

**City of Ida Grove
City Council Meeting
October 21, 2019 6:00 p.m.
City Council Chambers**

Mayor, Devlun Whiteing, called the meeting to order at 6:10 p.m. with the following council members present: Paul Cates, Jason Schable, Gregor Ernst, Jared Bogue and Reynold McLead. City Attorney, Peter Goldsmith was also in attendance. The meeting start time was delayed due to a community meeting prior to the council meeting.

Motion by Cates to approve the agenda, second by Schable. On a unanimous vote, motion carried.

Mayor Whiteing opened the public hearing on the 2019 amendment to the urban renewal plan for Ida Grove Consolidated Urban Renewal Area. It is noted no comments were received written or oral. Motion by Bogue to close the public hearing, second by Ernst. On a unanimous vote, motion carried.

Motion by Ernst to approve Resolution 2019-29 a resolution to approve 2019 urban renewal plan amendment for the Ida Grove consolidated urban renewal area with the following amendment: Resolution 2019-29 changed to 2019-30 due to a numbering error, second by Cates. On a unanimous vote, motion carried.

RESOLUTION NO. 2019-30

A resolution to approve 2019 Urban Renewal Plan Amendment for the Ida Grove
Consolidated Urban Renewal Area

WHEREAS, the City Council of the City of Ida Grove, Iowa (the "City") has created the Ida Grove Consolidated Urban Renewal Area (the "Urban Renewal Area") and has approved an urban renewal plan for the Urban Renewal Area; and
WHEREAS, Chapter 403 of the Code of Iowa requires that, before a city approves any new urban renewal project, or adds property to an urban renewal area, a city must amend the existing urban renewal plan to include that new project or new property; and
WHEREAS, an amendment to the urban renewal plan for the Urban Renewal Area has been prepared which identifies certain property to be added to the Urban Renewal Area and describes the use of incremental property tax revenues to finance projects and improvements in the Urban Renewal Area, including renovation of City Hall and reconstruction of a bridge on Moorehead Avenue (the "2019 Amendment"); and
WHEREAS, notice of a public hearing by the City Council of the City on the proposed 2019 Amendment was heretofore given in strict compliance with the provisions of Chapter 403 of the Code of Iowa, and the Council has conducted said hearing; and
WHEREAS, a copy of the 2019 Amendment was provided to Ida County and the Battle Creek-Ida Grove Community School District;
NOW, THEREFORE, It Is Resolved by the City Council of the City of Ida Grove, Iowa, as follows:

Section 1. It is hereby determined by this City Council as follows:

- A. The 2019 Amendment conforms to the general plan of the City;
- B. The projects included in the 2019 Amendment would benefit the residents of the City by enhancing the provision of services to the public in the City Hall and by improving traffic safety on the Moorehead Avenue Bridge, and the projects are

necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

Section 2. The 2019 Amendment, attached hereto and made a part hereof, is hereby in all respects approved.

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

Passed and approved October 21, 2019.

Motion by Bogue to approve Resolution 2019-30 a resolution to fix a date for public hearings on general obligation loan agreements with the following amendment: Resolution 2019-30 changed to 2019-31 due to a numbering error, second by Ernst. On a unanimous vote, motion carried.

RESOLUTION NO. 2019-31

Resolution to fix a date for public hearings on General Obligation Loan Agreements WHEREAS, Chapters 384 and 403 of the Code of Iowa authorize cities to enter into loan agreements and issue bonds for the purpose of paying the cost of planning, undertaking and carrying out urban renewal projects under the authority of Chapter 403; and

WHEREAS, the City Council (the "Council") of the City of Ida Grove, Iowa (the "City") has established the Ida Grove Consolidated Urban Renewal Area, pursuant to Chapter 403 of the Code of Iowa, has approved an amendment to the urban renewal plan for that Area and has also approved urban renewal projects consisting of the use of authority provided in Chapters 384 and 403 of the Code of Iowa to finance the renovation of City Hall (the "City Hall Renovation Project") and the reconstruction of a bridge on Moorehead Avenue located between Ash Drive and Jacob Avenue (the "Moorehead Bridge Project"); and

WHEREAS, the City proposes to enter into a loan agreement (the "Urban Renewal City Hall Renovation Loan Agreement") and issue bonds in a principal amount not to exceed \$1,500,000, pursuant to the provisions of Chapters 384 and 403 of the Code of Iowa, for the purpose of paying the costs, to that extent, of the City Hall Renovation Project; and WHEREAS, the City proposes to enter into a loan agreement (the "Moorehead Bridge Loan Agreement") and issue bonds in a principal amount not to exceed \$800,000, pursuant to the provisions of Chapter 384 of the Code of Iowa, for the purposes of paying the costs, to that extent, of the Moorehead Bridge Project; and

WHEREAS, it is necessary to fix a date of meeting of the Council at which it is proposed to take action to enter into the Urban Renewal City Hall Renovation Loan Agreement and the Moorehead Bridge Loan Agreement and to give notice thereof;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Ida Grove, Iowa, as follows:

Section 1. This Council shall meet on November 18, 2019, at the City Hall, at 6:00 o'clock p.m., at which time and place a hearing will be held on the proposal to enter into the Urban Renewal City Hall Renovation Loan Agreement, and a separate hearing will be held on the proposal to enter into the Moorehead Bridge Loan Agreement.

