

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

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 - November

Jessica Kinser - 5 years; Grant Wall - 15 years; Marc Grant - 20 years

F. **CONSENT AGENDA**

1. APPROVE MINUTES 11/08/21 MEETING AND BILL LIST \$2,181,497.50

Documents:

[2021-11-08 SIGNED Council Minutes.pdf](#)  
[2021-11-22\\_BILL LIST Summary.pdf](#)  
[2021-11-22\\_BILL LIST Detail.pdf](#)

2. APPROVE JUNE 2021 FINANCIAL STATEMENTS

Documents:

[June 2021 Financials Memo.pdf](#)  
[JUNE 2021 FINANCIAL STATEMENTS.pdf](#)

3. Civil Service New Hire Lists

- WPCP Lab Tech II
- Electrician I

Documents:

[2021-11-18 WPCP Lab Tech II \(valid 11-18-22\).pdf](#)  
[2021-11-18 Electrician I \(valid 11-18-21\).pdf](#)

4. RESOLUTION 2021-312 TRANSFERRING FUNDS FOR FISCAL YEAR 2021 THROUGH JUNE 30, 2021

Documents:

[Transfers for FY21 for Council 06.30.21.pdf](#)

5. RESOLUTION 2021-313 APPROVING ALLIANT ENERGY STREET LIGHTING FOR WASHINGTON STREET

Documents:

[2021-11-22\\_2021-313\\_Street Light Resolution Washington Street.pdf](#)

6. RESOLUTION 2021-314 APPROVING ALLIANT ENERGY STREET LIGHTING FOR SOUTHRIDGE ESTATES SUBDIVISION

Documents:

[2021-11-22\\_2021-314\\_Resolution Alliant Street Lighting E South Ridge.pdf](#)

7. RESOLUTION 2021-315 ACCEPTING QUOTE AND AUTHORIZING THE PURCHASE OF AN ATOMIC ABSORPTION ANALYZER FOR THE PRICE OF \$50,798.74 FOR USE IN THE WATER POLLUTION CONTROL PLANT LABORATORY

Documents:

[2021-11-22\\_2021-315\\_Resolution Approving Purchase of AA Analyzer.pdf](#)  
[Memo to Council AA .pdf](#)  
[Perkin Elmer Quote.pdf](#)

8. RESOLUTION 2021-316 APPROVING CONTRACT CHANGE ORDER #2 FOR 2021 DERECHO STREAM CHANNEL CLEARING A DECREASE OF \$75,250.00

Documents:

[2021-11-22\\_2021-316\\_Resolution Approving CO2 Derecho Stream Clearing SMW21001.pdf](#)

2021-11-22\_2021-316\_SMW21001 Memo for Change  
Order 2.pdf  
2021-11-22\_2021-316\_SMW21001 Change Order 2  
Signed.pdf

9. RESOLUTION 2021-317 SETTING DATE FOR PUBLIC HEARING  
ON URBAN RENEWAL PLAN AMENDMENT FOR THE  
MARSHALLTOWN URBAN RENEWAL AREA NO. 2

Documents:

2021-11-22\_2021-317\_Set Hrg UR Amend no adds  
(Marshalltown-46 2021)-v3.pdf  
2021-11-22\_2021-317\_UR Plan Amend (Marshalltown-46  
2021)-v1.pdf

10. RESOLUTION 2021-318 SETTING A PUBLIC HEARING FOR THE  
LEASE OF CITY-OWNED PROPERTY TO MARSHALLTOWN  
AVIATION FOR A PERIOD OF FIFTEEN YEARS AS PART OF A  
FIXED BASE OPERATOR AGREEMENT

Documents:

2021-11-22\_2021-318\_Resolution Setting PH FBO  
Agreement.pdf  
2021-11-22\_2021-318\_Fixed Base Operator Lease  
Marshalltown Aviation.pdf

11. RESOLUTION 2021-319 APPROVING A PUBLIC  
TRANSPORTATION EASEMENT WITH HY-VEE, INC.

Documents:

2021-11-22\_2021-319\_Resolution Approving Public Transit  
Easement Hy-Vee.pdf  
Memo for Hy-Vee Easement.pdf  
HyVee Marshalltown 11.3.21 Concrete Slab Location.pdf  
2021-11-22\_2021-319\_Easement - Bus Shelter v2 11.4.21  
HY-VEE.pdf

