

**City of Ida Grove
City Council Meeting
February 3, 2020 6:00 p.m.
City Council Chambers**

Mayor, Devlun Whiteing, called the meeting to order at 6:00 p.m. with the following Council Members present: Jared Bogue, Jason Schable, Gregor Ernst, Ryan Jordan and Reynold McLead.

Motion by Ernst to approve the agenda, second by McLead. On a unanimous vote, motion carried.

Sheriff, Wade Harriman, was present to discuss the fund request to support the public safety budget. Harriman explained the total funds needed for FY21 is 1,684,696. The request from the City of Ida Grove is \$436,477, up from the current year amount of \$407,503.

Sweeden explained the council had approved a sewer line repair on Court Street in 2018 that was not completed. The company awarded the bid in 2018 has agreed to honor their original bid price of \$17,880. Motion by Bogue to approve Infratrak to inspect/clean/line 157' of pipe on Court Street, not to exceed \$17,880, second by McLead. On a unanimous vote, motion carried.

Rita Frahm explained the process and costs involved in participating in the Rural Housing Readiness Assessment. ISU Extension - Ames would facilitate the process which goes through the different infrastructure needs of the community, details zoning and compiles community input as far as what type of housing the community wants to see in Ida Grove. The cost of the assessment is \$5,000. Frahm has a guaranteed \$3,500 grant, leaving the City to come up with \$1,500 to complete the assessment. Frahm noted she may be able to get additional donors to cover more of the cost. McLead asked how the assessment would assist future developers. Frahm explained the assessment helps the City to get all ducks in a row along with identifying infrastructure and community needs. Motion by Ernst to approve moving forward with the Rural Housing Readiness Assessment, second by Bogue. On a unanimous vote, motion carried.

Frahm explained one of the top priorities for Ida County Economic Development in the next year is housing. Frahm is requesting \$15,000 in support of Ida County Economic Development for FY21, up from the previous year's support of about \$7,000. Frahm anticipates increased costs due to more time being expended to work through different opportunities that may arise as well as additional educational opportunities/resources. Council discussed several areas in town that may fit for possible future developments whether it be apartments, single family housing, duplexes, etc. Ernst suggested putting the fund request on the next council agenda; thus giving council time to work through more of the budget and see if they are able to expend \$15,000 toward ICED.

Planning and Zoning Commission Chairman, Cody Lomholt, presented a vacant housing action plan proposal to council. The plan came about after multiple discussions over the 2018 Comprehensive Plan. Results of a survey in the comp plan show the number 1 priority as addressing vacant housing with reuse or redevelopment. The Commission recommends the council organize a committee made up of city staff, members of the commission and council. Lomholt expressed the importance of being consistent in addressing issues throughout town. Ernst suggested starting with one

neighborhood and moving forward from there. Sweeden was directed to begin by obtaining information based on which properties are vacant.

Lomholt also proposed a special use amendment that would allow citizens to be proactive in obtaining permitting around non-adjacent accessory buildings. Sweeden was directed to write-up the proposal in ordinance format for the next council meeting.

Dennis Clausen addressed council regarding lighting of the utility field at the ball complex. The original light quote was about \$90,000, however, the warranty on those lights is now a 10-year warranty instead of the original 25-year warranty. Musco proposes the City move forward with installing LED lights instead (these have a 25-year warranty). The additional cost of going with LED is about \$10,000. The City has committed to contributing \$100,000 towards the project with only \$25,000 left to pay. Clausen explained that per the agreement, if the City chose to go with LED lights, Kiwanis would pay for the difference. Motion by Ernst to approve Kiwanis moving forward with LED lights on the 3rd ballfield, second by Jordan. On a unanimous vote, motion carried.

Motion by Ernst to approve the consent agenda consisting of the claims list in the amount of \$64,304.32, budget/revenue/treasurer reports, minutes of the 1/20/2020, 1/28/2020, 1/29/2020, 1/30/2020 and 1/31/2020 meetings and an ownership change for Dollar General liquor license, second by Jordan. On a unanimous vote, motion carried.

