



From the

# City of Riverdale

www.riverdaleIA.org

City Hall 110 Manor Drive Riverdale, Iowa 52722

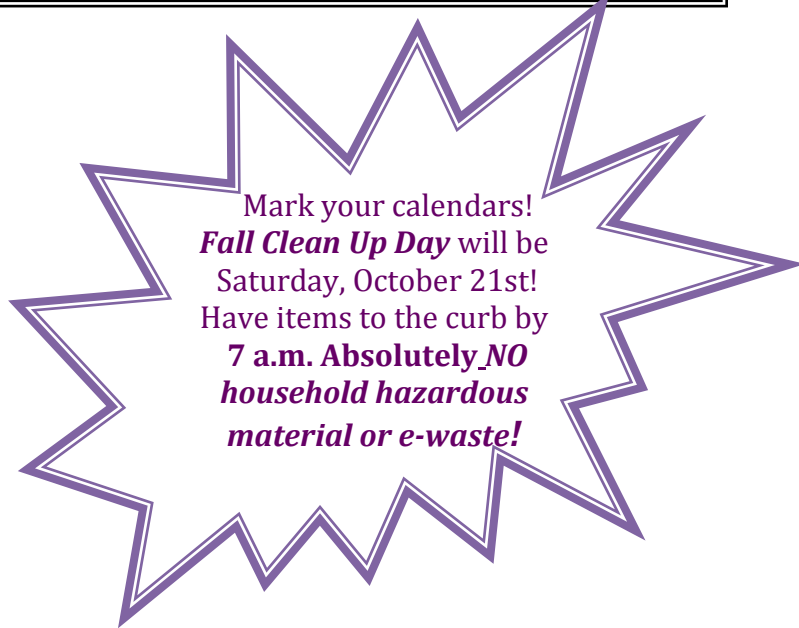
563 355-2511 September 2017

### Why Compost Yard Waste

Yard waste is banned from Iowa landfills, pursuant to the Iowa Waste Reduction & Recycling Act of 1989.

Burning leaves & other yard waste pollutes the air & can lead to uncontrolled fires. Most communities ban or restrict leaf burning.

Compost is earth-friendly, benefits your yard, saves money & composting is easy.



Mark your calendars!  
**Fall Clean Up Day** will be  
Saturday, October 21st!  
Have items to the curb by  
**7 a.m. Absolutely NO**  
**household hazardous**  
**material or e-waste!**

### Your Council & Their Committee Appointments:

**Tim Long (949-2800)** City Administrator

**Mayor Sonya Paddock (355-6363)**

**Cheryl Channon (332-4730)**- Mayor Pro Tem,

Contracted Support Service, Budget

**Linda Hupp (355-3386)** – Parks,

Contracted Support Service & Budget

**Dean Halsey (355-2013)**-Infrastructure,

Parks & Safety

**Doug Littrel (209-7479)**- Infrastructure,

& NPDES Management

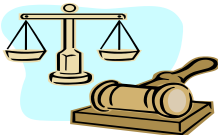
**George Seaberg (359-1835)** - Safety,

NPDES Management, Infrastructure

**Lou Wren (355-1300)** - Zoning Inspector.

Please contact him regarding any

construction projects.



**NON BINDING RIVERDALE POLL  
WILL BE CONDUCTED ON "TIF"**

**MONDAY OCTOBER 9, 2017**

**IN THE COMMUNITY ROOM FROM  
7:00 A.M. TO 7:00 P.M.**

## TRICK OR TREAT HOURS FOR RIVERDALE

**OCTOBER 31st**

**5-7PM**

**Ghost, Goblins & Witches -----OH MY!!**

**HAPPY HALLOWEEN, BE SAFE**



### City of Riverdale Financial Report August 2017

Beginning Bank Balance August 2017 \$ 1,203,162.02  
Ending Bank Balance August 2017 = \$ 1,275,368.24

General Fund = \$ 409,887.64  
Special Revenue Fund = \$ 212,869.15  
Propriety (Sewer) Fund = \$ 111,255.74  
Capital Project Fund = \$ 539,010.63  
Debt Service = \$ 1,667.89  
TIF = \$ 677.19  
Total Monies = \$ 1,275,368.24

**RIVERDALE CITY COUNCIL PUBLIC HEARING/SPECIAL MEETING**  
**Tuesday, September 5, 2017**

Mayor Sonya Paddock opened the Special Session of the Riverdale City Council at 7:01 P.M. on Tuesday, September 5, 2017.

