

MANTORVILLE CITY COUNCIL MEETING MINUTES
MONDAY, OCTOBER 22, 2018
6:30 PM

1. **Call to Order** – Mayor Bradford called the meeting to order at 6:30 pm.

Members Present: Chuck Bradford, Henry Blair, Ryan Christensen, Will Lambert and Don Hofstad.

Others Present: Marilyn Lermom, Gretta Becay, John Buckingham, Tony Bigelow, David Martin, Scott Kitzerow, Tom Livingston, Dalton Johnson, Steph French – DCSO, Tim Hruska – WHKS, Joe Adams, and Cami Reber.

2. **Pledge of Allegiance** - Done

3. **Additions/Deletions to Agenda** – Remove Items 7 f.

4. **Consent Agenda** – Motion made by Member Christensen, second by Member Blair to approve the consent agenda as follows:

- a) City Council Meeting Minute's October 8, 2018
- b) Warrant List October 22, 2018
- c) Memo on Road Safety Improvement Resources

Motion passed unanimously.

5. **Public Concerns** - None

6. **Public Hearing(s) – 6:30 pm and thereafter**

- a) **Application for a Conditional Use Permit – Bigelow Homes, LLC.**

Motion made by Member Hofstad, second by Member Christensen to close the regular session and open the public hearing at 6:31 pm. Motion passed unanimously.

Tony Bigelow of Bigelow Homes, LLC, presented the plan for a new development. The plan is to put in 12 single family lots, 4 lots along 9th Street and a new cul-de-sac off of Jefferson – 10th Street. The request for the Conditional Use Permit to allow a P.U.D. is to be able to relax the setbacks from 25' to 20' to help build different styles of homes instead of cookie cutter homes. He doesn't feel that this will add too much additional traffic to the area and will be a positive and nice subdivision that will work well in Mantorville.

Resident Tom Livingston – questioned the 20' easement/bike trail along the East side of the subdivision and who is going to maintain it. Member Blair noted that it will not be developed at this time, it is being kept as an option for the future.

Marilyn Lermom – asked where water and sewer will connect to. David Martin answered that for the cul-de-sac homes, they will access from Jefferson Street. Marilyn noted that the people in the NW project are the ones that paid for that line and they were assessed for that line. She also noted that the ditch on the north side of 9th Street doesn't drain. David Martin responded that they will be clearing that up; there won't be a ditch on the north side anymore. Tim explained that the developer is adding in their own infrastructure to service this new development and that there is not an additional cost based on the NW project. This area is outside of the established infill lots for that project. They are also charged additional connection fees that were waived as part of the NW project connections.

Resident Scott Kitzerow – asked about his underground dog fence that extends into that new easement and asked if he will have to move it? He was told that yes, he will. There will be some grading going on there so he should remove the underground fence so it doesn't get dug up.

Motion made by Member Blair, second by Member Christensen, to close the public hearing and go back into regular session at 6:47 pm. Motion passed unanimously.

b) Application for a Preliminary Plat – Stagecoach Trails Subdivision, Bigelow Homes, LLC

Motion made by Member Blair, second by Member Hofstad to close the regular session and open the public hearing 6:49 pm to consider the preliminary plat of Stagecoach Trails Subdivision. Motion passed unanimously.

Tony Bigelow presented the preliminary plat for Stagecoach Trails Subdivision. He noted that most of his information was presented during the CUP hearing. City Engineer, Tim Hruska noted that the storm water from the subdivision is being conveyed to the pond on the south side of 9th Street and anything from the north is being directed around. Mayor Bradford asked if the lot sizes are comparable to the lots on Chestnut Street. Some are comparable but some around the cul-de-sac will be smaller. Motion made by Member Hofstad, second by Member Lambert to close the public hearing and go into regular session at 6:52 pm. Motion passed unanimously.

c) Application for a Variance – Chuck and Abby Bradford

Mayor Bradford removed himself from the table. Motion made by Member Hofstad, second by Member Lambert to close the regular session and open the public hearing at 6:53 pm to consider the application for a variance as submitted by Chuck and Abby Bradford. Motion passed unanimously. Vice Mayor Blair took over.

Chuck Bradford explained his request and how his house sits back farther than most from the setback lines. The request is to allow him to build his accessory structure in the front yard which if this was not a corner lot would be considered his back yard/side yard. He has talked to all of his neighbors about and obtained signatures from all but 3 neighbors who were not home when he went to visit. The proposed structure will not go beyond the required 25' front yard setback. Cami noted that the City did receive a written statement from Lloyd and Joanie Myer that they did not have a problem with the project.

Motion made by Member Hofstad, second by Member Lambert to close the public hearing and go back into regular session at 6:57 pm. Motion passed unanimously.

