

**CITY OF MARSHALLTOWN**  
**COUNCIL AGENDA**  
**CITY HALL COUNCIL CHAMBERS**  
**10 W STATE STREET**  
**NOVEMBER 28, 2022, 5:30 PM**

A. **CALL TO ORDER**

NOTICE TO THE PUBLIC: The Mayor and City Council welcome comments 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 limit the time used to present your remarks to 3 minutes or less in order for others to 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. **PLEDGE OF ALLEGIANCE**

C. **ROLL CALL**

Hoop, Isom, Kell, Ladehoff, Schneider, Thompson, Walker

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

1. **YEARS OF SERVICE - NOVEMBER**

- Donald Barker - Fire - 25 years
- Kevin Pantle - Sewer - 10 years
- Joe Trowbridge - Housing - 5 years

E. **CONSENT AGENDA**

1. **APPROVE MINUTES 11/14/22 MEETING AND BILL LIST**  
**\$2,844,651.33**

Documents:

[2022-11-14 SIGNED Council Minutes.pdf](#)  
[2022-11-28\\_BILL LIST\\_Summary.pdf](#)  
[2022-11-28\\_BILL LIST\\_Detail.pdf](#)

2. APPROVE LIQUOR LICENSE RENEWAL FOR DAVE'S, 207 E MAIN ST
3. RESOLUTION 2022-310 SETTING A PUBLIC HEARING FOR THE STATUS OF FUNDING UPDATE FOR THE IOWA ECONOMIC DEVELOPMENT AUTHORITY COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PUBLIC FACILITIES GRANT PROGRAM FOR THE ELKS PARK IMPROVEMENT PROJECT

Documents:

[2022-11-28\\_2022-310\\_Resolution Setting PH Status of Funding Update CDBG Grant Elks Park.pdf](#)  
[2022-11-28\\_2022-310\\_Memo on Public Hearing for Elks Park CDBG Status of Funded Activities.pdf](#)  
[2022-11-28\\_2022-310\\_Elks Park - Public Hearing Notice.pdf](#)

4. RESOLUTION 2022-311 APPROVING TRANSIT DIVISION EQUIPMENT PURCHASE CONTRACT BY AND BETWEEN THE CITY OF MARSHALLTOWN, IOWA, AND CYRIDE IN AMES, IOWA FOR TWO TRANSIT VEHICLES

Documents:

[2022-11-28\\_2022-311\\_Resolution Approve Transit Bus Purchase.pdf](#)  
[2022-11-28\\_2022-311\\_Memo - Council Action Vehicle Purchase.pdf](#)

5. RESOLUTION 2022-312 APPROVING A HOME AND COMMUNITY BASED PROVIDER SERVICES AGREEMENT WITH MOLINA HEALTHCARE OF IOWA, INC. AS THE STATEWIDE MANAGED CARE ORGANIZATION FOR TRANSIT RIDES COVERED BY MEDICARE

Documents:

[2022-11-28\\_2022-312\\_Resolution Approving Contract with Molina Healthcare Transit Service.pdf](#)  
[2022-11-28\\_2022-312\\_Memo - Council Action Molina Contract Memo.pdf](#)  
[2022-11-28\\_2022-312\\_Molina Contract.pdf](#)

6. RESOLUTION 2022-313 APPROVING THE FIRST STATE OF IOWA NEMT AMENDMENT LETTER OF AGREEMENT WITH MEDICAL TRANSPORTATION MANAGEMENT, INC. (MTM) FOR PUBLIC NON-EMERGENCY MEDICAL TRANSPORT

Documents:

[2022-11-28\\_2022-313\\_Resolution Approving Contract with MTM Transit Service.pdf](#)  
[2022-11-28\\_2022-313\\_Memo - Council Action MTM](#)

7. RESOLUTION 2022-314 APPROVING VOLUNTARY PRE-ANNEXATION AGREEMENT FOR 2236 HIGHLAND ACRES ROAD BETWEEN THE CITY OF MARSHALLTOWN AND GLENN AND LORRAINE ASH

Documents:

2022-11-28\_2022-314\_MEMO\_2236 Highland Acres Rd Annexation.pdf  
2022-11-28\_2022-314\_Resolution Approving Annexation Agreement\_2236 Highland Acres Rd.pdf  
2022-11-28\_2022-314\_2236 Highland Acres\_Annexation Agreement.pdf  
2022-11-28\_2022-314\_Annexation App\_2236 Highland Acres Rd.pdf