Mayor Paddock led the Pledge of Allegiance to the Flag of the United States

**Council Roll Call: Present:** Cheryl Channon, Linda Hupp, George Seaberg, Doug Littrel and Dean Halsey.

**Other Attendees:** Tim Long, (City Administrator), Michael Walker (City Attorney), Nick Wagner (MSA), Mary Frances Blevins(Asst. City Clerk), Seth Woods, Diane Holst, Larry Dodds, John Welch, David Welch, Tom Dalton, Mike Becker, Kent Hovzenja, Karen & Steve Hanna, Jeffrey Grindle, Steven Townsend, Ann Shultz, Mark Griswold, Sue Griswold, Stan Hill, Donald Fisher, Kem Beck, Paul D'Camp, Judy & Dean Hiles, Dale Hupp, Eric & Wendy Syverud, Teri Stickler, Bill & Kayla Briesch, Dennis & Bonnie Keeley, Jim & Carol Tucker, Ken Hughes, Richard Wells, Harry Pelton, Jin Beran, Melanie & Dennis Glew, Lois Kempton, Craig & Sandy Clark, Leslie Gould, Robert Waldner, Mike Bawden, Julie Naab, Byron Kime, Laura Welvaert, Tim & Jann Curran, Dawn Adams, Bob Kramer, Andrew & Maggie Iverson.

**APPROVAL OF AGENDA:** MOTION by Channon, seconded by Seaberg to approve the agenda. ALL AYES. MOTION CARRIED.

1.A. Welch Farm Development Urban Renewal Plan Public Hearing.

MOTION by Seaberg, seconded by Littrel to allow three minutes for each attendee to speak. ALL AYES, MOTION CARRIED.

Mayor Paddock asked Tim Long (City Administrator) to review the TIF for the Council members and attendees. Length of TIF is 10 years by state statute with possibility of extending another 5 years only with approval of other tax entities. No disbursements are issued to developer until tax dollars are accrued from sale of properties and approved by Council. Payments can only be reimbursed as stated in the City/Developer Agreement. Per state law, only 62% is allowed to be reimbursed to developer, 38% in escrow. Last parcel to develop in City, end of TIF. At end of 10 years developer payments stop.

Tim Long read letters received prior to this meeting from Pleasant Valley Community School District Board of Education, Scott County Board of Supervisors.

Mayor Paddock read letter from JoAnn Welch that she received from the Silvis, Illinois City Administrator. Mayor Paddock received one phone call from John Riches regarding the article in the Quad City Times with a quote from Alcoa/Arconic - that the quote was from several years ago and they did not comment on this current issue.

**PUBLIC COMMENTS:**

Mayor Paddock stated that Mary Frances Blevins will use a timer to allow each individual three minutes.

- 1) Tim Curran, 243 Circle Dr.: Developer Woods did not ask for TIF in the beginning. Not against Developer Woods, but against TIF.
- 2) Eric Syverud, 219 Circle Dr.: Attended the first meeting at which developer said he would not ask for TIF. Pleasant Valley Schools & Board of Supervisors do not want it. Am not opposed to Woods doing project but City is not in real estate business and asking City Council to not vote on it tonight, to consider alternatives and turn it down.
- 3) Richard Wells, 312 Belmont Rd.: The City has no business in the real estate business TIF or no TIF. No one benefits from road in/out except State St. Zoning regulation ridiculous. It will increase city taxes. The City should not get involved.
- 4) Bill Briesch, 201 Circle Dr.: I voice complete opposition to the proposed agreement. Why was there no independent firm conducting a cost analysis. TIF is for revitalization not development. It is a financial risk and Council should take time to not rush into the project and gather all facts to understand the real impacts to all residents. Listen to others that have dealt with TIF.
- 5) Jim Tucker, 204 Circle Dr.: Two of three bodies expressed not in favor of TIF regarding the project. Question regarding when payments and taxes begin. Answer by Mayor Paddock: Taxes begin at time of improved lots.
- 6) Don Fisher, 136 Circle Dr.: Concerns – why the hurry for TIF? With change of elected officials it, would be prudent to wait on decisions till after the election. Concerned with 38% going to low or moderate income housing which could provide ramifications. Would be significant tax increases.  
[Tim Long explained the “low or moderate income housing” and projects it could be used for or to benefit other projects. Mayor Paddock explained it can be used for projects anywhere in the City.]
- 7) Maggie Iverson, 101 Circle Dr.: I don't agree with the TIF as a resident of the city, a resident of Scott County, and especially a resident of Pleasant Valley School District.
- 8) Dean Hiles, 211 Circle Dr.: I agree with all previous comments. The zoning change was for future revenue. We were told they would be nice houses and not low income housing. However, TIF is government in private business. This issue should not be under the purview of the Council but be voted on by the Residents of the city.
- 9) Judy Naab, 220 Circle Dr.: I completely agree with others and object to TIF. With the election, the new council will have to deal with the development. I am completely opposed to TIF and it should be the responsibility of the Developer and the Welch's. [Mayor Paddock stated there is no low income housing in the development. Tim Long explained there is no time limit on the use of the funds.]
- 10) Mike Bawden, 5004 State St.: What percentage of the project is covered by TIF? What is long term implications of adding 116 homes such as annual operating expenses and how do we propose to cover those expenses? What is the impact on property valuation? There are two issues - one is transparency issue and one is perception issue. I agree with a lot of what I heard and have concerns that we don't have all the information we need on a program and its economic development on Riverdale. Need for more dialog and greater clarifications.
- 11) Seth Woods (potential developer): I never said I wouldn't ask for TIF. There are no low income homes or multifamily homes, only Family Homes.
- 12) Mayor Paddock: We have had lots of meetings on TIF and only 5 people showed up. She explained the TIF disbursement process again. [Explanation of TIF dollars] Lots of misinformation going around. That is why we had someone come to Riverdale to give a presentation on

TIF at which only a few people showed up. It was explained that all of the TIF for LeClaire, Pleasant Valley, Bettendorf, the amount of what the school is losing is 50 Cents on every \$1,000 per property value. TIF is a tool.

