

July 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 Soppe, 2<sup>nd</sup> Henry to approve the agenda – all ayes. Council member Moriarity questioned a bill from Weber Construction for excavating for \$440. Administrator Lansing explained this bill was for alley work.

Motion Henry, 2<sup>nd</sup> Soppe to file meeting minutes of the Library Board – all ayes.

Mayor Staner asked everyone to join in the City's 26<sup>th</sup> Annual Crime Night Out on August 3<sup>rd</sup> at the Community Park.

Motion Boffeli, 2<sup>nd</sup> Henry to open and hold the scheduled public hearing on the sale of the old grocery store property located at 306 Johnson St NW – all ayes. Council member Soppe questioned the date of the purchase agreement in comparison to the date of the public hearing. At Council member Moriarity's request, Mayor Staner explained that the offer was from CGP Acquisition & Development LLC, Birmingham, AL for \$45,000 and the buyer will demolish the building. Mark Otting questioned what type of business would be going in and Mayor Staner informed that a Dollar General store would be built. Merlin McDermott questioned what the purchase price started at that it ended at \$45,000. Mayor Staner indicated that the buyer first offered \$45,000 and the City demolish the building and a counter was made that the buyer demolishes the building, which is what was accepted. McDermott pointed out that the City has gotten \$.30 back on the dollar it spent to purchase the property. Council member Boffeli stated that the decision to purchase the store property two years ago was based on an agreement with a developer to purchase the property for \$100,000 and that developer did not hold up to his end of the agreement. McDermott asked if that agreement was written on toilet paper. Council member Henry stated that the Council is not discussing what happened two years ago. Rob McNally feels this Council has created the controversy regarding the offer it is accepting for the property, but his concern is with any run-off of water to his adjacent property and can the City guarantee that there will be no run-off problems with his and other adjacent property owners. Council member Henry felt that the City would address that later in negotiations. Council member Moriarity pointed out the fact that there are City Codes that cover this issue. Motion Henry, 2<sup>nd</sup> Moriarity to return to regular session – all ayes.

Motion Henry, 2<sup>nd</sup> Boffeli to approve Resolution 46-10 approving the sale of the old grocery store property at 306 Johnson St NW to CGP Acquisition & Development LLC, Birmingham, AL for \$45,000. Henry, Soppe, Boffeli, Moriarity, Knepper – all ayes.

Administrator Lansing explained that the TIF funds are quite low right now but should be getting a large amount in October and November, so the City may need to execute a loan agreement with Merritt under Chapter 15A of the Iowa Code. Motion Henry, 2<sup>nd</sup> Moriarity to approve a TIF loan application from Merritt Family Chiropractic for a 10 year, 0% interest loan for renovations at 713 1<sup>st</sup> Ave W – all ayes.

Motion Boffeli, 2<sup>nd</sup> Henry to approve the 3<sup>rd</sup> reading of Ordinance 8-10 amending the City of Cascade Code of Ordinances by enacting new charges for water and sewer service. Boffeli, Moriarity, Knepper, Soppe, Henry – all ayes. Council member Henry wished to discuss and come up with a standard format in determining the source and percentage the Council will use in the future.

Motion Henry, 2<sup>nd</sup> Boffeli to approve the 2<sup>nd</sup> reading of Ordinance 9-10 rezoning Marilyn's Café at 799 Nixon St NE from M2 to C1. Knepper, Boffeli, Henry, Soppe, Moriarity – all ayes.

Motion Henry, 2<sup>nd</sup> Boffeli to approve the 2<sup>nd</sup> reading of Ordinance 10-10 rezoning Dreams to Reality at 1501 1<sup>st</sup> Ave E from M2 to C1. Moriarity, Boffeli, Henry, Knepper, Soppe – all ayes.

Motion Boffeli, 2<sup>nd</sup> Soppe to approve Ordinance 11-10 establishing an emergency medical service for the City of Cascade and setting charges for services. Soppe, Boffeli, Henry, Moriarity, Knepper – all ayes.

Motion Boffeli, 2<sup>nd</sup> Henry to approve Contract Change Orders #1, #2 & #3 for a net change of a \$1,193.79 decrease with River City Paving for the Tyler Street HMA Resurfacing Project – all ayes.

Motion Henry, 2<sup>nd</sup> Moriarity to approve Resolution 47-10 approving a \$256,490.28 payment to River City Paving for work completed on the Tyler Street HMA Resurfacing Project, but direct the City Clerk to hold the check until stimulus funds are received from the IDOT and reimbursement is received from Dubuque County. Knepper, Henry, Moriarity, Soppe, Boffeli – all ayes.

Motion Boffeli, 2<sup>nd</sup> Henry to approve Resolution 48-10 approving a \$24,177.69 payment to Midwest General & Mechanical Contractors Inc. for work completed on the Polk Street Lift Station Project. Soppe, Boffeli, Moriarity, Henry, Knepper – all ayes.

Chief Heim explained his reason for ordering a second taser gun is because there was \$1,000 budgeted in the Police budget for capital equipment and it was not used toward the end of FY10 and with more crime activity a second gun was needed. Council member Soppe asked if the department already has a taser gun. Heim replied that the department does have one. Council member Knepper asked if every officer has been trained to use a taser gun. Heim answered that every officer will be trained. Council member Henry felt that if the money has been budgeted for different departments then it is their discretion to spend the money. Motion Boffeli, 2<sup>nd</sup> Moriarity to approve the purchase of the second taser gun for the Police Department and send the check for payment. Motion carried 4-1 with Soppe voting nay.

Motion Boffeli, 2<sup>nd</sup> Henry to approve the City's July bills for payment with the exception of the \$1,000 check to the Prep League. The Prep League has joined with the Youth League and therefore the City will not send this check. Approve the 6/28 Council meeting minutes and approve the June Treasurer's Report and Fund Balance Report – all ayes.

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

Chief Heim reported that the ABS light has been going on and off on the squad car. Lyons Service Center estimated \$600 to fix.

Administrator Lansing reported the River City applied millings from the Tyler St project to three alleys. The City crew will be seal coating alleys and I-Jobs Funds can be used for this. The Streets & Alleys Committee received an estimate of \$138,000 on slurry-sealing 1<sup>st</sup> Avenue. The City Hall Gym roof is leaking and Weber Urethane will be here this week to repair. The Cable Access Channel Operator is leaving at the end of the month. Lansing received two applications and would like to hire for the position so that the new employee can get a few weeks to work with Indra. Street light bases were purchased for 1<sup>st</sup> Avenue streetlights. The truck purchased from

the DOT has been stripped down and an ad will be placed in the Pioneer on Wednesday accepting sealed bids on the dump box and hoist.

Council member Moriarity questioned if the Council had budgeted for the streetlights.

Administrator Lansing replied that the Council had budgeted this, but it will not be enough to cover the cost of underground boring the lines to the poles. Moriarity questioned how the cost of the lights that the City purchased compares with the lights that REC puts up. Lansing felt the City's lights were probably more expensive since they are placed onto a concrete base. Moriarity would like to see this portion of the budget a little more under control.

Motion Boffeli, 2<sup>nd</sup> Henry to adjourn the meeting at 8:20 p.m. – all ayes.

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Shelley Annis, City Clerk/Treasurer