12. RESOLUTION 2021-320 APPROVING AN EASEMENT WITH IRUA  
FOR AN ADDITIONAL RURAL WATER SYSTEM

Documents:

2021-11-22\_2021-320\_Resolution Approving Easement  
IRUA.pdf  
Memo\_IRUA Easement Request 2021 11 22.pdf  
Easement map.pdf  
Revised 335-85-19-36-easement.pdf

13. RESOLUTION 2021-321 APPROVING AN EASEMENT WITH  
ALLIANT ENERGY FOR A GAS PIPELINE ON EAST NEVADA  
STREET (PARCEL #8418-36-177-004)

Documents:

[2021-11-22\\_2021-321\\_Resolution Approving Alliant Easement for Gas Pipeline \(Parcel 8418-36-177-004\).pdf](#)  
[City of Marshalltown Gas Easement - City Reviewed.pdf](#)

14. RESOLUTION 2021-322 APPROVING AN ELECTRICAL EASEMENT WITH INTERSTATE POWER AND LIGHT COMPANY AT 609 E SOUTHRIDGE ROAD (PARCEL #8318-12-151-004)

Documents:

[Res for Easement for electric Sourthridge.pdf](#)  
[Revised City of Marshalltown Park - reviewed by City Southridge.pdf](#)

15. RESOLUTION 2021-323 APPROVING AN ELECTRICAL EASEMENT WITH INTERSTATE POWER AND LIGHT COMPANY AT S 3RD AVENUE (PARCEL #8318-11-276-002)

Documents:

[Res for Easement for electric S 3rd Ave.pdf](#)  
[Revised City of Marshalltown- Anson Creek, S 3rd- City Reviewed.pdf](#)

16. RESOLUTION 2021-324 APPROVING AN ELECTRICAL EASEMENT WITH INTERSTATE POWER AND LIGHT COMPANY AT 1503 WOODBURY STREET (PARCEL #8418-25-455-005)

Documents:

[Res for Easement for electric Woodbury.pdf](#)  
[City of Marshalltown- Peterson Park Ease - City Reviewed Woodbury.pdf](#)

17. RESOLUTION 2021-325 TO APPROVE ANNUAL STREET FINANCIAL REPORT FOR FY2021

Documents:

[11-22-2021\\_2021-325\\_Resolution to Approve the Annual Street Financial Report for FY21.pdf](#)  
[11-22-2021\\_2021-325\\_FY21 Street Financial Report Memo.pdf](#)  
[Marshalltown City Street Finance Report for FY21.pdf](#)

18. RESOLUTION 2021-326 APPROVING THE FY21 ANNUAL URBAN RENEWAL REPORT FOR THE CITY OF MARSHALLTOWN

Documents:

[11-22-2021\\_2021-326\\_Resolution Annual Urban Renewal Report FY21.pdf](#)

11-22-2021\_2021-326\_Annual Urban Renewal Report for  
FY2021 memo.pdf  
Annual Urban Renewal Report for FY21.pdf

19. RESOLUTION 2021-327 AUTHORIZING INTERNAL DEBT  
REIMBURSEMENT FOR TIF 2

Documents:

11-22-2021\_2021-327\_Resolution Authorizing Internal Debt  
Reimbursement to Tax Increment Revenue Fund UR Area  
No.2.pdf

20. RESOLUTION 2021-328 AUTHORIZING INTERNAL DEBT  
REIMBURSEMENT FOR TIF 3

Documents:

11-22-2021\_2021-328\_Resolution Authorizing Internal Debt  
Reimbursement to Tax Increment Revenue Fund UR Area  
No.3.pdf

21. RESOLUTION 2021-329 AUTHORIZING INTERNAL DEBT  
REIMBURSEMENT FOR TIF 4

Documents:

11-22-2021\_2021-329\_Resolution Authorizing Internal Debt  
Reimbursement to Tax Increment Revenue Fund UR Area  
No.4 Uptown.pdf

22. RESOLUTION 2021-330 AUTHORIZING THE PURCHASE OF  
APPROXIMATELY 0.971 ACRES OF PROPERTY FROM  
INTERSTATE POWER & LIGHT FOR THE EDGEWOOD  
EXTENSION PROJECT