Mayor Paddock requested Nick Wagner of MSA explain the chart showing the estimated TIF income and outgo per year and showed where the dollars go over the 10 plus years. Only reimbursements for infrastructure.

- 13) Dean Hiles, 211 Circle Dr.: Why don't the City make a deal with Mr. Woods and finance the project?
- 14) Tim Long, (City Administrator): That would take the pressure off the developer and the City getting into the real estate development if not a TIF. Put the onus on the developer. The City has a bonding limit of about \$4 mil. It is more prudent to let a private entity risk their lending ability and put into the development rather than the City. The developer front-ends all the cost. If they can't complete the project, the infrastructure is there and all risks are on the developer. Whatever cost concerns you may have as a Council on this, you are not incurring debt for the community at large here, you are not creating a situation by which you have to raise the taxes because you borrowed money to build something and you are not impinging on your debt limit.
- 15) Kayla Briesch, 212 Circle Dr.: I am here to object to the TIF development. It is a huge tax burden to the residents. I have collected a great deal of information as to how much this will impact the assessed valuation of property. [She presented a list of figures showing the increased taxes.] There are always problems that come up with TIF. The Welch property is a fine piece of property that does not need to be subsidized by Riverdale. To the Council: Please represent the people and vote no on TIF.
- 16) Stan Hill, 163 Elmhurst Lane: I am 92 years old and enjoying this immensely. I have lived here since 1924 and watched it grow. Every one vote your vote the way you believe. Stan was thanked.
- 17) Mark Griswold, 140 Elmhurst Ln.: Stan & I were looking at the report that Wendy put together showing expenses of the city such as snow removal, garbage, etc. Taxes will go up with new services. The property should stand on its own. Keep the City and land owners separate.
- 18) Craig Clark, 351 Manor Dr.: Has the Council decided or are they still listening to input? I'm on Planning & Zoning Committee. We met and passed the R1A rezoning after listening to several residents and the City Council passed it. The City of Riverdale has the largest tax base in the State of Iowa of any city our size. Everyone at that meeting said that this will bring in more money into the City. With a TIF that doesn't happen. Taxes will go up.
- 19) Teri Stickler, 334 Circle Dr.: [Read letter received from Gary Mohr, State Representative and presented it to the Council along with her typed comments.] I am concerned about decisions being made which go contrary to what we are, what we've communicated to you and what we expected you had heard and understood. We voted for you and in doing so, when you cast your vote, it's not just one vote, it's 90 votes you are representing. Mayor, Council, we've been lied to, we've been put off, we've been assured one thing only to see something else completely opposite done. We are disappointed, we are angry, we expect better. This whole project is being steered by a developer who doesn't live in Riverdale, newly hired attorney's who don't know our history, a city administrator who just came on board and who's expertise is TIFs, and a mayor who is moving away. Most of your neighbors who you actually represent are against TIFs. I ask that you listen and hear everyone here tonight and act accordingly. At the very least, follow some of the suggestions you hear tonight to protect us. Protect our town. Thank you. And I ask that this letter be put in the official records of the Public Hearing. [Sue Griswold gave her three minutes to Teri as did Judy Hiles.]
- 20) Jim Tucker, 204 Circle Dr.: If TIF is approved, is there a known process to abort it?
- 21) Richard Wells, 312 Belmont Rd.: One solution is to put it on the ballot at a special election. Have the City Council move to put the issue on the ballot.
- 22) Paul D'Camp, 227 Circle Dr.: There are many issues. Before approval: 1) know the scope and cost – paying for road up to \$4.5 mil. 2) How do we pay for it? What is total impact on the fiscal health of the City? An analysis is needed of costs and finances. I think we should hold off and evaluate the project and maybe it could become a bond issue.
- 23) Mayor Paddock: A committee did an analysis. \$40,000 expected increase in annual costs.
- 24) Mike Bawden: Residents are not opposed to the development but need more analysis and communication before deciding on a TIF. Let's make sure we've got everyone on board.
- 25) Tom Dalton: I have been to just about every meeting and have dealt with a lot of TIFs. The City has been open. Five or Six builders approached said the lots are too large. Seth Woods said lot sizes are okay. Almost all developers said there is a need for TIF. The risk is to the developer and that it is on their own dime and it is a "pay as you go" situation. Once the TIF burns off, there is a lot of money coming into the City.
- 26) Dave Welch: It is the developer that is at risk. They submit the bill and only money in that pool can be used. There is no exposure to the city or tax payers. Future benefits are to the city.
- 27) Dean Hiles: What happens if something happens to Woods?
- 28) Harry Pelton, 624 Fieldcrest Rd.: The City needs to go get money elsewhere. Am against TIF – need to do a ballot and vote on it.
- 29) Steve Hanna, 201 Manor Dr: Let the market determine the value of the property. We do not need TIF. Put it on the election ballot. Take it off the City Council and let the citizens vote on it.
- 30) Andrew Iverson, 101 Circle Dr.: Every vote yes for residential TIF is a nail in the coffin. Pass on the issue. We were told a lot of half truths on the TIF information. TIF does not raise taxes – it's services that raise taxes on all of us here. The property is undevelopable. Take it off the City Council business.

