

City of Martensdale
Regular City Council Minutes
April 5, 2010

The meeting called to order at 7:00 p.m.

The city council met in regular session at the Martensdale City Hall, 380 Iowa Ave., Martensdale, IA at 7:00 p.m. on April 5, 2010. Mayor Morrow called the meeting to order.

On a roll call vote the following members were present: Karen Bunch, Scott Henson, Dan Webster, Ryan Baker and Doug Reynolds.

Members absent: None.

The March 8, 2010 minutes and the consent agenda were approved on a motion by S. Henson and seconded by D. Webster. On a voice vote, Mayor Morrow declared the motion carried unanimously.

The city council set May 8, 2010 as the City Clean-up Day. The city clerk will post flyers.

Tim Johns was present to discuss building a new garage and a 3-bedroom home at 635 Rock Island. The Building Inspectors has reviewed the zoning and set back for this property and has sent a letter to the city council with their recommendations for Mr. Johns request. Mayor Morrow explained to Mr. Johns that the planning and zoning committee would need to meet and give their recommendation to the city council. The city clerk will set up a meeting with the committee. This will be tabled until the May meeting.

Steve Breuer and McClure Engineering were present to discuss Steve Grubbs property north of the city. Mr. Grubbs has hired McClure Engineering to work on the project. McClure Engineering had a preliminary plan to present to the city council to review. He explained this project would be entry level housing and for people who want to retire in the area. He said they were not formally asking for anything from the city council at this meeting but wanted to let the council look at their preliminary plans.

There was some discussion about TIFF financing and there were examples of financing in the packet from McClure Engineering. Mayor Morrow told them that the City is currently working on some big projects that need to be completed for the City and had some concerns because of the City's financial situation right now. They explained that with the TIFF financing the City would not need to put up any funds for the project to begin, but the taxes would then go to the developer for his costs.

There was discussion on the annexation of the property and it would need to be annexed into the City of Martensdale. Our city attorney would need to work on the annexation.

McClure Engineering said the developer would need to work with a bond attorney for the City and a contract would need to be signed. He explained that the cost of the project would be the same for the developer whether they build out by Martensdale or in a larger city. The land is probably cheaper in this area than in the larger city.

They are talking about 19 lots and 2 commercial buildings plus town homes in the first phase of the project. There was discussion about future growth in the area after the first phase is completed. Mayor Morrow asked if the developer would put a park in that area if the City requested it in a contract and the City would want sidewalks in the area. The style of the homes will basically be same except for the fronts. McClure told the city council that amount of property they have is more than Martensdale has right now.

D. Reynolds said he was interested in the proposal. Mayor Morrow said he felt everyone had some interest but he did not want the City to rush into anything. There was discussion about the water and sewer situation being the City's worst setback for the project.

Larry Hughes was not present so the city council tabled his 2-mile radius proposal until he attends a meeting and explains what he is doing.

Resolution 04-01-2010 a General Obligation Loan Note not to exceed \$165,000.00 for the Water Tower Repair and a new Fire Truck was approved on a motion by D. Reynolds and seconded by K. Bunch. On a roll call vote: Henson, Aye; Bunch, Aye; Reynolds, Aye; Baker, Aye; and Webster Aye. Mayor Morrow declared the motion carried unanimously. The second reading will be at the May 2010 meeting.

There was discussion on having the grass mowed at Orfield's property since the home has not been sold and is sitting empty. The city clerk will contact someone to have the yard mowed.

K. Bunch made a motion to adjourn, seconded by D. Reynolds. On a voice vote, Mayor Morrow declared the motion carried unanimously.

Scott Morrow, Mayor

Donna Bahun, City Clerk