8. RESOLUTION 2022-315 SETTING A PUBLIC HEARING FOR A MARSHALLTOWN COMMUNITY DEVELOPMENT AND HOUSING NEEDS ASSESSMENT AND REVIEW OF THE APPLICATION FOR HUD COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) DERECHO DISASTER FUNDS

Documents:

2022-11-28\_2022-315\_Resolution Setting PH CDBG Derecho Disaster Funds.pdf  
2022-11-28\_2022-315\_PH Notice CDBG Derecho Projects2.pdf

9. RESOLUTION 2022-316 TO APPROVE A 4-MONTH EXTENSION OF TIME TO COMPLETE THE CITY CODE UPGRADE GRANT WORK FOR 210 E. MAIN STREET

Documents:

2022-11-28\_2022-316\_Resolution to Approve Extension Code Upgrade 210 E Main St.pdf  
2022-11-28\_2022-316\_Extension Request Deim Holdings 11.21.22.pdf

10. RESOLUTION 2022-317 APPROVING CONTRACT CHANGE ORDER #13 FOR THE AIRPORT HANGAR/TERMINAL PROJECT. A DECREASE OF \$2633.37

Documents:

2022-11-28\_2022-317\_Resolution Approving CO13 ARP19001.pdf  
2022-11-28\_2022-317\_Memo\_ARP 19-001\_CO 13\_2022 11 28.pdf  
2022-11-28\_2022-317\_ARP 19-001 Airport Change Order

11. RESOLUTION 2022-318 APPROVING ENGINEER'S STATEMENT OF COMPLETION AND ACCEPTING CON-STRUCT, INC. THE AIRPORT TERMINAL DEMOLITION

Documents:

2022-11-28\_2022-318\_Resolution Airport Terminal Demo Completion.pdf  
2022-11-28\_2022-318\_Memo - Terminal Demo \_ 22 11 28.pdf  
2022-11-28\_2022-318\_Terminal Demo Completion Statement.pdf

12. RESOLUTION 2022-319 APPROVING THE ANNUAL FINANCIAL REPORT FOR FISCAL YEAR ENDING 2022

Documents:

2022-11-28\_2022-319\_Resolution Approving Annual City Financial Report for FY22.pdf  
2022-11-28\_2022-319\_FY22 Annual Financial Report memo.pdf  
2022-11-28\_2022-319\_Annual City Financial Report FY22.pdf

13. RESOLUTION 2022-320 OBLIGATING FUNDS FROM THE URBAN RENEWAL TAX REVENUE FUND FOR APPROPRIATION TO THE PAYMENT OF ANNUAL APPROPRIATION TAX INCREMENT FINANCED OBLIGATIONS WHICH SHALL COME DUE IN THE NEXT SUCCEEDING FISCAL YEAR FOR URBAN RENEWAL AREA 3

Documents:

2022-11-28\_2022-320\_Resolution Approving Annual Appropriation Resolution for TIF 3.pdf  
2022-11-28\_2022-320\_Memo - TIF Annual Appropriations.pdf

14. RESOLUTION 2022-321 OBLIGATING FUNDS FROM THE URBAN RENEWAL TAX REVENUE FUND FOR APPROPRIATION TO THE PAYMENT OF ANNUAL APPROPRIATION TAX INCREMENT FINANCED OBLIGATIONS WHICH SHALL COME DUE IN THE NEXT SUCCEEDING FISCAL YEAR FOR URBAN RENEWAL AREA 4

Documents:

2022-11-28\_2022-321\_Resolution Approving Annual Appropriation Resolution for TIF 4.pdf  
2022-11-28\_2022-321\_Memo - TIF Annual Appropriations.pdf

15. RESOLUTION 2022-322 AUTHORIZING INTERNAL DEBT REIMBURSEMENT TO TAX INCREMENT REVENUE FUND, FOR URBAN RENEWAL AREA NO. 2

Documents:

[2022-11-28\\_2022-322\\_Resolution Authorizing Internal Debt Reimbursement TIF UR Area No.2.pdf](#)

16. RESOLUTION 2022-323 AUTHORIZING INTERNAL DEBT REIMBURSEMENT TO TAX INCREMENT REVENUE FUND, FOR URBAN RENEWAL AREA NO. 3

Documents:

[2022-11-28\\_2022-323\\_Resolution Authorizing Internal Debt Reimbursement TIF UR Area No.3.pdf](#)