Documents:

2021-11-22\_2021-330\_Resolution Authorizing Purchase of  
Land IPL.pdf  
2021-11-22\_2021-330\_Offer to Buy - Alliant to City.pdf  
Acquisition Plat.pdf

23. RESOLUTION 2021-331 ORDERING CONSTRUCTION OF THE  
CREEKSIDE ESTATES STREET CONSTRUCTION PROJECT  
ECO21004, SETTING PUBLIC HEARING ON PROPOSED PLANS,  
SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATED  
COST AND DIRECTING PUBLICATION OF NOTICE TO BIDDERS

Documents:

ECO21004 Order Construction.pdf  
ECO21004 Memo to Order Construction.pdf  
25151 Creekside Estates Additon Specs.pdf  
ECO21004 OFFICIAL NOTICE OF HEARING AND

G. **RESOLUTIONS**

1. RESOLUTION 2021-332 APPROVING AN AMENDED 28E AGREEMENT FOR THE MARSHALL COUNTY COMMUNICATIONS COMMISSION

Documents:

Res Approving 28E Revised 28E MCCC.pdf  
Memo MCCC Amended 28E Agreement.pdf  
Revised 6th WIP 2021 -- 28E Marshall County C....pdf

2. RESOLUTION 2021-333 AWARDDING THE BID FOR THE DEMOLITION OF 330 SOUTH THIRD AVENUE TO LANSING BROTHERS CONSTRUCTION INC. FOR A COST OF \$126,200

Documents:

2021-11-22\_2021-333\_Resolution Awarding Demo 330 S  
3rd Ave.pdf  
Bid Tab-Marshalltown 330 S 3rd Ave Demolition Project.pdf

3. RESOLUTION 2021-334 AUTHORIZING AND APPROVING A LOAN AGREEMENT, PROVIDING FOR THE ISSUANCE OF \$9,130,000 GENERAL OBLIGATION CORPORATE PURPOSE BONDS, SERIES 2021, AND PROVIDING FOR THE LEVY OF TAXES TO PAY THE SAME

Documents:

Iss GO CP LA (Marshalltown 45 2021)-v4.pdf  
FINAL CDC - over 10 Million 2019 ver (Marshalltown 45  
2021)-v1.pdf  
Loan Agreement (Marshalltown 45 2021)-v1.pdf  
UMB Updated Reg PA (Marshalltown 45 2021)-v1.pdf

4. RESOLUTION 2021-335 TO APPROVE THE FAÇADE GRANT APPLICATION FOR THE HOPKIN'S BUILDING AT 34 WEST MAIN STREET, MARSHALLTOWN, IOWA

Documents:

2021-11-22\_2021-335\_Resolution to Approve Facade  
Application for 34 W Main St.pdf  
2021-11-22\_2021-335\_Hopkins Facade City Code Grant  
Request 11.17.21.pdf  
2021-11-22\_2021-335\_Hopkins Facade Application  
Estimates 11.18.21.pdf  
2021-11-22\_2021-335\_34 W Main Restoration.pdf  
2021-11-22\_2021-335\_Hopkins Renovations.pdf

5. RESOLUTION 2021-336 TO APPROVE THE CODE BUILDING

UPGRADE GRANT APPLICATION FOR THE HOPKIN'S BUILDING  
AT 34 WEST MAIN STREET, MARSHALLTOWN, IOWA

Documents:

2021-11-22\_2021-336\_Resolution to Approve Code  
Upgrade Grant at 34 W Main St.pdf  
2021-11-22\_2021-336\_Hopkins Facade City Code Grant  
Request 11.17.21.pdf  
2021-11-22\_2021-336\_Hopkins City Code Application  
Estimates 11.18.21.pdf  
2021-11-22\_2021-336\_34 W Main Restoration.pdf  
2021-11-22\_2021-336\_Hopkins Renovations.pdf

6. RESOLUTION 2021-337 TO APPROVE THE FACADE GRANT  
APPLICATION FOR THE WILLARD'S BUILDING AT 36 WEST  
MAIN STREET, MARSHALLTOWN, IOWA

Documents:

2021-11-22\_2021-337\_Resolution to Approve Facade  
Application for 36 W Main St.pdf  
2021-11-22\_2021-337\_Willards Facade Application  
Estimate 11.18.21.pdf  
2021-11-22\_2021-337\_Willards Facade City Code Request  
Letter 11.17.21.pdf  
2021-11-22\_2021-337\_Restoration Report 36 W Main  
Street.pdf  
2021-11-22\_2021-337\_Willards Renovation Scope.pdf

7. RESOLUTION 2021-338 TO APPROVE THE CODE BUILDING  
UPGRADE GRANT APPLICATION FOR THE WILLARD'S  
BUILDING AT 36 WEST MAIN STREET, MARSHALLTOWN, IOWA

Documents:

2021-11-22\_2021-338\_Resolution to Approve Code  
Upgrade Grant at 36 W Main St.pdf  
2021-11-22\_2021-338\_Willards Facade City Code Request  
Letter 11.17.21.pdf  
2021-11-22\_2021-338\_Willards City Code Application  
Estimate 11.18.21.pdf  
2021-11-22\_2021-338\_Restoration Report 36 W Main  
Street.pdf  
2021-11-22\_2021-338\_Willards Renovation Scope.pdf

8. RESOLUTION 2021-339 APPROVING THE FY2021 ANNUAL  
FINANCIAL REPORT FOR THE CITY OF MARSHALLTOWN

Documents:

11-22-2021\_2021-339\_Resolution Approving Annual  
Financial Report for FY2021.pdf  
11-22-2021\_2021-339\_Annual Financial Report for FY2021

9. PUBLIC HEARING AND RESOLUTION 2021-340 APPROVING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND COST FOR THE PHASE II SIDEWALK GAPS, PROJECT NO. SDW20002

Documents:

2021-11-22\_2021-340\_SDW20002 RESOLUTION APPROVING PLANS.pdf  
SDW20002 Memo to Order Construction.pdf  
SDW20002\_1690 - Official Notice of Hearing and Letting.pdf  
SDW20002\_1690 - Mtown Sidewalk Project Manual 21 10 29.pdf  
SDW20002\_1690 - Mtown Sidewalk Plans 21 10 29.pdf  
SDW20002\_1690 - Opinion of Probable Cost\_Div I\_21 10 27.pdf  
SDW20002\_1690 - Opinion of Probable Cost\_Div II\_21 10 27.pdf

10. PUBLIC HEARING AND RESOLUTION 2021-341 APPROVING DEVELOPMENT AGREEMENT WITH MARSHALLTOWN CENTRAL BUSINESS DISTRICT, INC., AUTHORIZING TAX INCREMENT PAYMENTS AND PLEDGING CERTAIN TAX INCREMENT REVENUES TO THE PAYMENT OF THE AGREEMENT (FAÇADE IMPROVEMENT/CODE COMPLIANCE PROGRAM)

Documents:

Hold Hrg Dev Agmt AA - Facade (Marshalltown-47 2021)-v2.pdf

11. PUBLIC HEARING AND RESOLUTION 2021-342 APPROVING DEVELOPMENT AGREEMENT WITH MARSHALLTOWN CENTRAL BUSINESS DISTRICT, INC., AUTHORIZING TAX INCREMENT PAYMENTS AND PLEDGING CERTAIN TAX INCREMENT REVENUES TO THE PAYMENT OF THE AGREEMENT (OPERATIONS)

Documents:

Hold Hrg Dev Agmt AA - Operations (Marshalltown-47 2021)-v2.pdf

12. RESOLUTION 2021-343 FOR SUPPORT AND FINANCIAL COMMITMENT FOR THE MAIN STREET PROGRAM IN MARSHALLTOWN, IOWA

Documents:

2021-11-22\_2021-343\_Resolution Approving Main Street



13. RESOLUTION 2021-344 APPROVING FY2023 TIF CERTIFICATIONS FOR THE CITY OF MARSHALLTOWN

Documents:

11-22-2021\_2021-344\_Resolution Certification of TIF Indebtedness and Certification.pdf  
11-22-2021\_2021-344\_Memo TIF Loans and Certifications for FY23 to County Auditor.pdf  
TIF Cert UR Area 2 Eastside.pdf  
TIF Cert UR Area 3 Retail Southside.pdf  
TIF Cert UR Area 4 Uptown.pdf  
TIF Cert UR Area 5 Wandering Creek.pdf

