

MILFORD CITY COUNCIL
REGULAR MEETING
SEPTEMBER 24, 2018
6:30 PM

The Milford City Council met in regular session September 24, 2018 at 6:30 p.m. in the Community Center Board Mayor Steve Anderson presided.

Members present: Don Olsen, Chris Hinshaw, Doug Frederick, Andy Yungbluth, and Bill Huse

Absent: None

Others present: City Administrator LeAnn Reinsbach, Darren Bumgarner, and Jayson Eygabroad
Steve Anderson led the Pledge of Allegiance.

Motion by Yungbluth second by Huse to approve the agenda. All voting aye: Motion carried.

Motion by Olsen second Huse to approve consent agenda. All voting aye. Motion carried.

Items on the Consent Agenda were as follows:

- Minutes September 10, 2018 council meeting
- Commercial tax abatement LucileMae, LLC

CITIZEN OPPORTUNITY FOR COMMENT

PUBLIC HEARING

CDBG grant H Ave application at 6:30 p.m.

Mayor Anderson opened the meeting at 6:31. Darren Bumgarner with NWIPDC read the following statement: The following information must be read at the CDBG application public hearing in accordance with Section 507 of the Housing and Community Development Act of 1987:

The City of Milford intends on making an application for CDBG funding and the application will be submitted to the Iowa Economic Development Authority (IEDA) by October 1, 2018.

The need for the project was identified by the City of Milford with assistance from the project engineer and Milford Municipal Utilities. The proposed project will allow the City of Milford and Milford Municipal Utilities (MMU) to make the necessary improvements to address sanitary sewer, storm water and water infrastructure deficiencies along H-Avenue from 10th Street to 13th Street/A-34. These improvements will benefit a larger targeted area within the watershed and service area for these utilities. This project will allow the City and MMU the ability to provide the necessary and appropriate level of sanitary sewer, storm sewer and water services for residents within the targeted area.

This proposed project will address the following identified needs:

The City's sanitary sewer system that is aging, deteriorating, is at the end of its life expectancy and is undersized along H-Avenue and the result is infiltration and inflow (I/I) and leakage of raw sewage into the groundwater and the increased flows can cause sewer backups into basements and poses health risks.

The City's storm water infrastructure along H-Avenue is undersized and inadequate to serve the needs of the watershed and the result is storm water ponding on streets, yards and into basements during moderate to heavy rainfall events.

The original water main constructed along H-Avenue was installed in the 1950's and is old, deteriorating and is undersized to meet current and future water needs of the project area since the project area has grown since the 1950's and the demand for water usage has increased and the existing water supply system in the project area is not adequate to meet the current and future water needs of the project area

The estimated funding for the project will be comprised of \$600,000 in CDBG assistance and approximately \$590,534 in City General Obligation local match funding and Milford Municipal Utilities local match contribution in the amount of \$187,000 for water infrastructure improvements. The total project cost is estimated to be \$1,377,434.

At least 52.73% of the CDBG funding will benefit persons of low-to-moderate income. The portion of the CDBG funding that will benefit low-to-moderate income persons is \$316,380.

No persons or businesses will be displaced as a result of the recommended project. In the event that any persons or businesses are displaced as a result of the recommended project, the entities involved in the project will adhere to the requirements of the Uniform Relocation and Assistance and Acquisition Act of 1974, as amended.

The recommended construction activities will be within the City of Milford, Iowa along H-Avenue from 10th Street to 13th Street/A-34. Specifically, this project will be located within a targeted neighborhood in Milford, consisting of portions of H Avenue from 10th Street to 13th Street/A-34. The nature of this proposed project will primarily include construction activities to replace and upsize existing water (i.e. water mains), sanitary sewer (i.e. sewer mains and manholes) and storm sewer infrastructure (i.e. piping and inlets). These improvements will meet the capacity needs of sanitary sewer, storm water and water services needed in this area and assist in alleviating inundation of the city's storm water and sanitary sewer systems. H-Avenue will also be replaced because of this project, since all anticipated utility improvements are located under the street. H-Avenue will need to be designed to accommodate the new storm water system.

