

CITY OF MARSHALLTOWN
COUNCIL AGENDA
CITY HALL COUNCIL CHAMBERS
10 W STATE STREET
MARCH 22, 2021, 5:30 PM

GO-TO MEETING:

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/244607373>

You can also dial in using your phone.

United States: +1 (571) 317-3122 / Access Code: 244-607-373

A. **NOTICE TO PUBLIC**

The Mayor and City Council welcome comment from the public during discussion of any of the agenda items. You are required to step to the microphone, state your name and address for the record and to limit the time used to present your remarks 3 minutes or less in order that others may be given the opportunity to speak. All speakers shall speak clearly and direct their comments to the Mayor and City Council and not to any Councilor specifically. It is at the discretion of the Mayor and Council to respond to specific questions and comments or to have staff respond during the meeting.

B. **CALL TO ORDER**

Mayor Joel T.S. Greer

C. **PLEDGE OF ALLEGIANCE**

D. **ROLL CALL**

Gowdy, Hoop, Isom, Ladehoff, Martin, Thompson, Wirin

E. **MAYOR, COUNCIL AND ADMINISTRATOR COMMENTS**

1. **Years Of Service - March**

Kristen Titus - 5 years

Kathleen Cleland - 5 years

Chad Hillers - 15 years

Kraig Lageschulte - 15 years

Chris Jones - 25 years

F. **CONSENT AGENDA**

1. **APPROVE MINUTES 03/08/21 MEETING AND BILL LIST**
\$1,274,884.13

Documents:

[2021-03-08 Council Minutes.pdf](#)

[03-22-2021_BILL LIST Summary.pdf](#)

[03-22-2021_BILL LIST Detail.pdf](#)

2. Civil Service New Hire List - Park Maintenance Worker II

Documents:

[Civil Service New Hire List for Park Maintenance Worker II.pdf](#)

3. Receipt Of Building Permit Report, February 2021

Documents:

[0221.pdf](#)

4. February 2021 Monthly Financial Statements

Documents:

[February 2021 Financials Memo.pdf](#)
[February 2021 Financial Statements.pdf](#)

5. APPROVE LIQUOR LICENSE RENEWALS

Yesway, 1701 Iowa Avenue E
THE 918, 918 N 4th Ave
American Legion, 1301 S 6th St
Smokin' G's, 25 W Main St

6. RESOLUTION 2021-059 APPROVING THE PURCHASE OF A 2020 DODGE PICKUP FROM MCGRATH DODGE

Documents:

[Resolution For Purchase of 2020 Dodge Pickup \(2\).pdf](#)

7. RESOLUTION 2021-060 ACCEPTING THE ASSIGNMENT OF THE DEVELOPMENT AGREEMENT FOR CATALYST BUILDING FROM PRESERVING US INC. TO MARSHALLTOWN SENIOR RESIDENCES LLC

Documents:

[Res Preserving US Inc Catalyst Assignment.pdf](#)
[Development Agreement Assignment.pdf](#)

8. RESOLUTION 2021-061 SETTING A PUBLIC HEARING FOR THE CONVEYANCE AND TRANSFER OF TITLE OF PARCEL 8318-10-431-002 TO GLENWOOD MARSHALLTOWN LLC

Documents:

[03-22-2021_2021-061_Resolution Setting Public Hearing on Sale of Lot G.pdf](#)

9. RESOLUTION 2021-062 APPROVING TRANSIT JOINT PARTICIPATION AGREEMENT WITH THE IOWA DEVELOPMENTAL DISABILITIES COUNCIL/U.S. DEPARTMENT

OF HEALTH AND HUMAN SERVICES ADMINISTRATION FOR
COMMUNITY LIVING GRANT AND STATE TRANSIT ASSISTANCE
SPECIAL PROJECT

Documents:

[03-22-2021_2021-062_Resolution Approving State Transit Assistance Project.pdf](#)
[MMT Grant Contract.pdf](#)
[Transit Grant Contract Memo.pdf](#)

10. RESOLUTION 2021-063 APPROVING THE CITY CLERK TO APPLY FOR A TUITION SCHOLARSHIP TO ATTEND THE IOWA MUNICIPAL PROFESSIONALS INSTITUTE

Documents:

[03-22-2021_2021-063_Resolution Approving Scholarship App for City Clerk.pdf](#)

