed plans, specifications, form of contract, and estimate of cost for the proposed 2022 Well Improvements Project made by Stueve, second by Tuttle. Motion passes.

There were no written or oral objections.

Motion to close Public Hearing on proposed plans, specifications, form of contract, and estimate of cost for the proposed 2022 Well Improvements Project made by Stueve, second by Keizer. Motion passes.

Motion to approve the Consent Agenda: a) Minutes from July 18, 2023, Council Meeting, b) Claims list, and c) the Mayor's reappointment of John Dems to the Zoning Board of Adjustments, term expiring June 2028 made by Keizer, second by Stueve. Motion passes.

Jake Zimmerer, from Eagle Engineering, opened and read the bids aloud for the 2022 Well Improvements.

Eriksen Construction	\$899,347.00
King Construction	\$842,585.00
Midwest Mechanical	\$860,730.00
Neuvirth's Construction	\$967,559.93

Citizen's inquiries: Roger Miller, 716 E Huron St, stated that he would like some form of help with the street in front of his house. He currently shares a service line with Walter Mason and he would like to tie it into a different service line vs. running a line all the way to 8<sup>th</sup> Street to get to the main. The council stated they have to go by the ordinance. He then asked for assistance with the repair of the concrete. He will pay for the water he states. Council suggested he talk to Veterans Assistance to see if they could help him.

Project Updates: Jake Zimmerer discussed the 2022 Street Project. Compass Utilities plans on moving equipment up to lay subgrade on Superior. We should start to see progress within the

next couple of weeks. Update on the Highway 30 Water Main; they are 98% complete, and wanting it all to be done before Wisecup Auction. Update on Well Improvements; questions were asked if the new line will run directly to the water plant. Zimmerer explained that it will run to the main line that runs to the water plant. The bids contain about 100 feet of water main line and abandonment of Well #1 because of contamination issues. The estimate for the Well Project was \$740,000, the low bid at this time was \$842,585. The City will get recommendations from Eagle Engineering and the USDA to pass on to the City based on the overall budget. They will also do background checks on all the contractors. The City will be over-budget. Once we have all the final pieces of the Water Main project and everything for the Well Improvement Project, the city then will be able to decide how to move forward. The original loan for the Well Improvement Project, \$2 million, can be rolled over into a bigger loan. The USDA will allow that. There is a very good interest rate. The City needs to decide what course they want to take.

Jim Olmsted discussed the Highway 30 Bypass and flood control project. He stated that Jake, Turri, and himself talked to the DOT, Corps of Engineers, and the UP Railroad on July 31, 2023. He felt that it was a discouraging meeting. The City is not getting a lot of cooperation from UP in terms of allowing the City to do any meaningful flood control. The plan originally had floodgates for the railroad crossings and UP said they would not allow that. UP stated that they want us to bring the tracks up and over the bypass. The cost of doing this is very expensive. The Corps of Engineers has been looking at the Willow flood protection. They want to finish up the study so it can get done. These costs have also increased and the City will have to pay for anything over \$10 million. Adding all of this up is very expensive for the City. A memorandum was received from the State on June 30, 2023. It stated the DOT was willing to raise the roadway section for the Highway 30 Bypass with clay material, which could serve as a future levee. They are willing to invest up to \$40 million if the City decided to proceed with the flood control. The state does have some concerns: What if Missouri Valley never does the flood control project? Is this a wise investment of public dollars? They are asking for a commitment from the City stating that if the City does not proceed in 10 years with the flood control project, the City is responsible to pay the \$40 million back to the State. Olmsted told UP Railroad that the City was not willing to close Canal Street. The State would like the City to decide so they can move forward. The City Council agreed unanimously to have No Commitment to the Levee portion of the Bypass Project. The City simply cannot afford it.

Chamber Update: Jeannie Wortman addressed Council with all the events happening in Missouri Valley in the next weeks. She asked Council to waive the Mobile Food Vendor permit/fees for the Mo. Valley Rally. Council unanimously agreed.

Library Update: Bruce Kocher updated Council with all the fun activities had at the library over the last month.