H. ORDINANCES

1. ORDINANCE 15029 TO AMEND THE LICENSING AND COLLECTION REGULATIONS FOR THE COLLECTION OF GARBAGE OR REFUSE, YARD WASTE AND RECYCABLES  
THIRD READING

Documents:

2021-11-22\_ORDINANCE 15029 Amend Garbage and Refuse Collection.docx  
2021-11-22\_ORDINANCE 15029 Memo Garbage and Refuse Collection.docx

2. ORDINANCE 15030 TO AMEND THE CODE OF ORDINANCES, CITY OF MARSHALLTOWN, IOWA BY REPEALING CHAPTER 111 AIRPORTS AND AIRCRAFT  
2ND READING

Documents:

2021-11-22\_ORDINANCE 15030 Repealing Chapter 111 Airports and Aircraft.pdf  
2021-11-22\_ORDINANCE 15030 MEMO Repealing Chapter 111 Airports and Aircraft.pdf

3. ORDINANCE 15031 AMENDING THE CITY OF MARSHALLTOWN CODE OF ORDINANCES CHAPTER 113 AMUSEMENTS AND RECREATION  
2ND READING

Documents:

2021-11-22\_ORDINANCE 15031 Amending Chapter 113  
Amusements and Recreation.pdf  
2021-11-22\_ORDINANCE 15031 Memo Chapter 113  
Permits.pdf

4. ORDINANCE 15032 TO AMEND THE CODE OF ORDINANCES,  
CITY OF MARSHALLTOWN, IOWA BY REPEALING CHAPTER 120  
TREE TRIMMERS

FIRST READING

Documents:

2021-11-22\_ORDINANCE 15032 Repealing Chapter 120  
Tree Trimmers.pdf  
2021-11-22\_ORDINANCE 15032 Memo Tree Trimmer  
Permit.pdf

5. ORDINANCE 15033 TO AMEND THE CODE OF ORDINANCES,  
CITY OF MARSHALLTOWN, IOWA BY CHAPTER 58:  
VEGETATION

1ST READING

Documents:

2021-11-22\_ORDINANCE 15033 Amending Chapter 58  
Vegetation.pdf

6. ORDINANCE 15034 TO ESTABLISH THE BOUNDARIES OF  
ELECTION WARDS AND PRECINCTS IN THE CITY OF  
MARSHALLTOWN, IOWA, REPEALING CONFLICTING  
ORDINANCES AND PROVING FOR THE EFFECTIVE DATE OF  
SAME

- 11/22/21 - 1ST READING
- 12/13/21 - PUBLIC HEARING & 2ND READING
- 12/27/21 - 3RD READING

Documents:

2021-11-22\_ORDINANCE 15034 Amending Chapter 11  
Boundaries.pdf  
2021-11-22\_ORDINANCE 15034 2021 City of Marshalltown  
Precinct Map.pdf  
2021 City of Marshalltown\_Precincts.pdf  
2021-11-22\_ORDINANCE 15034 County Issued Map2-  
Mtown Wards Precincts NEW.pdf  
2021 City Reprecincting Worksheet\_Marshalltown.pdf

7. ORDINANCE 15035 REPEALING ORDINANCE NO. 14951

PROVIDING FOR THE DIVISION OF TAXES LEVIED ON TAXABLE  
PROPERTY IN THE MARSHALLTOWN URAN RENEWAL AREA  
NO. 5

Documents:

[2021-11-22\\_ORDINANCE 15035 TIF Ord. Repealer 3 cons  
\(Marshalltown-46 2021\)-v2.pdf](#)

I. **DISCUSSION**

1. Update On State Street Reconstruction Project
2. DISCUSSION - Zoning Ordinance Update Continued

Documents:

[2021-11-22\\_DISCUSSION\\_CC Memo Zoning Update.pdf](#)

3. Discussion - Code Enforcement

J. **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.

K. **CLOSED SESSION - PENDING LITIGATION**

Closed session pursuant to Section 21.5, subsection 1, paragraph c, of the Code of Iowa, to discuss strategy with counsel in matters where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the city in that litigation. 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. Motion following closed session directing staff to proceed as discussed during closed session.

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](http://www.marshalltown-ia.gov)