11. RESOLUTION 2021-064 AUTHORIZING AN AGREEMENT WITH FIVE STAR REAL ESTATE GROUP FOR THE LISTING OF LOTS IN THE EDGEWOOD INDUSTRIAL PARK

Documents:

[Res Approving Five Star for Edgewood Industrial.pdf](#)
[Five Star Proposal Edgewood.pdf](#)
[Memo on Edgewood Real Estate.pdf](#)

12. RESOLUTION 2021-065 APPROVING EDGEWOOD INDUSTRIAL PARK PRELIMINARY PLAT

Documents:

[03-22-2021_2021-065_RES Edgewood Industrial Park Preliminary Plat.pdf](#)
[03-22-2021_2021-065_MEMO Edgewood Industrial Park Preliminary Plat.pdf](#)
[03-22-2021_2021-065_PLAT_Edgewood Industrial Park.pdf](#)

G. MOTIONS

1. MOTION TO APPROVE 5-DAY LIQUOR LICENSE FOR MIDNIGHT BALLROOM AT THE CENTRAL IOWA FAIRGROUNDS ARENA FOR RODEO 4/2-4/4, WITH A CHANGE OF PREMISE FOR CENTRAL IOWA FAIR TO THE EXHIBIT BUILDING
2. MOTION TO APPROVE NEW LIQUOR LICENSE FOR HALL OF FAME CONCESSION
810 S 6TH ST - OUTDOOR SERVICE & SUNDAY SALES
3. MOTION TO APPROVE NEW LIQUOR LICENSE FOR MARSHALLTOWN SPEEDWAY

H. **RESOLUTIONS**

1. RESOLUTION 2021-066 APPROVING A MATCHING CONTRIBUTION OF \$12,500 TO THE MARSHALLTOWN 4TH OF JULY FIREWORKS CELEBRATION

Documents:

[Res for Fireworks Contribution 2021.pdf](#)

2. RESOLUTION 2021-067 ACCEPTING BID AND AUTHORIZING THE AWARD OF CONTRACT FOR THE 6TH STREET SOFTBALL PARKING LOT IMPROVEMENTS PROJECT IN THE CITY OF MARSHALLTOWN, IOWA BEING PROJECT NO. PRK21001 IN THE AMOUNT OF \$283,394.21

Documents:

[Accept Bid.pdf](#)

[PRK21001 Bidders Tabulation.pdf](#)

[PRK21001 Memo to Award Construction Contract.pdf](#)

[PRK21001 Notice of Award 1.pdf](#)

3. RESOLUTION 2021-068 APPROVING CONTRACT CHANGE ORDER #3 FOR THE IOWA RIVER TRAIL PHASE 3 PROJECT #TRL17001 ENGINEERING SERVICES FOR CLAPSADDLE-GARBER ASSOCIATES, INC. AN INCREASE OF \$99,600.00

Documents:

[03-22-2021_2021-068_Resolution Approving CO](#)

[TRL17001 CGA Engineering.pdf](#)

[IRTE Amendment 3 to Mtown.pdf](#)

[03-22-2021 CGA IRT Memo Amend 3.pdf](#)

4. RESOLUTION 2021-069 APPROVING A DEVELOPMENT AGREEMENT WITH PRIME DEVELOPMENT GROUP LLC FOR THE CONSTRUCTION OF CREEKSIDE ESTATES AND THE SIXTH STREET CONNECTION PROJECT

Documents:

[Res DA Prime Development Infrastructure.pdf](#)

[Prime Development Group LLC Development Agreement 3-16-21.pdf](#)

[Creekside Estate Cost Estimate.pdf](#)

[Creekside Concept.pdf](#)

5. RESOLUTION 2021-070 APPROVING LOAN AGREEMENTS AND AUTHORIZING THE ISSUANCE OF \$4,335,000 SEWER REVENUE REFUNDING BONDS, SERIES 2021

Documents:

6. PUBLIC HEARING AND RESOLUTION 2021-071 APPROVING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND COST FOR THE PICKLEBALL POCKET PARK PROJECT, IN THE CITY OF MARSHALLTOWN, IOWA, BEING PROJECT NO. PRK20002

Documents:

03-22-2021_2021-_PRK20002 Res Approve Plans, Specs Pickleball Pocket Park.pdf
03-22-2021_2021-_PRK20002_Memo on Order Construction Pickleball Pocket Park.pdf