Motion by Ernst to approve Ordinance 577-Amending Chapter 17.10 to Modify District Use Regulations, final reading, second by McLead. On a unanimous vote, motion carried.

Motion by McLead to approve Resolution 2020-6 – Adopting Ordinance 577 to Modify District Use Regulations, second by Jordan. On a unanimous vote, motion carried.

RESOLUTION NO. 2020-6

RESOLUTION AMENDING THE CODE OF ORDINANCES FOR THE CITY OF IDA GROVE, IOWA BY MODIFYING DISTRICT USE REGULATIONS WITHIN THE CITY OF IDA GROVE, IOWA

WHEREAS, the City of Ida Grove, Iowa has determined the need to modify the district use regulations to allow for three-family dwellings in R-2; and

WHEREAS, the City of Ida Grove, Iowa has determined the need to modify the district use regulations to allow for high density multi-family residences in the R-3 district, including three-family dwellings; and

WHEREAS, the City of Ida Grove, Iowa has determined the need to modify the district use regulations to add a district “MU” to support mixed-use residential/commercial districts including uses customarily allowed in existing GC and R-3 districts; and

WHEREAS, said ordinance amendments can be found in Chapter 17.10.030, 17.10.040, 17.10.090 of the City of Ida Grove Code Book.

Sweeden expressed the City anticipates making their first bond payment for the Moorehead Avenue Bridge Project in June, 2021. Council had previously decided to apply the cost of the bridge project, less grant funding, to the debt service levy. At this time, the anticipated payments over a 15-year period are \$72,980 annually. Motion by Bogue to approve Resolution 2020-7 Providing for a Debt Service Tax Levy for General Obligation Bonds, second by Ernst. On a unanimous vote, motion carried.

RESOLUTION 2020-7

Resolution providing for a debt service tax levy for General Obligation Bonds

WHEREAS, the City of Ida Grove (the "City"), in Ida County, State of Iowa, has heretofore proposed to enter into a General Obligation Loan Agreement (the "Loan Agreement") in a principal amount not to exceed \$800,000, pursuant to the provisions of Section 384.24A of the Code of Iowa, for the purpose of paying the cost, to that extent, of reconstructing a bridge on Moorehead Avenue located between Ash Drive and Jacob Avenue, has published notice of the proposed action and has held a hearing thereon; and

WHEREAS, the City intends to enter into the Loan Agreement and to issue General Obligation Bonds (the "Bonds") in the future, and the City has been advised that, because principal and interest will come due on the Bonds before June 30, 2021, the Council should authorize the levy of a debt service property tax to be collected in the fiscal year that will begin July 1, 2020 for the payment of such principal and interest; NOW, THEREFORE, Be It Resolved by the City Council of the City of Ida Grove, Iowa, as follows:

Section 1. For the purpose of providing for the levy and collection of a direct annual tax sufficient to pay the principal of and interest on the Bonds, there is hereby ordered levied on all the taxable property in the City a direct annual tax for collection in the fiscal year beginning July 1, 2020, sufficient to produce the sum of \$72,980.

Section 2. A certified copy of this resolution shall be filed with the County Auditor of Ida County, and said Auditor is hereby instructed to enter for collection and assess the tax hereby authorized. When annually entering such taxes for collection, the County Auditor shall include the same as a part of the tax levy for Debt Service Fund purposes of the City and when collected, the proceeds of the taxes shall be converted into the Debt Service Fund of the City and set aside therein as a special account to be used solely and only for the payment of the principal of and interest on the Bonds.

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

Motion by Ernst to approve Resolution 2020-8 Setting Time and Place for Public Hearing for Maximum Property Tax Dollars from Certain Levies for Proposed FY21 Budget, second by Jordan. On a unanimous vote, motion carried.