With no comments from the audience or oral and written comments received at the City Clerk's office. Mayor Anderson closed the public hearing was closed at 6:36.

As part of the CDBG application a Community Development Needs Assessment need to accompany the grant. Council reviewed documentation provided from Darren Bumgarner with NW IA Planning & Development. Motion by Olsen second by Frederick to approve the CDBG Application Community Development Needs Assessment. All voting aye: Motion carried.

ACTION & DISCUSSION ITEMS

Resolution of the City Council of Milford, Iowa, to approve the submission of a community block Grant (CDBG) application for Phase III- H Avenue from 10th St. to 13th St. for a storm water, Sanitary sewer and water infrastructure project; and to authorize the Mayor and City Clerk to Execute and sign application and all related materials.

Motion by Yungbluth second by Hinshaw to approve **Resolution 18-45** Resolution of the City Council of Milford, Iowa, to approve the submission of a community block Grant (CDBG) application for Phase III- H Avenue from 10th St. to 13th St. for a storm water, Sanitary sewer and water infrastructure project; and to authorize the Mayor and City Clerk to Execute and sign application and all related materials. Roll call vote. Voting aye: Hinshaw, Olsen, Frederick, Yungbluth and Huse. Nay: None. Motion carried.

Resolution to fix a date for a public hearing on proposal to enter into a General Obligation Corporate Purpose Loan agreement and to borrow money thereunder in a principal amount not to exceed \$1,700,000

Motion by Olsen second by Huse to approve **Resolution 18-46** Resolution to fix a date for a public hearing on proposal to enter into a General Obligation Corporate Purpose Loan agreement and to borrow money thereunder in a principal amount not to exceed \$1,700,000 Roll call vote. Voting aye: Hinshaw, Olsen, Frederick, Yungbluth and Huse. Nay: None. Motion carried. Administrator Reinsbach noted this resolution is for Phase III of H Avenue project.

Approve engagement letter with Piper Jaffray

Motion by Yungbluth second by Huse to approve engagement letter with Piper Jaffray. All voting aye: Motion carried.

Request assistance on AURR (Annual Urban Renewal Report)

Motion by Hinshaw second by Yungbluth to hire Winther & Stave to assist with the Annual Urban Renewal Report. All voting aye. Motion carried

Resolution regarding warning siren

Motion by Yungbluth second by Olsen to approve **Resolution 18-47** Resolution regarding warning siren. Roll call vote. Voting aye: Hinshaw, Olsen, Frederick, Yungbluth and Huse. Nay: None. Motion carried.

Review Frontline Warning System quote

Motion by Hinshaw second by Frederick to approve the quote from Frontline Warning System to install 6 speaker drivers and replace batteries on all 4 sirens. All voting aye: Motion carried. Reinsbach noted this will be part of a budget amendment and the money will come from the general fund. Also that she has met with Eric Stoll from MMU and they are going to assist in moving the pole and also have their bucket truck available if needed for the installation of the speakers.

Discuss setting up an advisory committee to meet with school advisory committee

City Administrator Reinsbach noted that after the last council meeting she had emailed Superintendent Todd Abrahamson in regards to having a joint school board and city council meeting. Todd responded that he has created a city-school advisory committee consisting of himself and 1-2 board members and asked if the city would be able to do

the same. Hinshaw asked who was on the school advisory committee. Reinsbach said in reading the agenda the city-school advisory committee consist of school board members Brad Droegmiller and Bob Hanson. Council discussed and felt that this may cause issues. What happens if we did set up a committee and after a meeting either party reports back to their respective board and something gets misconstrued. The general consensus is this would not be a good practice and for transparency reasons forming a committee is not in the best interest of the city. Council felt they all need to be a part of any conversations with the city-advisory committee that Mr. Abrahamson created. Motion by Yungbluth second by Huse to not set up an advisory committee created of the city council members. All voting aye. Motion carried.