7. Old Business/New Business

a) Resolution 2018-18 A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A 12-LOT RESIDENTIAL PLANNED UNIT DEVELOPMENT

Motion made by Member Blair, second by Member Christensen to approve Resolution 2018-18, A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A 12-LOT RESIDENTIAL PLANNED UNIT DEVELOPMENT. Member Blair commented that the majority of the request is to push back the setbacks along the cul-de-sac, he doesn't think it will have any impact in those few feet. Member Christensen questioned any potential unforeseen drain tile problems coming from the north they should be worried about. Tim noted that we are not aware of any at this time. They have a drainage swale along the north edge of their property to catch all of the water that's coming to it. If they find any drain tiles in there they will deal with it. Motion passed unanimously.

b) Resolution 2018-19 A RESOLUTION APPROVING THE PRELIMINARY PLAT FOR STAGECOACH TRAILS WITHIN THE CITY OF MANTORVILLE

Motion made by Member Blair, second by Member Hofstad to approve Resolution 2018-19 A RESOLUTION APPROVING THE PRELIMINARY PLAT FOR STAGECOACH TRAILS WITHIN THE CITY OF MANTORVILLE. Motion passed unanimously.

c) Resolution 2018-20 A RESOLUTION GRANTING A VARIANCE FOR THE PROPERTY LOCATED AT 420 BERGMANN DRIVE

Motion made by Member Christensen, second by Member Lambert to approve Resolution 2018-20 A RESOLUTION GRANTING A VARIANCE FOR THE PROPERTY LOCATED AT 420 BERGMANN DRIVE. Member Christensen asked when he would start building and Chuck answered he hopes it is this year. Member Blair noted that they will utilize the existing

driveway so there won't be any additional impervious service added. Motion passed unanimously.

Mayor Bradford stepped back in.

d) Review and Award Bid – Sanitary Sewer Extension to Serve Cemetery Road

City Engineer Tim Hruska presented the bids for the Sanitary Sewer Extension to serve Cemetery Road project. It entails the installation of 10 grinder pumps on the south side of the river basically along cemetery road. We got good numbers with a completion date of July 1, 2019. The City received 5 bids. Ellingson Drainage out of West Concord came in at low bid. They are familiar with this type of project. The Engineers estimate came in at \$225,000 so they came in under. They are planning to set up a public meeting with them to lay out what the contractor's expectations are and setting the connection charge.

Tim recommends to the Council to award the bid to Ellingson as the responsible bidder. Member Christensen asked how long the project would take from start to finish. Tim noted about 6 weeks. Motion made by Member Blair, second by Member Christensen to approve awarding the job for the SE Sewer Phase 1 to Ellingson at \$178,565, Motion passed unanimously. .

e) Professional Service Agreement WHKS & Co.

Tim presented the formal contract to the Council which outlines the day to day things that they work on with us such as council meetings and small projects where a separate PSA is not in place. Formal agreements are in place for the larger projects such as 5th Street East, 3rd Street Loop, Cemetery Road, etc. with the scope and fees associated. Motion made by Member Blair, second by Member Christensen to approve the Professional Service Agreement for General Engineering as presented. Motion passed unanimously.

Tim – update on 5th – believes he has finished rocking for this week, curb next week, culverts need to be placed, subgrade is all set, concrete and pavement should be shortly behind, IHMS does their own concrete work so they have total control. There is at least two weeks to go.

Supervisory controls on the well tower are being worked on and reviewed. They are working through some options to bring forward.

f) New Applicants Mantorville Fire Department - pulled

8. TBD

a) Public Works Report – Joe reported on the following:

- Repairs needed to a manhole without an invert; received cost of \$700 from SL, he is recommending the fix so it doesn't destroy the manhole. Motion made by Member Blair, second by Member Christensen to approve as presented. Motion passed unanimously.
- He will continue to check more of the manholes.
- Once water goes down SL will install the rip rap below the dam.
- JV meeting tomorrow morning.
- Will start on the ASH tree removal.
- Tables installed in the campground.

b) City Clerk Report – Cami reported on the following:

- She received the Dental Insurance renewal and there are no increases for 2019.
- They have issued 28 building permits to date, 2 new home ones are currently in the review stage.
- She has received a petition for a street vacation which she will be bringing to Council soon.
- They are gearing up for the November elections.
- November meetings will focus on budget.

c) Consultant Report – None

d) Committee Report

- Chamber – Member Hofstad gave an update on the Fall Festival events.
- Fire Department – Member Hofstad reported on the active shooter training.
- MRA – Member Lambert gave an update on discussions taking place on the demolition of the building next door (shop next to WW Plant) and that it's in the historic district. Also there is discussion of selling beer with the music events which could be coming before the council next year.

e) Council Member Report

- Member Christianson – He is looking forward to the event on the 25th.
- Member Hofstad – Drive safe on Halloween, take extra caution and watch for kids.

f) Mayor Report – A reminder that the Safety Committee is looking for Members.

9. Executive Session - None

10. Adjourn – Motion made by Member Hofstad, second by Member Christensen to adjourn the meeting at 7:22 pm. Motion passed unanimously.