RESOLUTION 2020-8

RESOLUTION SETTING TIME AND PLACE FOR A PUBLIC HEARING FOR THE PURPOSE OF CONSIDERING THE MAXIMUM TAX DOLLARS FROM CERTAIN LEVIES FOR THE CITY'S PROPOSED FISCAL YEAR 2020-2021 BUDGET

WHEREAS, the City Council of Ida Grove, Iowa is preparing the annual budget for the Fiscal Year 2020-2021; and

WHEREAS, Iowa SF 634 requires a public hearing on the proposed maximum property tax dollars from certain levies where any resident or taxpayer of the City may present to the City Council objections or arguments in favor of the tax dollars before the budget is adopted and certified to the county auditor; and

WHEREAS, interested residents or taxpayers having comments for or against the maximum property tax dollar proposal from certain levies may appear and be heard at the public hearing at the city council meeting on February 18, 2020, at 5:30 PM at the Ida Grove City Council Chambers, 403 3rd Street, Ida Grove, Iowa.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Ida Grove, Iowa, that this confirms that the City Council order the publication of a notice of public

hearing pertaining to proposed maximum property tax dollars from certain levies not less than (10) days nor more than (20) days prior to the date set for the hearing. A notice shall also be posted on the city website and social media accounts.

BE IT FURTHER RESOLVED, by the Ida Grove City Council of the City of Ida Grove, Iowa that the Mayor and City Clerk are hereby authorized and directed to execute said resolution.

McLead noted the council is required, per City Code, to adopt council rules of procedure annually, however, this has not been done since 2008. McLead researched the most recently approved rules in 2008 and presented to council. Sweeden was directed to amend the rules to fit procedure today and propose at a future meeting.

City Hall recently received phone calls from the Ida County Sheriff's Office and Morningside Care Center regarding congested parking along Morningside Street. The parking issue makes it difficult and potentially impossible for emergency vehicles to get through and it was requested that council look into prohibiting parking on both sides of the street. Council also discussed some other areas in town which have the same issue. Sweeden is directed to add this discussion to the Transportation Committee's agenda for their meeting on 2-11-2020.

Motion by Ernst to approve the City applying for a 2-year qualified organization gambling license, second by McLead. On a unanimous vote, motion carried.

Sweeden updated council on the next steps to continue moving forward with test wells. Cody Forch of JEO suggests the council decide on one of two options: whether the City should continue working with local contractors to retrieve a water sample from the private well and then initiate RFP processes pending the results or include retrieval and sampling from the private well in the RFP process as part of the bid. Council all agreed the City will continue to attempt sampling with local contractors and if unsuccessful, move forward with the second option.

Transportation Committee members will be meeting on 2-11-2020 to discuss the trail regulation proposal.

Sweeden inquired with council as to whether they would like to pay Code Publishing Company to print a clean, formatted version of the City Code or have Sweeden print it from City Hall. The version printed at City Hall would not have the same format, but is Sweeden's recommendation. Council all agreed to save cost and print at City Hall.

Motion by Ernst to appoint Devlun Whiteing as the primary attendee and Gregor Ernst as the secondary attendee for E911 board meetings, second by McLead. On a unanimous vote, motion carried.

Motion by Bogue to approve refunding the Community Hall rental fee of \$75 to the Cedeno family, second by McLead. On a unanimous vote, motion carried.

The agenda item requesting to waive a late penalty was resolved prior to the meeting with the citizen paying the penalty. No action was taken.

Council would like to obtain more information in order to understand the agreement with Ida County regarding the Siouxland Regional Transit System prior to paying the requested \$4,991.

Sweeden asked council for direction on applying for the Ida County Community Betterment Foundation grant and the Paint Iowa Beautiful grant. Council directed Sweeden to apply for welcome signs and paint for the Zobel's Addition bridge. Schable

suggested the City ask the High School art class if they would be interested in designing the welcome sign for the City.

In other business, Ernst informed council he secured the domain www.castletownusa.com. Ernst will work with Sweeden to get the site up and running and hopefully coordinate/link it to the City's www.idagroveia.com website. Schable asked if members of the council had looked at the Brenner building yet. Those that haven't, plan to meet and look at it. Whiteing noted the City needs to pick 2 or 3 options to possibly move forward with and suggests City Hall discussion get added to the agenda for 2-13-2020 Committee meeting.

Motion by Ernst to adjourn, second by McLead. On a unanimous vote, motion carried. Meeting adjourned at 8:38 p.m.

Heather Sweeden, City Clerk

Devlun Whiteing, Mayor