Mayor Paddock asked for Council discussion on Agenda item 1.B.

- 1.B. Discussion And Possible Action On RESOLUTION NO. 2017-29 RESOLUTION DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING THE WELCH FARM DEVELOPMENT URBAN RENEWAL PLAN

- 1) Seaberg: I've heard lots of comments and I need more time to review the issue.
- 2) Hupp: A lot of people don't understand TIF. We have worked on it for over a year. Two basic things: Developing property will provide for the City. It will be hard to make the City operate in the future. Arconic money is going away. TIF will make it work. Residents need to work on the budget to understand what we deal with. Unless you want fees added to your taxes, you will need the money generated from this project to cover it.
- 3) Mayor Paddock: TIF spreads throughout the county when spread over larger number. The schools pay no taxes. My concern is the lack of money that will be coming in. I kind of take offense that Council lied to residents. You are welcome to come to every meeting. The

Council has been transparent and we begged for residents to come to the budget meetings and to TIF educational meetings and other meetings. Many of the numbers heard tonight are not accurate.

- 4) Littrel & Hupp: There were 2 residents at the TIF meeting and those that asked for the meeting on TIF did not show up. Council paid money to have person come to a meeting and explain TIF and no one showed up.

**MOTION by Hupp, seconded by Littrel to table the issue to the meeting next week. ALL AYES, MOTION CARRIED.**

**MOTION by Halsey, seconded by Seaberg to include on the issue at next week's meeting agenda to be put it on the ballot. ALL AYES, MOTION CARRIED.**

**MOTION by Halsey, seconded by Seaberg to table the rest of the agenda and adjourn. ALL AYES, MOTION CARRIED**  
**Meeting adjourned at 9:13 P.M.**

**Sonya Paddock, Mayor**

**Attested By: Scharlott Blevins, Administrative Assistant**  
**UNOFFICIAL RIVERDALE CITY COUNCIL MEETING**

Tuesday September 12, 2017 - Riverdale City Hall

Mayor Sonya Paddock opened the regular session of the Riverdale City Council at 7:04 P.M. on Tuesday, September 12, 2017.

The Pledge of Allegiance to the Flag of our Country was given.

**COUNCIL ROLL CALL: Present:** Cheryl Channon, Linda Hupp, George Seaberg, Doug Littrel, Dean Halsey. **Absent:** None.

Also Present: George Miller-City Maintenance; Mike Walker-City Attorney; Nick Wagner-MSA; Jason Comisky-TIF Attorney with Ahlers Cooney Attorneys.

**APPROVAL OF AGENDA:** Mayor Paddock requested to move the Approval of Warrants for September 12, 2017 from the Consent Agenda to Unfinished Business under Agenda item 5. Motion by Channon, seconded by Littrel to approve the agenda with the movement of the Approval of Warrants to unfinished business. All AYES. MOTION CARRIED.

**APPROVAL OF CONSENT AGENDA:**

1. Approval Of Council Meeting Minutes August 22, 2017 And Public Hearing And Special Council Meeting September 5, 2017.
2. Approval Of Warrants For September 12, 2017 (Deleted from Consent Agenda, and included under Unfinished Business)
3. RESOLUTION 2017-28 CITY OF RIVERDALE BOW AND ARROW DEER AND COYOTE HUNTING RULES AND REGULATIONS 2017-2018 SEASON
4. City Clerk To Attend Budget Training In Iowa City, Iowa October 24, 2017

Moved by Littrel, seconded by Seaberg to approve the Consent Agenda less item 2.

