

April 12, 2010  
Cascade City Council Meeting Minutes

Meeting called to order at 7:00 p.m. by Mayor Staner, Council members Boffeli, Henry, Knepper, Moriarity and Soppe answered roll call.

Motion Henry, 2<sup>nd</sup> Boffeli to approve the agenda – all ayes.

Shirley McDermott indicated that the street traffic lines have faded greatly over the last year and are in need of re-painting.

Park Board member, Blair Gleason addressed the Council regarding the Park Board's purpose as an advisory body of government to the City Council. Gleason feels that if there are Council members that wish to have things done, then it should come to the Park Board as an item on their agenda, rather than being on the Council's agenda with a recommendation to the Park Board. There was discussion of the Park Board minutes regarding painting the pool bath house and the fact that this direction came from Council rather than the Park Board.

Motion Boffeli, 2<sup>nd</sup> Knepper to file the meeting minutes of the Library Board, the Park Board and the Planning & Zoning Commission – all ayes.

Motion by Moriarity, 2<sup>nd</sup> Boffeli to open and hold a public hearing on amending the Cascade Zoning Ordinance to reduce the minimum lot width of zero lot line residential dwellings in the R2 zoning from 60' to 45' – all ayes. Clauddagh Court Subdivision residents Matt Nauman, Margie Gehl, LaVern (Flute) Weber spoke in favor of the amendment stating that they would prefer the units to be sold rather than rented which this amendment would allow the developer to do. Council member Soppe heard from residents of Oak Hill Subdivision who would also be affected by this amendment and they are not in favor of the amendment because they feel it would negatively impact their property. Council member Henry indicated the only change in the Oak Hill Subdivision would be allowing 22 units to be built rather than 17. Matt Lux, a real estate appraiser in the Cascade area, indicated that renting a property could also have a real negative impact on surrounding properties. Council member Moriarity responded that just because we change this ordinance does not guarantee those units in Clauddagh Court could not be rented anyway. Blair Gleason, Clauddagh Court resident feels this hearing and amendment proposal is really about zoning and making steps from an R4 area to and R2 area and then to an R1 area. Motion by Moriarity, 2<sup>nd</sup> Boffeli to return to regular session – all ayes.

Motion Henry, 2<sup>nd</sup> Boffeli to approve the 1<sup>st</sup> reading of Ordinance 4-10 amending the Cascade Zoning Ordinance by reducing the minimum lot width of zero lot line residential dwellings in the R2 zoning district from 60' to 45'. Henry, Knepper, Boffeli, Moriarity, Soppe – all ayes

Motion Soppe, 2<sup>nd</sup> Henry to approve the 2<sup>nd</sup> reading of Ordinance 3-10 amending the Cascade Subdivision Ordinance to require underground electrical and telecommunication lines. Knepper, Moriarity, Boffeli, Soppe, Henry – all ayes.

Bids were received as follows for the 1<sup>st</sup> Avenue East Berm Project: Weber Construction \$3,740, Gravel Grading & Excavating \$4,450, and Eastern Iowa Excavating \$6,270. Council member Knepper asked if in the future the Council could actually have the opportunity to review the bids by line item. Motion by Henry, 2<sup>nd</sup> Knepper to approve Resolution 18-10 awarding a contract for the 1<sup>st</sup> Avenue East Berm Project to Weber Construction for \$3,740. Moriarity, Boffeli, Knepper, Henry, Soppe – all ayes.

Council member Knepper suggested that the City workers get a full demonstration of the jet vac unit before the Council approves a joint purchase with the Cascade Municipal Utilities. Knepper also reported that the City workers would prefer a truck-mounted unit to a trailer hauled unit. Council member Soppe asked where the money to purchase such a unit would come from. City Administrator Lansing replied that it could come from the Truck Reserve Fund. Motion Henry, 2<sup>nd</sup> Knepper to table approving the joint purchase of a trailer mounted jet vac unit with Cascade Municipal Utilities for \$18,362.50 (City's half) until the unit can be demonstrated – all ayes.

Motion Henry, 2<sup>nd</sup> Moriarity to approve Resolution 20-10 a contract with Cindy Stoll for cleaning at City Hall, the Library and the restrooms at both the Community Park & Riverview Park. Boffeli, Knepper, Henry, Moriarity, Soppe – all ayes.

Motion Henry, 2<sup>nd</sup> Knepper to approve proceeding with the vacation and sale of excess 1<sup>st</sup> Avenue East right-of-way along Lot 3, Cascade Industrial park to Matt Lux for \$.15 per square foot – all ayes.

