

CITY OF DESOTO – REGULAR COUNCIL MEETING MINUTES

November 20, 2018 – Mayor Butch Ostrander called the meeting to order at 7:00pm.

Answering roll call was: Pam Bach, Terri Golightly, Ted Hansen, Kelly Summy and Karen Wilson.

Staff present included City Clerk Marcia Thomas, Public Works Director Dan Van Langen, Police Chief John Sparling, City Attorney DuWayne Dalen and Fire Chief Tim Murray.

Motion by Summy/Wilson to approve the agenda; Bach, Golightly, Hansen, Summy, Wilson in favor; Motion carried 5-0.

Motion by Wilson/Summy to approve the consent agenda; Councilwoman Golightly asked that the minutes and claims be pulled from the consent agenda and discussed as the last action item; Bach, Golightly, Hansen, Summy, Wilson in favor; Motion carried 5-0.

Mayor Ostrander opened the Public Hearing @7:34p.m. on the authorization of a Loan and Disbursement Agreement and the issuance of Notes to evidence the obligation of the City thereunder. Clerk Thomas said she had not received any phone calls or written correspondence regarding this public hearing. Mayor Ostrander asked the audience if they had any questions regarding the public hearing. De Soto residents Lance Hood and his wife spoke about the hardness of the water and damage it has done to their appliances over the years. They also questioned the total projected cost of the water treatment plant and if the city should have connected to Xenia Rural Water. De Soto resident Carol Lee asked for clarification on the two loan and disbursement agreements the city will incur for the new water treatment plant. City Clerk Thomas explained that the city will have a new water revenue bond paid by water fees and a general obligation bond paid by Tif monies. With no more questions, Mayor Ostrander closed the public hearing @7:50p.m.

Motion by Summy/Bach to approve Resolution 2019-11; A Resolution instituting proceedings to take additional action for the authorization of a loan and disbursement agreement and the issuance of not to exceed \$1,850,000 General Obligation Capital Loan Notes, and moved that the Resolution be adopted; Bach, Hansen, Summy, Wilson in favor; Golightly opposed; Motion carried 4-1.

Motion by Bach/Summy to approve the Engagement Agreement with Ahlers & Cooney, P.C.; the purpose of this Engagement Agreement is to disclose and memorialize the terms and conditions under which services will be rendered by Ahlers & Cooney, P.C.; in its capacity as Bond Counsel, to the City of De Soto, Iowa in connection with the issuance of not to exceed \$1,850,000 General Obligation Loan Notes; Bach, Hansen, Summy, Wilson in favor; Golightly opposed; Motion carried 4-1.

Motion by Wilson/Hansen to approve the third reading of Ordinance #335; An Ordinance amending the Code of Ordinances, of the City of De Soto, Iowa, 2009, by amending Chapter 69.06(18) Parking between curb and lot lines; Bach, Golightly, Hansen, Summy, Wilson in favor; Motion carried 5-0.

Motion by Summy/Hansen to approve Resolution 2019-12; A Resolution setting date of November 27, 2018 for a consultation and setting date of December 18, 2018 for a public hearing on a proposed amendment no. 1 to the 2016 Urban Renewal Plan in the City of De Soto, Iowa and moved that the same be adopted; Bach, Golightly, Hansen, Summy, Wilson in favor; Motion carried 5-0.

Motion by Summy/Golightly to approve the first reading of Ordinance #336; An Ordinance amending Ordinance No. 316 providing that general property taxes levied and collected each year on certain property located within the 2016 Urban Renewal Area, in the City of De Soto, County of Dallas, State of Iowa, by and for the benefit of the State of Iowa, City of De Soto, County of Dallas, Adel-De Soto-Minburn Community School District, and other taxing districts, be paid to a special fund for payment of principal and interest on loans, monies advanced to and indebtedness, including bonds issued or to be issued, incurred by the City in connection with the 2016 Urban Renewal Area (2018 Ordinance Amendment); Bach, Golightly, Hansen, Summy, Wilson in favor; Motion carried 5-0.

Motion by Summy/Wilson to suspend the rules and proceed to the third and final reading of Ordinance #336; Bach, Golightly, Hansen, Summy, Wilson in favor; Motion carried 5-0.

Motion by Summy/Wilson to approve the third reading of Ordinance #336; An Ordinance amending Ordinance No. 316 providing that general property taxes levied and collected each year on certain property located within the 2016 Urban Renewal Area, in the City of De Soto, County of Dallas, State of Iowa, by and for the benefit of the State of Iowa, City of De Soto, County of Dallas, Adel-De Soto-Minburn Community School District, and other taxing districts, be paid to a special fund for payment of principal and interest on loans, monies advanced to and indebtedness, including bonds issued or to be issued, incurred by the City in connection with the 2016 Urban Renewal Area (2018 Ordinance Amendment); Bach, Golightly, Hansen, Summy, Wilson in favor; Motion carried 5-0.

Motion by Wilson/Summy to approve Resolution 2019-13; A Resolution approving the 2018 Tax Increment Financing (TIF) Indebtedness Certification to the Dallas County Auditor for De Soto Urban Renewal Area (25001) and 2016 De Soto Urban Renewal Area (25035); Bach, Golightly, Hansen, Summy, Wilson in favor; Motion carried 5-0.

Motion by Wilson/Summy to approve pay request #12 for \$253,365.00 to Building Crafts for construction costs relating to the WWTP Project; Bach, Golightly, Hansen, Summy, Wilson in favor; Motion carried 5-0.

Motion by Bach/Wilson to approve pay request #13 for \$315,220.73 to Building Crafts for construction costs relating to the WWTP project; Bach, Golightly, Hansen, Summy, Wilson in favor; Motion carried 5-0.

Motion by Wilson/Golightly to approve contribution of \$1,159.00 to the Dallas County Local Housing Trust Fund for fiscal year 18/19; Bach, Golightly, Hansen, Summy, Wilson in favor; Motion carried 5-0.

Motion by Wilson/Hansen approve the contribution of \$5,000 from the City of De Soto to the Betterment Committee for fiscal year 18/19 for the city celebration; Bach, Golightly, Hansen, Summy, Wilson in favor; Motion carried 5-0.

No action taken on Item #11.

Councilwoman Golightly disputed the statement made in the minutes of October 9, 2018; "PiperJaffray concluded the first several years of the cost analysis favored connecting to Xenia Rural Water but the majority of the 40 year time period favored the City build its own water treatment plant and be in control of its own water rates"; Councilwoman Golightly said the graph chart showed an even split with the first 20 years favoring Xenia Rural Water and the last 20 years favoring the city build its own treatment plant. Public Works Director Van Langen said the graph chart did not take any residential or commercial growth into consideration; Motion by Summy/Wilson to approve the 10/09/18, 10/16/18 & 10/25/18 meeting minutes and the November claims; Bach, Golightly, Hansen, Summy, Wilson in favor; Motion carried 5-0.

Having no other business Mayor Ostrander asked for a motion to adjourn. Motion by Hansen/Wilson to adjourn @9.40 pm; Bach, Golightly, Hansen, Summy, Wilson in favor; Motion carried 5-0.

Mayor: Butch Ostrander

Attest: City Clerk, Marcia Thomas

These minutes are subject to approval by the City Council at its next regular meeting.