**ROLL CALL:** Channon-Abstain; Hupp-Yes; Seaberg-Yes; Littrel-Yes; Halsey-Abstain. Motion Carried.

**CLAIMS LIST SEPTEMBER 12, 2017**

<b>VENDOR NAME</b>	<b>REFERENCE</b>	<b>TOTAL</b>
AAA Storage & RV Parking	Monthly Rental Fees	\$77.00
Adrian Castillo	Text Books	\$269.79
Ahlers & Cooney, P.C.	Woods Construction DA	\$2,694.73
Century Link	Monthly Telephone Service	\$12.31
City Of Bettendorf	Fire Department Annual 3 Cell Phones/Computer	\$1,440.00
City Of Davenport	Treatment Plant Operations Fund	\$12,173.06
CLIA Laboratory Program	Certificate Fee	\$150.00
Cribbs Landscaping	Monthly Lawn Mowing	\$2,214.50
Crown Trophy	Fire Dept Shirts	\$889.00
Eastern Iowa Comm. College	EMT Course	\$928.00
Humane Society Of Scott	Trip Fees & Boarding	\$150.00
IH Mississippi Valley Credit Union	CD Purchase Maintenance	\$30,005.00
Integrated Solutions	Computer Services & Repair	\$137.50
Iowa American Water	Monthly Utilities	\$437.70
Iowa Battery Company, Inc.	Battery – Street Sweeper	\$171.00
Iowa Prison Industries	Post Square 16X1.75	\$62.80
James Halsey	Remove concrete Havens Acres	\$725.00
K&K True Value Hardware	Maintenance Items	\$208.77
Mid-American Energy Co.	Monthly Utility Charges	\$1,356.08
MSA	Traffic Study & General Engineering	\$17,605.53
Myra Halsey	Janitorial	\$350.00
PS3 Enterprises, Inc.	Handicap Toilet Rental	\$102.00
Quad City Times & Journal	Publication Notices	\$426.07
Treasurer State Of Iowa	8/2017 Utility Sales Tax	\$39.74
Sandry Fire Supply, LLC	5X100' Rubber Supply Hose	\$3,562.00
Schebler	Service Call For HVAC	\$165.00
Verizon	City Hall Cell Phones	\$103.98
<b>Total General</b>		<b>\$64,243.26</b>
<b>Sewer</b>		<b>\$12,212.80</b>
<b>TOTAL</b>		<b>\$76,456.06</b>

**PAYROLL SEPTEMBER 12, 2017**

Mary Frances Blevins	\$ 1185.00	George Miller	\$ 877.75
Ronald E. Fullerlove	\$ 1034.09	Tim Long	\$ 1,823.91

**TOTAL PAYROLL \$ 4,920.75**

**PRESENTATIONS:** Nick Wagner deferred comments to address the Council under Public Communications relating to the pending TIF project.

**PUBLIC COMMUNICATIONS TO THE COUNCIL:**

City Administrator Long read letters from Donald Fisher, Dean and Judy Hiles, Maggie Iverson, and JoAnn Welch

The following residents of Riverdale rose to speak in opposition to the pending TIF proposal.

Julie Naab, Richard Wells, Mike Bawden, Eric Syverud, Teresa Stickler, James Tucker, Jeffrey Grindle, Anthony Heddlesten, Marsha Voight, Karen Hannah, Sue Griswold, Carol Tucker, Craig Clark, Wendy Syverud.

**UNFINISHED BUSINESS:**

5. **Discussion Of Budget/Financial Reports.** Mayor Paddock stated the warrant due to Verizon was \$103.98, not as \$207.96 as listed. Mayor inquired into the reimbursement from Scott Community College regarding use of the Community Room, and mentioned that the cell phone bill from the City of Bettendorf was for annual computer connections in the fire department. Motion by Channon, seconded by Hupp to approve the warrants. All AYES. MOTION CARRIED.
6. **Discussion And Possible Action On ORDINANCE 2017-205 AN ORDINANCE AMENDING CHAPTER 15, "MAYOR", OF THE CODE OF THE CITY OF RIVERDALE, IOWA AMENDING THE COMPENSATION FOR THE MAYOR.** Discussion was held concerning the amount of time required of the new Mayor in light of the City Administrator being hired.

**ORDINANCE 2017-205  
AN ORDINANCE AMENDING CHAPTER 15, "MAYOR", OF THE CODE OF THE CITY OF RIVERDALE, IOWA,  
AMENDING THE COMPENSATION FOR THE MAYOR**

WHEREAS, prior to the adoption of the position of City Administrator for the City of Riverdale, the office of Mayor was closely involved with the day-to-day operations and administration of the City of Riverdale and as such merited compensation commensurate with the responsibilities; and,

WHEREAS, at its regular meeting of September 17, 2013, the City Council did pass and approve an amendment to Section 15.04 of the Code for the City of Riverdale entitled "Mayor", thereby setting the compensation of the Mayor at \$10,000.00 per year, effective January 1, 2014; and,

WHEREAS, following the adoption of the position on July 25, 2017 and the subsequent hiring of a City Administrator, the Mayor and Council reviewed the compensation for the office of Mayor relative to the compensation to neighboring communities of comparable size and recommended that the compensation level be reduced from its current rate.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RIVERDALE, IOWA, AS FOLLOWS:

SECTION 1. That Chapter 15 ("Mayor"), Section .04 ("Compensation") of the Code for the City of Riverdale, Scott County, Iowa shall be amended as follows (additions in ***bold italic*** font, deletions in ~~Strikethrough~~):

**15.04 COMPENSATION.** The salary of the Mayor is ~~\$10,000.00~~ ***\$5,000.00*** per year.

SECTION 2. The Mayor's compensation shall be amended as set forth by the Code of Iowa, Sec. 372.13 [8], and the change of compensation shall be in effect on January 1, 2018.