17. RESOLUTION 2022-324 AUTHORIZING INTERNAL DEBT REIMBURSEMENT TO TAX INCREMENT REVENUE FUND, FOR URBAN RENEWAL AREA NO. 4

Documents:

[2022-11-28\\_2022-324\\_Resolution Authorizing Internal Debt Reimbursement TIF UR Area No.4.pdf](#)

18. RESOLUTION 2022-325 AUTHORIZING INTERNAL DEBT REIMBURSEMENT TO TAX INCREMENT REVENUE FUND, FOR URBAN RENEWAL AREA NO. 7

Documents:

[2022-11-28\\_2022-325\\_Resolution Authorizing Internal Debt Reimbursement TIF UR Area No.7.pdf](#)

**F. REPORTS**

1. REPORT- Water Expansion Project- Shelli Lovell, General Manager, Marshalltown Water Works

**G. RESOLUTIONS**

1. RESOLUTION 2022-326 AUTHORIZING AND APPROVING A LOAN AGREEMENT, PROVIDING FOR THE ISSUANCE OF \$9,555,000 GENERAL OBLIGATION CORPORATE PURPOSE BONDS, SERIES 2022A, AND PROVIDING FOR THE LEVY OF TAXES TO PAY THE SAME

Documents:

[2022-11-28\\_2022-326\\_2022A Iss GO CP LA \(Marshalltown 422742-51\) 2022-v3.pdf](#)  
[2022-11-28\\_2022-326\\_2022A Loan Agreement \(Marshalltown 422742-51\) 2022-v2.pdf](#)

2022-11-28\_2022-326\_2022A UMB Updated Reg PA  
(Marshalltown 422742-51) 2022-v2.pdf  
2022-11-28\_2022-326\_FINAL CDC Series 2022AB - over  
10 Million 2019 ver (Marshalltown 51)-v1.pdf

2. RESOLUTION 2022-327 AUTHORIZING AND APPROVING A LOAN AGREEMENT, PROVIDING FOR THE ISSUANCE OF \$610,000 TAXABLE GENERAL OBLIGATION PROPERTY RESTORATION BONDS, SERIES 2022B, AND PROVIDING FOR THE LEVY OF TAXES TO PAY THE SAME

Documents:

2022-11-28\_2022-327\_Taxable 2022B Iss GO Prop Rest  
LA (Marshalltown 422742-51) 2022-v4.pdf  
2022-11-28\_2022-327\_Taxable 2022B Loan Agreement  
(Marshalltown 422742-51) 2022-v1.pdf  
2022-11-28\_2022-327\_Taxable 2022B UMB Updated Reg  
PA (Marshalltown 422742-51) 2022-v2.pdf

3. RESOLUTION 2022-328 APPROVING THE ANNUAL STREET FINANCIAL REPORT FOR FISCAL YEAR ENDING 2022

Documents:

2022-11-28\_2022-328\_Resolution Approving Annual Street  
Financial Report for FY22.pdf  
2022-11-28\_2022-328\_FY22 Street Financial Report  
memo.pdf  
2022-11-28\_2022-328\_City Street Finance Report for FY22  
Marshalltown.pdf

4. RESOLUTION 2022-329 APPROVING MASTER SERVICES AGREEMENT FOR AUTOMATED TRAFFIC ENFORCEMENT SERVICES WITH SENSYS GATSO GROUP

Documents:

2022-11-28\_2022-329\_Resolution Approving Sensys Gatso  
Group ATE Agreement.pdf  
2022-11-28\_2022-329\_Memo Automated Traffic  
Enforcement Contract Sensys Gatso Group.pdf  
2022-11-28\_2022-329\_ATE Master Services  
Agreement.pdf

5. RESOLUTION 2022-330 APPROVING CONTRACT CHANGE ORDER #5 FOR THE BOX CULVERT PROJECT #SMW20003, AN INCREASE OF \$7620.00

Documents:

2022-11-28\_2022-330\_Resolution Approving SMW20003  
Box Culvert Increase CO.pdf  
2022-11-28\_2022-330\_Memo\_SMW20003 Box Culvert

Repair CO5 2022 11 23 22.pdf  
2022-11-28\_2022-330\_SMW20-003 Box Culvert Change  
Order No 5.pdf

6. RESOLUTION 2022-331 APPROVING CONTRACT CHANGE  
ORDER #3 FOR THE AIRPORT HANGAR, TERMINAL AND SITE  
PROFESSIONAL SERVICES, AN INCREASE OF \$12,500.00