Mayor Staner reported that Joe & Peg Reiff have brought the option to the City for purchasing the ambulance business that they have owned and operated in the City for the last 27 years. Council member and Fire Committee member Henry reported that the volunteer crew would continue to work the calls and that Joe Reiff would continue to run the service in the transition period. The price being offered by Reiffs to purchase two ambulances and all of the equipment of the service is \$195,000. A take over date of July 1<sup>st</sup> is planned, as Reiff's licenses will expire on June 30<sup>th</sup>. Reiffs would rent the current ambulance building for 1 year or longer if needed, then the Council could consider an addition to the Fire Department building. Council member Knepper again felt that since this information was just presented to the Council tonight, it is not enough time to consider such an important decision. Knepper suggested scheduling a special Council meeting to allow time to review the information and get input from members of the community. Motion Moriarity, 2<sup>nd</sup> Knepper to schedule a Special Council meeting for Monday, April 19<sup>th</sup> at 7:00 p.m. for consideration of purchasing the ambulance service from Joe & Peg Reiff – all ayes.

City Administrator Lansing and the Mayor placed on the agenda the approval of a \$15,399.41 bill from Cascade Municipal Utilities for directional boring and materials used to install streetlights in the 2009 Overhead to Underground Electric Project since this item was not budgeted in FY10 or FY11. Lansing explained this expense could come from the General Fund and the Road Use Tax Fund and an amendment to the budget would be expected. Motion Moriarity, 2<sup>nd</sup> Henry to approve the \$15,399.41 bill from Cascade Municipal Utilities – all ayes.

City Administrator Lansing proposed revisions to the TIF Loan Program to assist property owners with major renovations to existing commercial buildings in the City's Urban Renewal Area. Council felt the proposal was good, the only suggestion was to change the late payment penalty from \$50 to \$100. Dave Rhomberg, downtown property owner, asked what guarantee is there that the City would give the zero interest loan after an owner obtained bank financing. Council member Henry responded that the Council could work with an applicant prior to the financing to give an idea of the likelihood for qualifying for this program. Motion by Soppe, 2<sup>nd</sup> Boffeli to table approving the revisions until the proposal can get cleaned up – all ayes.

Motion Boffeli, 2<sup>nd</sup> Knepper to direct the Park Board to explore the cost of building a splash pad at the Swimming Pool and developing soccer fields or practice diamonds on the Maryville Family Partnership property located south of 9<sup>th</sup> Avenue SE and give a recommendation to the Council on both projects – all ayes.

Mayor Staner would like to form an advisory committee to explore the costs and options for a new Library. Staner already received a yes from Library Board members Marty Knapp and Kathy Weber to sit on the committee and would like two Council members to volunteer. Council members Soppe and Knepper agreed to sit on the committee. Staner would like a couple of citizens to volunteer, so if there is anyone interested, contact him. Motion by Boffeli, 2<sup>nd</sup> Moriarity to approve the formation of an advisory committee to explore costs and options for a new Library – all ayes.

Motion Henry, 2<sup>nd</sup> Boffeli to approve setting a Goal Setting Session for mid May with Jeff Schott from the University of Iowa to facilitate the session and ask two members of the Chamber, the CEDC, the Park Board, the Utility Board and the Planning & Zoning Commission and possibly a couple of the subdivision developers to participate in the session – all ayes.

Motion Moriarity, 2<sup>nd</sup> Soppe to approve renewal of a Class B Beer Permit for the American Legion Post 528 – all ayes.

Council member Soppe stated that the bills from Meardon, Sueppel & Downer need to stop and questioned how much has been spent on this issue. Mayor Staner replied that the bills would stop when the suit against the City has ended. Soppe said he would not sign off on the bills. Motion Moriarity, 2<sup>nd</sup> Henry to approve the April bills, the March 22<sup>nd</sup> Council meeting minutes and the March Treasurer's report & Fund Balance reports – all ayes.

Motion Boffeli, 2<sup>nd</sup> Henry to file correspondence – all ayes.

Chief Heim gave his report.

Administrator Lansing reported that clean up days are in full swing. The crew should be done with pick ups on the west side tomorrow and the east side hopefully on Friday. There is I-Jobs money available to cities for flood mitigation. Lansing will submit an application to rebuild the north levee flap gates and the Hwy 136 Storm Water Diversion Project in June. There are problems with the grit screw at the sewer plant. Matt Menster will be out for a few weeks due to a non-work related medical issue. River City Paving plans to over-lay Tyler St NE some time in mid May and the Polk St Lift Station Project should get started next Monday. Lansing reported an unsafe building at 206 1<sup>st</sup> Avenue East. Lansing had city workers do some fencing of a hole near the foundation of the property. Council member Knepper thought the City would be taking on a great liability by doing such work on private property and instructed Lansing to require the property owner do such safety precautions in the future or the City hire a third party and bill the property owner. Council member Soppe asked when City staff evaluations would be performed. Lansing thought they would be started some time in May.

Motion Boffeli, 2<sup>nd</sup> Soppe to adjourn the meeting at 8:50 p.m. – all ayes.

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Shelley Annis, Deputy Clerk