Fire Department Update: Chief Dooley stated they had 39 calls for the month of July, making it 296 calls so far for 2023. He feels the changes being implemented are helping the department. Chief Dooley discussed the Bond needed for the Fire Station Addition. The total cost will come to \$3.4 million, but \$1 million is covered by what has already been raised. He stated that he will not stop raising money for the project. Businesses wanting to donate are hesitant to donate

because there is no secondary plan if the bond does not happen. After talking with the Bond Council, Chief Dooley feels the best route to take is a reversed referendum. Nate, with UMB, discussed the financials with Council and the steps needed to take place to start. After much contemplation, the Council decided to proceed with the 1<sup>st</sup> step of the Bond Process for the Fire Department Addition.

Park Board Update: Mary Jo Buckley told the council that she ordered the picnic tables for the Park at a cost of \$9,106.00. The city is purchasing two of the tables and rest were donated.

Jim Long and Sally Salter discussed the Dog Park with Council. They would like to pass down the Dog Park to someone worthy of taking care of it the way they do. They have not talked to the Park Board Committee about this yet. They would like to put a plan together so they can get volunteers to help with the Dog Park. They would like 4-5 people and a Council Member on a committee or board just for the Dog Park. City Administrator, Turri Colglazier, stated if they receive interest, that she would talk with the City Attorney about establishing a Dog Park Board.

Motion to approve Resolution approving and confirming plans, specifications, form of contract, and estimate of cost for the 2022 Well Improvements Project made by Tuttle, second by Stueve. Motion passes.

Motion to allow Mayor to sign Quiet Title/Abandonment Petition at 315 S 2<sup>nd</sup> St made by Tuttle, second by Keizer. Motion passes.

Motion to approve Rasmussen Mechanical quote to replace the faulty gas valve and pilot assembly at the pool that was damaged during flame out of boiler made by Stueve, second by Tuttle. Motion passes.

Motion to accept Rasmussen Mechanical City Hall Maintenance Proposal made by Stueve, second by Tuttle. Motion passes.

Motion to accept Rasmussen Mechanical Missouri Valley Aquatic Center Maintenance Proposal made by Stueve, second by Tuttle. Motion passes.

Discussion on the lease agreement with AYSO. John Harrison presented reasons why to separate from the AYSO lease agreement. Harrison recommends canceling the lease agreement for lack of payment since 2006. The lease also states that AYSO shall pay 50% of the maintenance and care for the fields which has not been done. Jason Babcock stated that he would like to start a new soccer organization for the children of Missouri Valley. He feels AYSO does not have the heart to represent Missouri Valley anymore. The funds raised over the past years from Harlan, Woodbine, and Missouri Valley have been seized by the AYSO. Discussion was held on payment from AYSO that has not been paid. Harrison and Babcock argued that this lease should not be upheld due to non-payment. An AYSO representative argued that there was no bill ever sent for the mowing charges. He explained that they are restructuring the AYSO board to try to give the local boards more leadership for the towns. City Administrator Colglazier stated that she did not know the terms of the lease until Harrison presented it to her. She questioned if Harrison talked to the AYSO about the past billing that is due. Stueve commented that she feels the lease

is null and void because it was from 1995. The Council decided to turn this over to the City Attorney for further investigation.

Motion to hire Lucas Peterson as Non-Certified Police Officer made by Tuttle, second by Keizer. Motion passes.

Motion to table Resolution Setting Wage – Non-Certified Police Officer made by Keizer, second by Tuttle. Motion passes.

Motion to approve Director of Public Works job description made by Stueve, second by Keizer. Motion passes.

Motion to enter into closed session per IA Code 21.5(1)(i) to evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation made by Stueve, second by Keizer. Roll Call vote: Keizer, Tuttle, and Stueve – Aye. Motion passes.

Motion to come into open session made by Stueve, second by Tuttle. Roll Call Vote: Keizer, Tuttle, and Stueve. Motion Passes.

Motion to promote Rich Gochenour to Director of Public Works effective August 1, 2023, made by Stueve, second by Keizer. Motion passes.

Tuttle stated that the weeds growing on Main Street are getting out of hand. John Harrison is addressing the issue.

City Administrator Colglazier discussed with Council the Harrison County Historical Society, Harrison County Humane Society Update, Crime Stoppers, three lots that the City has acquired, and talked about metered water at the fairgrounds, campground, and new hydrant put in. She asked if it is something that the Council would like metered, it would show unaccounted-for water. Council declined. Chuck Grassley will be at Rand Center on August 28 from 4 – 5 p.m. for a town meeting.

Motion to adjourn made by Tuttle, second by Stueve. Motion passes.

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Sherman Struble, Mayor Pro-Tem

Attest: \_\_\_\_\_  
Turri Colglazier, City Administrator