Section 2. The City Clerk is hereby directed to give notice of the proposed action on the Urban Renewal City Hall Renovation Loan Agreement, including notice of the right to petition for an election, setting forth the amount and purpose thereof, the time when and place where the said meeting will be held, by publication at least once and not less

than 10 nor more than 20 days before the meeting, in a legal newspaper of general circulation in the City.

Section 3. The form of notice of hearing on the Urban Renewal City Hall Renovation Loan Agreement shall be substantially as follows:

NOTICE OF PUBLIC HEARING ON LOAN AGREEMENT
IN A PRINCIPAL AMOUNT NOT TO EXCEED \$1,500,000
(GENERAL OBLIGATION URBAN RENEWAL CITY HALL RENOVATION)

The City Council of the City of Ida Grove, Iowa, will meet on November 18, 2019, at the City Hall, at 6:00 o'clock p.m. for the purpose of holding a public hearing and taking action to enter into a loan agreement (the "Urban Renewal City Hall Renovation Loan Agreement") and issue bonds in a principal amount not to exceed \$1,500,000, for the purpose of financing a project in the Ida Grove Consolidated Urban Renewal consisting of the renovation of City Hall.

The Urban Renewal City Hall Renovation Loan Agreement is proposed to be entered into pursuant to authority contained in Chapters 384 and 403 of the Code of Iowa and will constitute a general obligation of the City.

At that time and place, oral or written objections or comments may be filed or made to the proposal to enter into the Urban Renewal City Hall Renovation Loan Agreement.

After receiving objections and comments, the City Council may determine to enter into the Urban Renewal City Hall Renovation Loan Agreement, in which case, the decision will be final unless appealed to the District Court within fifteen (15) days thereafter.

At any time before the date fixed for taking action to enter into the Urban Renewal City Hall Renovation Loan Agreement, a petition may be filed with the City Clerk asking that the question of entering into the Urban Renewal City Hall Renovation Loan Agreement be submitted to the registered voters of the City, pursuant to the provisions of Section 384.26 of the Code of Iowa.

By order of the City Council of the City of Ida Grove, Iowa.

Heather Sweeden
City Clerk

Section 4. The City Clerk is hereby directed to give notice of the proposed action on the Moorehead Bridge Loan Agreement, setting forth the amount and purpose thereof, the time when and place where the said meeting will be held, by publication at least once and not less than 4 nor more than 20 days before the meeting, in a legal newspaper of general circulation in the City.

Section 5. The form of notice of hearing on the Moorehead Bridge Loan Agreement shall be substantially as follows:

NOTICE OF PUBLIC HEARING ON LOAN AGREEMENT
IN A PRINCIPAL AMOUNT NOT TO EXCEED \$800,000
(GENERAL OBLIGATION MOOREHEAD BRIDGE PROJECT)

The City Council of the City of Ida Grove, Iowa, will meet on November 18, 2019, at the City Hall, at 6:00 o'clock p.m. for the purpose of holding a public hearing and taking action to enter into a loan agreement (the "Moorehead Bridge Loan Agreement") and issue bonds in a principal amount not to exceed \$800,000, for the purpose of financing the reconstruction and improvement of a bridge on Moorehead Avenue located between Ash Drive and Jacob Avenue.

The Moorehead Bridge Loan Agreement is proposed to be entered into pursuant to authority contained in Chapter 384 of the Code of Iowa and will constitute a general obligation of the City.

At that time and place, oral or written objections or comments may be filed or made to the proposal to enter into the Moorehead Bridge Loan Agreement. After receiving objections and comments, the City Council may determine to enter into the Moorehead Bridge Loan Agreement, in which case, the decision will be final unless appealed to the District Court within fifteen (15) days thereafter.

By order of the City Council of the City of Ida Grove, Iowa.

Heather Sweeden
City Clerk

Section 6. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved October 21, 2019.

Heidi Kuhl of Northland Securities explained the city's need for water and sewer rate increases. Kuhl notes the council received a lot of comments from the public at the earlier held community meeting and asks if any additional information is needed from her. Ernst notes he would like to see a rate increase analysis based on a 1,000 gallon minimum bill instead of 2,000 gallons. Council discussed several rate increase scenarios. Ernst asked City Attorney, Peter Goldsmith, if the council could modify the final rates during the second or third reading of the ordinance; Goldsmith stated "yes".

Cody Forch of JEO reported the draft FIRM update maps are close to being ready for review. After review there is a 90-day appeal period and post the 90-day period, adoption of the flood map begins. Forch notes the City is likely about 9 months away from final, adopted flood maps.

Forch presented a test well design contract to council as follows: lump sum for test well coordination in the amount of \$14,800 and easement and land acquisition services estimated at \$7,450. Motion by Cates to approve the test well design contract, second by Bogue. On a unanimous vote, motion carried.