SECTION 3. This Ordinance shall be in full force and effect from and after its final passage, approval, and publication as required by law.

Moved by Seaberg, seconded by Halsey to amend Ordinance 2017-205 to set the Mayoral salary at \$5,000.00 per year. All AYES. MOTION CARRIED.

7. **Discussion And Possible Action On RESOLUTION NO. 2017-29 RESOLUTION DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING THE WELCH FARM DEVELOPMENT URBAN RENEWAL PLAN.**

Full copy of Resolution 2017-29 can be viewed at City Hall, or on the City's official website.

Moved by Seaberg, seconded by Channon to adopt Resolution 2017-29.

**ROLL CALL:** Channon-Yes; Hupp-Yes; Seaberg-Yes; Littrel-Yes; Halsey-Nay. Motion Carried.

8. **Discussion And Possible Action On ORDINANCE NO. 2017-206 AN ORDINANCE PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON ALL PROPERTY LOCATED WITHIN THE WELCH FARM DEVELOPMENT URBAN RENEWAL AREA, IN THE CITY OF RIVERDALE, COUNTY OF SCOTT, STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF RIVERDALE, COUNTY OF SCOTT, PLEASANT VALLEY 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 WELCH FARM DEVELOPMENT URBAN RENEWAL AREA (THE WELCH FARM DEVELOPMENT URBAN RENEWAL PLAN).**

Full copy of Ordinance 2017-206 can be viewed at City Hall, or on the City's official website.

1<sup>st</sup> Reading. This Ordinance approves the TIF plan. Motion by Channon, seconded by Hup to approve Ordinance 2017-206 at First Reading.

**ROLL CALL:** Channon-Yes; Hupp-Yes; Seaberg-Yes; Littrel-Nay; Halsey-Nay. Motion Carried.

9. **Discussion On Potential Terms To Be Included In A Development Agreement With Woods Construction And Development, Inc.** Items discussed to be included in the Development Agreement were: Access from Route 67; Developer repayment to cover road construction to the top of the hill only and to include traffic signals; Developer to receive reimbursement for roads of 50% of available TIF funds not to exceed \$1.5 million; Developer to exclude the use of the two Circle Drive properties that could have access to the Welch property, and provisions to protect the public schools as much as possible. Motion by Hupp, seconded by Seaberg to provide the suggested items to Ahlers Cooney Attorneys for inclusion in the Development Agreement.

**ROLL CALL:** Channon-Yes; Hupp-Yes; Seaberg-Yes; Littrel-Yes; Halsey-Nay. Motion Carried.

10. **Discussion And Possible Action On Resolution 2017-31 Fixing A Date For A Public Hearing On The Proposal To Enter Into A Development Agreement With Woods Construction Inc. For September 26, 2017.**  
**At 7:00P.M.**

Full copy of Resolution 2017-31 can be viewed at City Hall, or on the City’s official website.

Motion by Hupp, seconded by Seaberg to adopt Resolution 2017-31 setting the date of September 26, 2017 for a Public Hearing on the Development Agreement with Woods Construction, Inc.

**ROLL CALL:** Channon-Yes; Hupp-Yes; Seaberg-Yes; Littrel-Yes: Halsey-Nay. Motion Carried.

**NEW BUSINESS:**

11. **Discussion And Possible Action On Placing A Question Of TIF On A Public Ballot.** Moved by Halsey, seconded by Littrel for the City to poll the citizens of Riverdale to determine city-wide interest in the proposed Welch Farm/Woods Construction TIF proposal.

**ROLL CALL:** Channon-Nay; Hupp-Nay; Seaberg-Yes; Littrel-Yes: Halsey-Yes. Motion Carried.

12. **Discussion And Possible Action On Proclamation - September DriveThe Great River Road Month.** Motion by Seaberg, seconded by Halsey to adopt a Proclamation declaring September 2017 to be “Drive the Great River Road Month”.

All AYES. MOTION CARRIED.

13. **Discussion And Possible Action On MSA’s Proposal – Riverdale Roadway Maintenance Programming Guide.** The proposal is to provide an analytical review of ALL streets in Riverdale, and to include possible courses of action for repair and associated costs for each.

Motion by Littrel, seconded by Halsey to accept the MSA proposal for Roadway Maintenance Programing Guide at a cost of \$6,700.00. All AYES. MOTION CARRIED.

14. **Discussion And Possible Action On Proposal From Altorfer Power Systems.** The transfer switch from Altorfer provides a transfer of power when normal electrical power ceases and the backup generator is needed. Current equipment is inoperable. Motion by Seaberg, seconded by Halsey to purchase the transfer swtch from Altorfer fot \$1,475.00 and to allow up to \$1,000 for installation by Tri-City electric. All AYES. MOTION CARRIED.