Documents:

2022-11-28\_2022-331\_Resolution Approving CO3  
ARP19001.docx  
2022-11-28\_2022-331\_Memo\_Airport CGA Amendment  
Requests\_2022 11 28.pdf  
2022-11-28\_2022-331\_ARP19001 Airport Hangar CGA  
Amend 3\_PO 00961\_01225 w attachments.pdf

7. RESOLUTION 2022-332 APPROVING CONTRACT CHANGE  
ORDER #4 FOR THE AIRPORT HANGAR, TERMINAL AND SITE  
PROFESSIONAL SERVICES, AN INCREASE OF \$14,000.00

Documents:

2022-11-28\_2022-332\_Resolution Approving CO4  
ARP19002.pdf  
2022-11-28\_2022-332\_Memo\_Airport CGA Amendment  
Requests\_2022 11 28.pdf  
2022-11-28\_2022-332\_ARP19002 Airport Hangar CGA  
Amend 4\_PO 00962 w attachments.pdf

8. RESOLUTION 2022-333 APPROVING CONTRACT CHANGE  
ORDER #14 FOR THE AIRPORT HANGAR/TERMINAL PROJECT,  
A DECREASE OF \$5,500.00

Documents:

2022-11-28\_2022-333\_Resolution Approving CO14  
ARP19001 Decrease.pdf  
2022-11-28\_2022-333\_Memo\_ARP 19-001\_CO 14\_2022  
11 28.pdf  
2022-11-28\_2022-333\_ARP19001 Change Order 14\_City  
Prepared.pdf

9. PUBLIC HEARING AND RESOLUTION 2022-334 PROVIDING FOR  
THE CONVEYANCE AND TRANSFER OF TITLE TO A PORTION  
OF VACATED BUT UNCONVEYED ALLEY TO 918 SOUTH 11TH  
AVENUE

Documents:

2022-11-28\_2022-334\_Resolution Convey Alley 918 S 11th  
Ave.pdf  
2022-11-28\_2022-334\_Memo QCD 918 S 11th Vacated  
Alley.pdf

[2022-11-28\\_2022-334\\_Ordinance 8523 Dated 07-28-1953.pdf](#)

[2022-11-28\\_2022-334\\_Resolution 1953-8526 Providing Sale and Conveyance Vacated Alley 08-03-1953.pdf](#)

10. PUBLIC HEARING ON DEVELOPMENT AGREEMENT WITH MARSHALLTOWN CENTRAL BUSINESS DISTRICT, INC. (FACADE IMPROVEMENT PROGRAM)

1. RESOLUTION 2022-335 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 (FACADE IMPROVEMENT PROGRAM)

Documents:

[2022-11-28\\_2022-335\\_Hold Hrg Dev Agmt AA - Facade \(Marshalltown-50 2022\)-v2 \(1\).pdf](#)

[2022-11-28\\_2022-335\\_Memo MCBF Facade Agreement 11.14.22.pdf](#)

[2022-11-28\\_2022-335\\_MCBF Facade Agreement \(Marshalltown 50 2022\)-v1.pdf](#)

11. PUBLIC HEARING FOR A MARSHALLTOWN COMMUNITY DEVELOPMENT AND HOUSING NEEDS ASSESSMENT AND REVIEW OF THE APPLICATIONS FOR HUD COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) DERECHO DISASTER FUNDS

1. RESOLUTION 2022-336 OF SUPPORT FOR PROJECT 1 AND PROJECT 2 OF THE CITY OF MARSHALLTOWN APPLICATIONS FOR COMMUNITY DEVELOPMENT BLOCK GRANT – DISASTER RECOVERY FUNDING FOR INFILL FOR SALE HOUSING

Documents:

[2022-11-28\\_2022-336\\_Resolution of Support for City CDBG-DR Applications.pdf](#)

2. RESOLUTION 2022-337 OF SUPPORT FOR HUEGERICH CONSTRUCTION COMPANY, HCI50158 INVESTMENT LLC, HUEGERICH HOLDINGS LLC APPLICATIONS FOR COMMUNITY DEVELOPMENT BLOCK GRANT – DISASTER RECOVERY FUNDING FOR INFILL FOR SALE HOUSING

Documents:

[2022-11-28\\_2022-337\\_Resolution of Support for HCI CDBG-DR Application.pdf](#)