Forch notes JEO is working on submitting grant applications for the water and sewer projects by the end of December and the city should hear determination on the applications by the end of March, 2020.

Council heard from Planning and Zoning Vice Chair, Ross Ladwig, in regards to the commissions recommendation to modify zoning regulations related to non-adjacent accessory buildings. After hearing from Board of Adjustment Secretary, Kim Carnine, council requests the recommendation go back to planning and zoning due to questionable permissibility of new construction accessory buildings based on current zoning laws.

Motion by Cates to approve the consent agenda consisting of the claims list in the amount of \$61,173.03, budget/revenue/treasurer reports and the 10-7-2019 minutes, second by Ernst. On a unanimous vote, motion carried.

Motion by McLead to approve the second reading of Ordinance 574 – Building Permit Amendments, second by Ernst. On a unanimous vote, motion carried. Resolution 2019-27, Building Permits Amendment, is tabled until the next city council meeting.

Council heard from Board of Adjustment Chair, Kipp Gebel, during the final reading of Ordinance 575 – Accessory Building Setback Requirements. Gebel questions the side yard setback of 14 feet for two level accessory structures when the primary residence

setback for a two level structure is 8 feet. Gebel also notes the acceptable floor types for small accessory buildings which must be portable due to location in a utility easement. Motion by Bogue to approve the final reading of Ordinance 575 with the following amendments: 17.55.040 (4) to read; Any buildings of this special type located within a utility easement must be portable such that they may be relocated to provide access to utilities. Any such building located in a utility easement may not use a concrete pad as a floor structure. 17.55.020 (6) change 14 feet to 8 feet, second by Schable. On a unanimous vote, motion carried.

Motion by Ernst to approve Resolution 2019-28 Accessory Building Setback Requirements, second by Bogue. On a unanimous vote, motion carried.

RESOLUTION NO. 2019-28

RESOLUTION AMENDING THE CODE OF ORDINANCES FOR THE CITY OF IDA GROVE, IOWA BY MODIFYING SETBACK REQUIREMENTS FOR ACCESSORY BUILDINGS WITHIN THE CITY OF IDA GROVE, IOWA

WHEREAS, the City of Ida Grove, Iowa has determined the need to modify setback requirements for accessory buildings; and

WHEREAS, said ordinance amendment can be found in Chapters 17.55.020 and 17.55.040 of the City of Ida Grove Code Book.

Ordinance 576 – Water and Sewer Rate Increases. Council discussed the sewer fund deficit of \$385,000 and the need for a sewer rate increase regardless of any upcoming projects. Council recapped the need for the phase one water projects as well, but noted the water department does not currently have a deficit balance as the sewer does. Council discussed implementing a smaller percentage of the recommended final increases proposed from Northland Securities. Motion by McLead to approve the first reading of Ordinance 576 with the following amendment: apply 25% of proposed increase to water and leave the sewer increase at 50% of the proposed increase as follows:

WATER

<u>Gallons per month</u>	<u>Rate</u>
First 2,000 gallons	\$21.42
2,001-9,999 gallons	\$3.79 per 1,000 gallons
10,000-99,999 gallons	\$3.44 per 1,000 gallons
100,000+ gallons	\$2.71 per 1,000 gallons

SEWER

<u>Gallons per month</u>	<u>Rate</u>
First 2,000 gallons	\$19.31
2,001+ gallons	\$6.71 per 1,000 gallons

second by Cates. On a unanimous vote, motion carried.

SUDAS was tabled until a future meeting.

Motion by Ernst to approve an incentive for anyone signing up for both automatic withdrawal of their utility bill and email billing to begin now until the end of November, with the winner to be drawn at the first council meeting in December and receive up to \$50 off their next month utility bill, second by Bogue. On a unanimous vote, motion carried.

Motion by Cates to approve the Turkey Trot on November 28th at 8:00 am, second by Ernst. On a unanimous vote, motion carried.

Motion by Ernst to approve Taylor Beck as a Rec Center Lifeguard, \$9.00 hourly, second by Cates. On a unanimous vote, motion carried.

A few highlights of the ongoing projects at City Hall are as follows: next steps for the Moorehead Avenue bridge are to decide on railing and lighting options. A meeting was held recently to discuss plan alterations such as extending the length of the bridge from 150 feet to 175 feet and the removal of some aesthetics from the plans in order to save on cost. George Remer is continuing work on the yellow book appraisals for the park/trail swap, Landus is working on the bypass road agreement to present to city council, Bogue will check with Ida County Economic Development and Community Partners to see if there is interest in helping the City pursue a billboard sign along Highway 20 and FEMA site inspectors were here October 9th and 10th to inspect damage from the flooding event in March.

Motion by Cates to approve the Ida Grove Kiwanis request to waive the rental fees for their annual pancake breakfast to be held at the community hall and the rental fee for their meeting recently held at the Ida Grove Rec Center, second by Ernst. On a unanimous vote, motion carried.

Motion by Cates to adjourn, second by Schable. On a unanimous vote, motion carried. Meeting adjourned at 8:30 p.m.

Heather Sweeden, City Clerk

Devlun Whiteing, Mayor