**COMMITTEE REPORT: None.**

**COMMUNICATIONS FROM COUNCIL AND OTHER OFFICIALS:** George Miller reported the sewer line near Scott Community College has been video recorded, and no infractions to the line were noted. Further that a dye test will be performed to determine leakage.

**ADJOURNMENT:**

Motion by Halsey, seconded by Seaberg to adjourn. All AYES. MOTION CARRIED.

Meeting adjourned at 9:25 P.M.

Sonya Paddock, Mayor

Ronald Fullerlove, City Clerk

**UNOFFICAL RIVERDALE CITY COUNCIL MEETING**

Tuesday September 26, 2017 - Riverdale City Hall

Mayor Sonya Paddock opened the regular session of the Riverdale City Council at 7:00 P.M. on Tuesday, September 26, 2017.

The Pledge of Allegiance to the Flag of our Country was given.

**COUNCIL ROLL CALL: Present:** Cheryl Channon, Linda Hupp, George Seaberg, Doug Littrel, Dean Halsey. **Absent:** None.

Also Present: Tim Long, City Administrator; Ronald Fullerlove, City Clerk; Mike Walker-City Attorney; Nick Wagner, MSA; Chris Cooper, MSA.

**APPROVAL OF AGENDA:** Motion by Littrel, seconded by Seaberg to approve the agenda, with Consent Agenda item 1 “Approval of Council Minutes September 12, 2017” being moved to Unfinished business. ALL AYES. MOTION CARRIED.

**APPROVAL OF CONSENT AGENDA:**

1. Motion by Channon, seconded by Hupp to approve the Consent Agenda with the removal of Item 1 “Approval of Council Minutes September 12, 2017”. ALL AYES. MOTION CARRIED.

**CLAIMS LIST SEPTEMBER 26, 2017**

<b>VENDOR NAME</b>	<b>REFERENCE</b>	<b>TOTAL</b>
Advanced Business Systems	Monthly Copier Charges	\$151.45
American Water	Monthly Water Usage	\$15.28
Bettendorf N&S Lock, Inc	Rekey Building, New Master System	\$853.10
City Of Bettendorf	Fire Department Fuel Charge	\$34.07
Fire Engineering	Magazine Subscription	\$39.00
Hopkins & Huebner	New Ordinance	\$1,915.00
Integrated Solutions	Computer Software Repair	\$27.50
Iowa One Call	Underground Location	\$24.30
Iowa Prison Industries	No Parking Signs	\$26.25

James Halsey	Removal-Disposal Of Concrete Havens Acres	\$75.00
Kline Sewer & Drain	Video Sewer Line	\$249.97
Lowe's	Park Repair	\$48.54
Mediacom	Monthly Internet	\$63.02
Mid-American Energy Co.	Park Utilities	\$15.93
MSA	Welch Farm Consultation	\$5,986.43
PS3 Enterprises, Inc.	Porta Pots	\$306.00
QC Analytical Services, LLC	Water Analysis	\$418.00
Republic Services	Waste Disposal Services	\$3,289.44
Rogers Industrial	Repair Fie Truck #7 Basket	\$118.00
Sandry Fire Supply, LLC	Ultimate Hood Carbon 21"	\$760.00
Wells Fargo N.A. 1	Battery – Life Pac	\$1,147.51
<b>Total General</b>		<b>\$15,123.54</b>
<b>Sewer</b>		<b>\$440.25</b>
<b>TOTAL</b>		<b>\$15563.79</b>

**PAYROLL SEPTEMBER 26, 2017**

Mary Frances Blevins	\$ 701.16	George Miller	\$ 656.18	Scharlott Blevins	\$619.28
Ronald E. Fullerlove	\$ 720.37	Tim Long	\$ 1,098.07	Sonya Paddock	\$749.38
Cheryl Channon	\$ 691.62	Linda Hupp	\$ 691.62	George Seaberg	\$ 691.62
Dean Halsey	\$691.62	Doug Littrel	\$ 691.62		
<b>TOTAL PAYROLL \$ 8002.54</b>					

**PRESENTATIONS:** Nick Wagner of MSA presented information concerning ongoing projects. No action was taken.

**PUBLIC COMMUNICATIONS TO THE COUNCIL;**

Julie Naab commented on blockage in and poor drainage of the storm sewers.

Maggie Iverson commented on the issue of locking the city parks and on sewer billing.

Dennis Glew spoke in favor of TIF. The following citizens presented negative comments on the pending TIF discussions: Richard Welch, Mike Bawden, Wendy Syverud, Barbara Wolff, and Anthony Heddlesten.