12. PUBLIC HEARING ON DEVELOPMENT AGREEMENT WITH



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MARSHALLTOWN COMPANY

1. RESOLUTION 2022-338 APPROVING DEVELOPMENT AGREEMENT WITH MARSHALLTOWN COMPANY, AUTHORIZING TAX INCREMENT PAYMENTS AND PLEDGING CERTAIN TAX INCREMENT REVENUES TO THE PAYMENT OF THE AGREEMENT

Documents:

[2022-11-28\\_2022-338\\_Hold Hrg Dev Agmt AA - MC \(Marshalltown-46 2022\)-v2.pdf](#)  
[2022-11-28\\_2022-338\\_Development Agreement Marshalltown Company.pdf](#)

2. RESOLUTION 2022-339 OBLIGATING FUNDS FROM THE URBAN RENEWAL TAX REVENUE FUND FOR APPROPRIATION TO THE PAYMENT OF ANNUAL APPROPRIATION TAX INCREMENT FINANCED OBLIGATIONS WHICH SHALL COME DUE IN THE NEXT SUCCEEDING FISCAL YEAR FOR URBAN RENEWAL AREA 2

Documents:

[2022-11-28\\_2022-339\\_Resolution Approving Annual Appropriation Resolution for TIF 2.pdf](#)  
[2022-11-28\\_2022-339\\_Memo - TIF Annual Appropriations.pdf](#)

13. RESOLUTION 2022-340 AUTHORIZING CERTIFICATION OF CODE OF IOWA 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS TO THE COUNTY AUDITOR FOR EACH URBAN RENEWAL AREA WITHIN THE CITY OF MARSHALLTOWN FOR FY24

Documents:

[2022-11-28\\_2022-340\\_Resolution Authorizing Certification of TIF Indebtedness FY24.pdf](#)  
[FY24 TIF Certifications memo.pdf](#)  
[TIF Cert UR Area 2.pdf](#)  
[TIF Cert UR Area 3.pdf](#)  
[TIF Cert UR Area 4.pdf](#)  
[TIF Cert UR Area 7.pdf](#)

**H. ORDINANCES**

1. ORDINANCE 15053 TO AMEND THE CODE OF ORDINANCES, CITY OF MARSHALLTOWN, IOWA CHAPTER 117 JUNK DEALERS AND PAWNBROKERS

3RD READING

Documents:

[2022-11-28\\_ORD 15053\\_Amend CH 117 Secondhand, Itinerant Dealer, Pawnbrokers.pdf](#)

2. ORDINANCE 15054 TO REPEAL CHAPTER 152: HOUSING CODE OF THE MUNICIPAL CODE OF THE CITY OF MARSHALLTOWN, IOWA AND TO ADOPT BY REFERENCE THE 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE WITH AMENDMENTS

- 2nd Reading 11/28/22
- 3rd Reading 12/12/22
- Proposed Effective Date 1/1/23

Documents:

[2022-11-28\\_ORD 15054\\_CH 152 Housing Code Amendment.pdf](#)  
[2022-11-28\\_ORD 15054\\_MEMO Housing Code Adoption.pdf](#)

3. ORDINANCE 15055 TO AMEND THE CODE OF ORDINANCES, CITY OF MARSHALLTOWN, IOWA, CHAPTER 70: GENERAL PROVISIONS TO PROVIDE REGULATIONS FOR AUTOMATED TRAFFIC ENFORCEMENT

1ST READING

Documents:

[2022-11-28\\_ORD 15055\\_Amend CH 70 Automated Traffic Enforcement.pdf](#)  
[2022-11-28\\_ORD 15055 MEMO Automated Traffic Enforcement Ordinance.pdf](#)

I. **DISCUSSION**

1. DISCUSSION - Downtown Site Furnishings

Documents:

[Memo Downtown Site Furnishings.pdf](#)  
[Downtown Site Furnishings Final.pdf](#)  
[Downtown Phase 1 and 2 Site Furnishings Diagram.pdf](#)  
[LOST detail FY23 Nov 18 2022.pdf](#)

2. DISCUSSION - Proposal For Implementing A Franchise Fee  
Council Members Isom, Schneider, and Walker

Documents:

[Proposal for Use of a Franchise Fee.pdf](#)

3. Discussion - Brownfields Program Update

Documents:

[MEMO\\_Brownfields Program Update.pdf](#)  
[Brownfields Brochure 2022.pdf](#)

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. **ADJOURNMENT**

**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)