October 8th council meeting date

City Administrator Reinsbach noted the next regular meeting falls on Monday October 8th which is Columbus Day, a city holiday. Due to previous public hearings set for this date we need to still hold our regular meeting on October 8th, Reinsbach said she plans to work that day anyway. Hinshaw commented he would not be at the October 8th meeting because he will be out of town on business. Motion by Yungbluth, second by Olsen to keep meeting as scheduled and allow Reinsbach to pick another day to use as a holiday. All voting aye: Motion carried.

COMMENTS BY MAYOR, COUNCIL, AND STAFF

Mayor Anderson talked about the tree and brush removal from the past storm. There appears to be some unhappy resident because the city wasn't doing any curbside pickup like some of the surrounding towns and asked council for some feedback. Reinsbach commented the office has received numerous calls and we have just relayed to reach out to family, friends or neighbors to assist with the cleanup. Yungbluth felt some of the misconception from a couple of people he talked to was they noticed the city was taking care of some trees/branches and not theirs. Yungbluth said after he explained that the tree/branches were in the city R-O-W and we had to take care of them. Reinsbach said there were at least 3-4 trees that came down onto Highway 71 and we had to clean them up. Hinshaw asked about elderly people and Mayor Anderson noted he had talked to Yungbluth earlier in regards to this and suggested about maybe the cub scouts or reach out to the school to see if they have any ideas. Another concern amongst council is where do you draw the line between elderly residents or residents that just put the brush/tree limbs on the curb. Anderson also noted that he and City Administrator Reinsbach met with Brad Beck in regards to doing work for the middle school project as they move forward on building the new middle school. Brad has been asked to recuse himself with anything that has to do with the sewer because he needs to represent the city on that part of the project. Anderson mention he has received a thank you note from DAR (Daughters of the American Revolution). Brad Beck was instructed a while back to come up with some ideas how to address some of the storm water drainage issues at Kent Eilers and Brenda Harmons property. It's been held up because of paperwork issues on property owned by Kent Eilers on what was granted when a portion of the blanket easement was lifted and what was actually recorded. We may have to have another public hearing or pass another resolution to get things straightened out. Once this problem is resolved Brad will come back with some ideas for drainage improvements. Reinsbach said she received an email for Fire Chief Jim Carpenter this morning and the final payout amount is \$335,218.00 and he plans to get the truck this week. The final payment plus the May, 2018 chassis payments of \$268,897.00 is under the \$622,456.00 that was passed by Resolution 17-13 on April 10th, 2017. Reinsbach also communicated the Rebecca Schultz the current Assistant Library Director is stepping down to take over the Children's Librarian position so spread the word it you know anyone who would be a good fit for the Assistant Library Director position. Hinshaw asked on behalf of the Milford Commercial Club about putting up a Christmas tree on the Millstone lot during Holiday Fantasy and that they are planning to have a parade. Reinsbach commented there currently isn't any power on that lot. Hinshaw was also asked by Sharon Mayer to approach the city about the property for sale at Woodlyn Hills and that someone was interested in buying it. Hinshaw asked if Sharon had been in contact with the city. Reinsbach commented Sharon has not however the gentleman that is looking at it called me a couple of weeks ago and we would like to put an RV park on about 30 acres and have access from Marti Drive in South Shores. Reinsbach commented there are a lot of things that need to be worked out and she will be trying to get a meetings scheduled with the developer, infrastructure committee and our attorney. Yungbluth was concerned about the amount of traffic what would cause in a residential housing district. Olsen asked about school parking and Mayor Anderson commented that's why the city was trying to get a joint meeting with the school board to talk about things. Waste Management sent an email last week to city staff that there are about 70-80 residential accounts that have been suspended because they haven't paid their garbage bill and Waste Management was sent out several letters to remind them about payment. Reinsbach commented she has reached out to the city attorney on how to address the situation beings garbage is mandatory.

With no other discussion, motion to adjourn by Olsen second by Yungbluth at 7:30 p.m. All voting aye: Motion carried.

Respectfully submitted,

Steven R. Anderson, Mayor

LeAnn Reinsbach, City Administrator/Clerk