**UNFINISHED BUSINESS:**

- Approval of Council Minutes September 12, 2017.** Channon stated the following errors in the draft minutes need to be corrected. Item 6 of the minutes regarding Mayoral salary was omitted, and needs to be included. Motion by Seaberg, seconded by Halsey to set Mayoral salary at \$5,000 per year. ALL AYES. MOTION CARRIED. Resolution 2017-31 setting a public hearing date was set for September 26, 2017 at 7:00 P.M. and not 6:30 P.M.; and motion to adjourn was made by Halsey, and seconded by Seaberg. Motion by Channon, seconded by Seaberg to approve minutes of September 12, 2017 as corrected. ALL AYES. MOTION CARRIED.
- Discussion And Possible Action On Second Reading Of ORDINANCE 2017-205** AN ORDINANCE AMENDING CHAPTER 15, "MAYOR", OF THE CODE OF THE CITY OF RIVERDALE, IOWA AMENDING THE COMPENSATION FOR THE MAYOR. Motion by Hupp, seconded by Channon to approve second reading of Ordinance 2017-205. ALL AYES. MOTION CARRIED.
- Discussion And Possible Action On Second Reading Of ORDINANCE NO. 2017-206:** AN ORDINANCE PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON ALL PROPERTY LOCATED WITHIN THE WELCH FARM DEVELOPMENT URBAN RENEWAL AREA, IN THE CITY OF RIVERDALE, COUNTY OF SCOTT, STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF RIVERDALE, COUNTY OF SCOTT, PLEASANT VALLEY 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 WELCH FARM DEVELOPMENT URBAN RENEWAL AREA (THE WELCH FARM DEVELOPMENT URBAN RENEWAL PLAN). Motion by Hupp, seconded by Channon to approve 2<sup>nd</sup> reading of Ordinance 2017-206  
ROLL CALL: Channon-YES; Hupp-YES; Seaberg-YES; Littrel- NO; Halsey-NO. MOTION CARRIED.
- PUBLIC HEARING: ON A PROPOSAL TO ENTER INTO A DEVELOPMENT AGREEMENT WITH WOODS CONSTRUCTION AND DEVELOPMENT, INC.**  
Mayor Paddock opened the Public Hearing at 7:37 P.M.  
The following residents spoke in opposition to the Welch Farm-Woods Construction Development Agreement:  
Karen Hanna read letter for Mark Griswald, Montie Gauss, Mike Bawden, Anthony Heddlesten, Carol Tucker, Wendy Syverud, Jim Beran, Andrew Iverson, Terri Stickler, and Paul D'Camp.  
Tim Long read a letter from James Tucker.  
Motion by Hupp, seconded by Seaberg to close the Public Hearing. ROLL CALL: Channon-YES; Hupp-YES; Seaberg-YES; Littrel- YES; Halsey-NO. MOTION CARRIED. Public Hearing closed at 8:53 P.M.
- Discussion And Possible Action on Resolution No. 2017-32:** A RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF RIVERDALE AND WOODS CONSTRUCTION AND DEVELOPMENT, INC.

Mayor Paddock stated that there were options to proceed with Resolution 2017-32. She stated that the Resolution could be passed prior to the adoption of Ordinance 2017-206; that a negative vote at the third reading of Ordinance 2017-32 would recind the approval of this Resolution if currently passed; and that we could table this Resolution to a future date. Motion by Seaberg, seconded by Hupp to defer action on Resolution 2017-32 until the Regular Council Meeting on October 10, 2017.

ROLL CALL: Channon-YES; Hupp-YES; Seaberg-YES; Littrel – YES; Halsey-YES. MOTION CARRIED.

**NEW BUSINESS:**

- 7. Discussion And Possible Action On Authorizing the Mayor to Enter an Engagement Agreement with Tim Oswald of Piper Jaffery in order to give the required disclosures under Federal Securities Laws And Have Him Review Potential TIF Income as Provided By MSA.**

Mayor Paddock presented an engagement letter from Piper Jaffrey regarding the “City of Riverdale, Iowa, Urban Renewal TIF capacity analysis and potential future capital improvements projects payable from future TIF receipts (the”Bonds)”.

Motion by Seaberg, seconded by Channon to authorize the Mayor to engage Piper Jaffery for such review, pending legal review and approval of the engagement letter by our City Attorney. Voice vote was called. AYES-Channon, Hupp, Seaberg, Littrel. NAY-Halsey. MOTION CARRIED.

- 8. Thank Volunteer Firefighters For Repair of Ladder Truck.** Mayor Paddock and the City Council expressed sincere thanks to the volunteer firemen for repairing the Fire Department ladder truck, saving the City considerable money.

**COMMITTEE REPORT:** None.

**COMMUNICATIONS FROM COUNCIL AND OTHER OFFICIALS:**

Halsey reported that three fourths of the TIF signs that were in the yards of residents in Havens Acres had been ripped out or otherwise damaged, and that such behavior is not acceptable.

It was further reported that steet lights in the area were burned out, and had not yet been repaired.

**ADJOURNMENT:**

Motion by Halsey, seconded by Littrel to adjourn. All AYES. MOTION CARRIED. Meeting adjourned at 9:05 P.M.

Sonya Paddock, Mayor

Attested By:

Ronald Fullerlove, City Clerk