

MILFORD CITY COUNCIL  
REGULAR MEETING  
SEPTEMBER 25, 2017  
6:30 PM

The Milford City Council met in regular session September 25, 2017 at 6:30 p.m. in the Community Center Board Room

Mayor Bill Reinsbach presided.

Members present: Jason Simpson, Don Olsen, Mary Kay Rolling, John Walters, and Bill Huse

Absent: None

Others present: Todd Abrahamson, Kiley Miller, Blaine Kuchel, Ben Cunnings, Don Brinkley, and Tom Struthers

Bill Reinsbach led the Pledge of Allegiance.

Motion by Olsen second by Rolling to approve the agenda. All voting aye. Motion carried.

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

Items on the Consent Agenda were as follows:

- Minutes September 11, 2017 meeting
- Approve new liquor license for The Scoreboard Lounge
- Cigarette/Tobacco permit: The Scoreboard Lounge

### **CITIZEN OPPORTUNITY FOR COMMENT**

No public comments.

### **ACTIONS & DISCUSSION ITEMS**

#### **Todd Abrahamson – Opportunity to share Key Points and Considerations on enrollment and demographics studies from RSP & Associates**

Todd updated council on enrollment and demographics studies and focused mainly on the need of affordable housing in Milford as part of the demographics study. Todd also talked about the top three things about the district to include enrollment, capacity and development as well at key consideration moving forward. Enrollment is projected to increase over the next five years by 125 students and the capacity at both the middle school and high school will be near the maximum number. Todd sited an example that last year's graduation class was 52 students and this year incoming kindergarten is 90 plus students. The master plan will be revealed during the October 9<sup>th</sup> school board meeting at 5:30.

#### **Kiley Miller from the Lakes Corridor to give annual update**

The President and CEO of the Iowa Lakes Corridor Development Corporation Kiley Miller was present and delivered a copy of the annual report that provided large business project leads that the corridor has been working on. Currently they have been working with GrapeTree Medical Staffing. Kiley also reiterated the need for affordable housing in Milford and both the city council and school district to work collaboratively to identify the locations where this could take place. He would also like to work with the community to validate a site for industrial development, right now Milford is impeded by the fact we do not have any such sites. Councilman Huse was interested to find out where the Cities of Spencer and Spirit Lake got land, was it donated or purchased by the city. Miller commented the Spencer site was donated and Spirit Lake was purchased collaboratively between the ILEC and the City of Spirit Lake Economic Group. Most commonly these kind of developments are done in partnership with local government and utility.

#### **Milford Pioneer Theatre- Tom Struthers asking for a 30 day extension on exterior work**

Tom Struthers spoke on behalf of the property at 903 Okoboji that was purchased from the City of Milford. The purchase agreement was to have the exterior finished within 6 months which would be end of September. Struthers explained they are having issues with contractors and timing. After a brief discussion there was a motion by Simpson, second by Rolling to allow an additional 90 days to get store front complete moving the finish date to end of December. All voting aye: Motion carried. Struthers thanked the council for working with them on extension.

#### **Approve 2017 Annual Financial report**

Motion by Simpson, second by Rolling to approve 2017 Annual Financial report. All voting aye. Motion carried.

#### **Resolution approving transferring funds from 001-General Fund to the 112 Employee Benefits Fund**

Motion by Walter second by Huse to approve **Resolution 17-45** Transferring funds from 001-General Fund to the 112 Employee Benefits Fund.

Roll call vote. Voting aye: Olsen, Simpson, Rolling, Walters and Huse. Nay: None motion carried.

Resolution approving transferring funds from 001-General Fund to the 312 Koth Property Fund

Motion by Walter second by Huse to approve **Resolution 17-46** Transferring funds from 001-General Fund to the 312 Koth Property Fund.

Roll call vote. Voting aye: Olsen, Simpson, Rolling, Walters and Huse. Nay: None motion carried.

Discuss October 9<sup>th</sup> council meeting-Columbus Day (Observed Holiday)

The first regular meeting in October falls on Columbus Day which is a designated holiday. Motion by Olsen, second by Huse to move the first meeting in October to Tuesday October 10th at 6:30 p.m. All voting aye. Motion carried.

Discussion /approve from council to have Beck Engineering provide further street studies in Hunter Hills Phase II.

Councilman Walters gave an update that back in July him and Councilman Simpson along with Brad Beck, Kent Eilers, members of D&W Development and a representative of Jacobsen Westergard & Associates had walked the streets in Hunter Hills Phase II to review the asphalt overlay and other improvements. The intent was to take the information Beck consumed during the walk-through and provide a written report to be addressed by full council. Councilman Olsen made a motion that we do not spend any more money on engineering as core studies have been done by both SEH and by Beck Engineering that show the road has deficiencies due to poor compaction plus the litigation with respect to the road has went to the Supreme Court if favor of the city that it falls back on the developer to fix the road. Due to lack of a second motion died. The council discussed how to try and move forward for the sake of the residents. Blaine Kuchel spoke and reminded council it's the developer's responsibility to follow through on projects and make sure they are done correctly. The developer has the responsibility to the residents, not the city council and furthermore why should the taxpayers be spending money on additional engineering as Olsen implied earlier litigation has been over for a number of years. Kuchel also said when you sell property there all sorts of disclosures that need to filled out and one of the disclosures is if the city accepted the improvements for the development. Kuchel has been in contact with area realtors and that question should be on the disclosure form. Simpson commented all they are asking for is to get the council blessing for a half hour of Beck's time. After further discussion motion by Walters, second by Simpson not to exceed 2000.00 to get additional information from Beck Engineering. Mayor Reinsbach questioned what additional information is needed. Voting aye: Simpson, Rolling, Walters and Huse. Voting nay: Olsen Motion carried.

### **COMMENTS BY MAYOR, COUNCIL, AND STAFF**

Mayor Reinsbach commented after listening to Kiley and the Todd Abrahamson in regards to affordable housing we should try and reflect back on the citizen survey on a quarterly basis as a refresher on what the citizen felt was important.

Councilman Walters wanted an update on the airport easement agreements. City Administrator LeAnn Reinsbach said all easements have been signed and recorded and the public works department is planning to start jetting sewers in a couple of weeks. In talking with Kent they plan to get the sewer on Airport Drive done but because that sewer has not been jetted for a number of years the project may take longer than expected.

With no other discussion, motion to adjourn by Olsen second by Huse at 7:43 p.m. All voting aye: Motion carried.

Respectfully submitted,

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Bill Reinsbach, Mayor

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LeAnn Reinsbach, City Administrator/Clerk