

October 10, 2011
City Council Meeting Minutes

Meeting called to order at 7:00 p.m. by Mayor Staner. Council members Henry, Knepper, Moriarity and Soppe answered roll call. Boffeli was absent. Motion Henry, 2nd Moriarity to approve the agenda – all ayes. There were no speakers from the floor.

Motion Henry, 2nd Soppe to approve the consent agenda items – all ayes.

Administrator Lansing reported that he and the Mayor met with Leo Moriarity and he is acceptable to the levee extension as long as he can access his property with a trailer and he requests that the two driveways be combined into one. Marty and Keelee Gadiant are not agreeable to a land exchange. The Gadiant's indicated that the City will have to buy the land but aren't sure at what price or if it is even for sale. Lansing reported that Gadiants do not feel there is value in the exchange since the Gadiant's have been using the land the City owns. Council member Henry gets the feeling the Gadiant's do not want to work with the City and since they are currently using the land that they do not feel is of value to them then perhaps that City owned land should be fenced off. Henry stated again that he feels one property owner is holding all of the other property owners hostage that would be protected by the levee extension and feels the City must move forward with the project. Mayor Staner agrees that the City must do what is best for a majority of the property owners in the area and feels that the City could fence off the City owned property being used by the Gadiant's or pursue condemnation procedures. Staner feels building the temporary levee is not only a money issue every time the City workers have to build it, but more importantly a safety issue as workers and volunteers are scrambling to build it. Council member Moriarity feels that the City should look into the cost and time frame of pursuing condemnation and asked permission to meet with Marty Gadiant and Administrator Lansing to discuss the subject another time.

Karla Tittle at 504 2nd Ave NW made a request to the Council for an adjustment to her September water and sewer charges. Tittle explained that Utility office staff notified her of an unusually large amount of water usage and a leak was found in a stool in her basement that showed no evidence of water leaking anywhere on the floor. The average per month usage for the last year was 4,333 gallons or \$40.24 per month and for September 2011 the usage was 183,100 gallons or \$803.44. Shirley McDermott cautioned the Council of setting a precedent on these matters. Motion Henry, 2nd Knepper to adjust Tittle's September 2011 bill to the average of \$40.24 – all ayes.

Motion Henry, 2nd Knepper to open the scheduled public hearing on a 10 year, 50% property tax reimbursement not to exceed \$135,000 to McDermott Industrial LLC on the new McDermott Oil property – all ayes. Council members Soppe and Knepper discussed the program set by Resolution 16-11 as it reads that the reimbursement is based on "new job growth created". Jason McDermott informed the Council that they were under the impression that they could utilize this specific program when they began planning for the new building. Motion Soppe, 2nd Knepper to return to regular session – all ayes.

Motion Moriarity, 2nd Henry to approve Resolution 60-11 approving a development agreement with McDermott Industrial, LLC authorizing tax increment payments and pledging certain tax increment revenues to the payment of the agreement. Henry, Knepper, Moriarity, Soppe – all ayes.

Motion Henry, 2nd Moriarity to open the scheduled public hearing on a 7 year, 50% property tax reimbursement not to exceed \$20,000 to Pat Orr on the new Maid Rite restaurant. Pat Orr indicated that the equivalent of 10 new jobs were created with the opening of the new business. Motion Moriarity, 2nd Henry to return to regular session – all ayes.

Motion Henry, 2nd Moriarity to approve Resolution 61-11 approving a development agreement with Pat Orr authorizing tax increment payments and pledging certain tax increment revenues to the payment of the agreement. Moriarity, Knepper, Soppe, Henry – all ayes.

Motion Henry, 2nd Soppe to approve Resolution 62-11 vacating a utility easement at 509 3rd Ave SW in Ryan Schockemoehl's back yard to allow for the construction of a detached garage. Knepper, Henry, Soppe, Moriarity – all ayes.

Motion Soppe, 2nd Henry to approve Resolution 63-11 a real estate purchase offer with Steve Greenwood for the purchase of a 120' x 120' lot for the new west water tower and well. Soppe, Henry, Knepper, Moriarity – all ayes.

Motion Henry, 2nd Moriarity to approve Resolution 64-11 a real estate purchase offer with Beck Construction for the purchase of a 220' x 120' lot for the new east water tower. Knepper, Henry, Moriarity, Soppe – all ayes.

Motion Soppe, 2nd Henry to approve the voluntary street assessment agreements with the property owners in the 1st block of McKinley St. NW – all ayes.

Motion Henry, 2nd Soppe to approve Resolution 65-11 a construction contract with Eastern Iowa Excavating & Concrete for \$22,855 for installing 653 feet of 30" curb & gutter on the 1st block of McKinley St NW. Soppe, Moriarity, Knepper, Henry – all ayes.

Motion Henry, 2nd Soppe to approve Resolution 66-11 approving a contract with Eastern Iowa Excavating & Concrete for \$3,043 to install 176 feet of 4" field tile behind the curb on 3rd Ave NW plus \$1,900 for replacement of the curb if needed. Henry, Soppe, Knepper, Moriarity – all ayes.

Motion Henry, 2nd Soppe to approve the 3rd reading of Ordinance 26-11 amending the Cascade Floodplain Ordinance by making certain definitions and adopting the October 18, 2011 Flood Insurance Rate Maps for the City of Cascade's August 2011 Zone A Area Floodplain Maps prepared by IIW Engineers. Moriarity, Knepper, Henry, Soppe – all ayes.

Motion Henry, 2nd Soppe to approve the 2nd reading of Ordinance 27-11 prohibiting parking on portions of Hayes St SW and 3rd Ave SW. Knepper, Moriarity, Soppe, Henry – all ayes.

Council member Moriarity questioned Chief Heim regarding what category on the Police Report would break-ins would fall. Chief Heim indicated they would be categorized as "Burglaries" and there were none in September.

City Administrator Lansing reported that fall clean up is underway and that the scrappers that pick up any metal products make it difficult for the City to arrange a dumpster with a vendor when we cannot promise an amount of metal. If the dumpster has little or nothing in it, the City may get charged for use of the dumpster. The City has been awarded \$190,718 in grant money for the 1st Avenue Trail Project. The rebuilt grinder pump is in at the sewer plant.

Mayor Staner reported that the 2nd Annual Rockin Chili Challenge was a great success and thanked the Rockin' on the River Committee for their work on the Amphitheater. It is a beautiful structure in the Riverview Park. Mayor Staner announced that the City of Cascade's Trick-or-Treat will be held on Sunday, Oct. 30th from 5:30 pm – 7:00 pm.

Motion Soppe, 2nd Moriarity to adjourn the meeting at 8:15 pm – all ayes.

Shelley Annis, City Clerk/Treasurer