7. PUBLIC HEARING AND RESOLUTION 2021-072 ADOPTING THE BUDGET AND CERTIFYING TAXES FOR THE FISCAL YEAR ENDING JUNE 30, 2022 AND APPROVING RELATED TRANSFERS BETWEEN FUNDS

Documents:

Resolution Adopting Budget and Certifying Taxes FY22 and related transfers.pdf
FY22 Adoption of Budget Memo.pdf
Cash Balances FY20 to FY22.pdf
Budget Comparison Report by Fund and Function FY20 to FY22.pdf
Budget Comparison Report Summary by Fund FY20 to FY22.pdf

8. PUBLIC HEARING AND RESOLUTION 2021-073 APPROVING THE FY2021-FY2025 CAPITAL IMPROVEMENT PLAN

Documents:

03-22-2021_2021-073_Resolution to Approve Capital Improvement Plan for FY21 to FY25.pdf
03-22-2021_2021-073_Budget Memo for Approval of CIP FY21 to FY25.pdf
02-22-2021 Capital Plan FY21 to FY25.pdf

I. ORDINANCES

1. ORDINANCE 15013 AMENDING ORDINANCE NO. 14215 TO ADD PROPERTIES TO THE LEGAL DESCRIPTION OF PROPERTY INCLUDED IN MARSHALLTOWN URBAN REVITALIZATION AREA NO. 2

3RD READING

Documents:

03-22-2021_ORDINANCE_15013_2021HrngAmend Revite Plans No.2 and Ords(3)Marshalltown422742-41-v1.pdf

2. PUBLIC HEARING AND ORDINANCE NO. 15016 APPROVING AN AMENDMENT TO THE ZONING ORDINANCE TN TRADITIONAL NEIGHBORHOOD DISTRICT

1ST READING AND PUBLIC HEARING

Staff requests the waiving of the 2nd and 3rd Reading.

Documents:

[03-22-2021_ORDINANCE_15016_MEMO Amend Zoning Ordinance Traditional Neighborhood District.pdf](#)
[03-22-2021_ORDINANCE_15016_ORD Amend Zoning Ordinance Traditional Neighborhood District.pdf](#)

3. PUBLIC HEARING AND ORDINANCE NO. 15017 APPROVING THE REZONING OF 421 E. MERLE HIBBS BLVD. PARCEL 8318-11-426-011 TO CC COMMUNITY COMMERCIAL DISTRICT

1ST READING AND PUBLIC HEARING

Staff requests the waiving of the 2nd and 3rd Reading.

Documents:

[03-22-2021_ORDINANCE_15017_MEMO 421 E Merle Hibbs Blvd \(McFarland\) Rezoning.pdf](#)
[03-22-2021_ORDINANCE_15017_ORD 421 E Merle Hibbs Blvd \(McFarland\) Rezoning.pdf](#)

J. DISCUSSION

1. Discussion - Draft Of Vacant Property Code Ordinance

Documents:

[03-22-2021_DISCUSSION_Vacant Property Code.pdf](#)
[Marshalltown Vacant Property Code_Draft.pdf](#)

K. PUBLIC COMMENT

Members of the public may make comments on any item which was not on the agenda during this time. The speaker shall approach the microphone, and state his or her name and address. Comments shall be limited to three minutes, unless a longer comment is authorized by the Mayor. The speaker shall direct comments to the Mayor and to the Council as a whole. The Mayor and Councilors shall not engage in discussion or debate on items raised by members of the public, and no action may be taken on items raised in public comments in order to comply with open meetings laws.

L. CLOSED SESSION - REAL ESTATE

Closed session pursuant to Section 21.5 subsection (1) paragraph (j) OF THE CODE OF IOWA to discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property. The City of Marshalltown has an attorney-client relationship with

Attorney Roger Schoell, appointed as City Attorney on May 5, 2014, by Council Resolution #2014-047; and with Lynch Dallas P.C., by Council Resolution #2017-093, approved May 8, 2017. There may be council action by motion following the closed session if directed by the city's attorney.

M. **ADJOURN**

MISSION STATEMENT

The City of Marshalltown collaborates to provide a welcoming, safe, vibrant, and growing community.

Please visit the City's website for the complete agenda packet and to subscribe to agenda notices and department news. www.marshalltown-ia.gov