

April 9, 2018
City Council Meeting Minutes

The April 9, 2018 Regular City Council meeting was called to order at 6:00PM by Mayor Staner. The Pledge of Allegiance was recited and then Hosch, Kelchen, Rausch and Delaney answered roll call. Knepper was absent.

A motion was made by Kelchen, second by Delaney to approve the agenda. Motion carried unanimously.

No speakers addressed the City Council.

Council reviewed the items in the consent agenda including City Council minutes 03/26/18, Park Board minutes 04/02/18, Planning & Zoning minutes 03/22/18, Liquor License for Need Pizza for the Annual Wing Fest, Liquor License Renewal for American Legion Post 528, April claims for payment and March financial reports and fund balances and revenues per fund as follows: General \$54,859.02; Special Revenues \$57,123.72; Debt Service \$1,098.63; Capital Projects \$55,489; Enterprise Funds \$123,658.75. Motion by Rausch, second by Kelchen to approve the items in the consent agenda. Motion carried unanimously. Council Member Hosch questioned the amount to Lynch Dallas for the solar ordinance preparation.

Todd Merfeld, Boy Scout Committee member was present to ask Council for permission to plant a 20' x 15' garden and to put a fire ring on the property they lease from the City. The fire ring will have landscaping blocks around it. Corn will be planted in the garden and it will be a fundraiser for the Boy Scouts. Everyone thought it sounded like a good idea. Motion by Hosch, second by Rausch to approve the Boy Scouts planting a garden and putting in a fire ring. Motion carried unanimously.

Terry Rausch, Park Board member and Terry & Jan Frasher addressed the Council regarding redoing the tennis court and adding pickle ball lines. The drainage problem was discussed and tile will be placed around the court. Also discussed, whether the pickle ball and tennis courts have the same type of surface. The question was raised if just overlaying the tennis court will be enough with the moisture problems. After some discussion it was decided that we should contact a person who does tennis courts and discuss this all with that person. Dan from Tennis Services of Iowa will be contacted.

Council reviewed **Resolution #35-18**, Resolution Approving Change Order No. 10 for the Johnson Street Project for Thicker Pavement per Standard Specification. Motion by Kelchen, second by Rausch to approve **Resolution #35-18**. Motion carried unanimously by roll call vote.

Adopting a policy for setting a price for conveyed vacated property. Information had been received from other cities on their amount they sell vacated property for. The price ranged from \$.22 per sq. ft. to fair market value to transfer of title and legal fees. During this discussion, the price to convey vacated 2nd Ave NE was also discussed. In the past the price was \$.15 to \$.25 per sq. ft. Motion by Delaney, second by Kelchen to convey 2nd Ave NE to Shirley Keyron McDermott for \$.15 per sq. ft. plus legal fees. Motion carried unanimously. Additionally, setting a price going forward was considered. Motion by Kelchen, second by Rausch to adopt a policy for conveying vacated streets/alleys for fair market value per sq. ft. plus legal fees and that it is up to Council discretion. Motion passes unanimously. A draft of the policy will be developed for Council to review.

Council reviewed the *1st Reading* of **Ordinance #03-18**, An Ordinance Amending the Zoning Ordinance of the City of Cascade, Iowa, to Provide for Small Wind Energy Conversion Systems and Solar Energy Systems. This ordinance will set regulations for solar arrays and wind systems in Cascade. Motion by Rausch, second by Delaney to approve the *1st Reading* of **Ordinance #03-18**. Motion carried unanimously by roll call vote.

Council reviewed the *1st Reading* of **Ordinance #04-18**, An Ordinance Amending the Code of Ordinances of the City of Cascade by Enacting Chapter 82, Operation of All-Terrain Vehicles and Off-Road Utility Vehicles. This ordinance is being amended to include a registration fee if an owner purchases a new vehicle in a two year

permit time period. Motion by Rausch, second by Hosch to approve the 1st Reading of Ordinance #04-18. Motion carried unanimously by roll call vote.

Council reviewed the 1st Reading of Ordinance #05-18, An Ordinance Amending Chapter 81, Operation of Golf Carts of the Code of Ordinances of the City of Cascade, Iowa. This ordinance is being amended to include a registration fee if an owner purchases a new unit during a 2 year permit period. Motion by Kelchen, second by Rausch to approve the 1st Reading of Ordinance #05-18. Motion passes unanimously by roll call vote.

Council reviewed Resolution #32-18, Resolution Approving the Economic Development Loan Agreement Payment Phase III in the Amount of \$52,500 to Loewen-Craft, LLC. Jesse Loewen was present. He gave an overview of the current status of the project. The tuck pointing will be done in 3 weeks and they say the structure is sound. The roof is 80% complete and the 2nd floor is done. He is currently getting bids for windows. Motion by Hosch, second by Kelchen to approve Resolution #32-18. Motion carried unanimously by roll call vote.

Council reviewed Resolution #33-18, Semi-Annual Disbursement of Incremental Property Tax Revenue Rebates for 2018. This provides Brothers Market with another semi-annual TIF rebate incentive of \$10,450.06. Motion by Delaney, 2nd by Kelchen to approve Resolution #33-18. Motion carried unanimously by roll call vote.

Council reviewed Resolution #34-18, Semi-Annual Disbursement of Incremental Property Tax Revenue Rebates for 2018. This provides McDermott Oil with another semi-annual TIF rebate incentive of \$6,573.42. Motion by Delaney, second by Hosch to approve Resolution #34-18. Motion carried unanimously by roll call vote.

Council reviewed Resolution #37-18, Resolution Setting Date for Public Hearing on Urban Renewal Plan Amendment. The public hearing will be held on May 14, 2018 at 6pm. Motion by Hosch, second by Kelchen to approve Resolution #37-18. Motion carried unanimously by roll call vote.

Council reviewed Resolution #38-18, Resolution Setting a Date of Meeting at Which it is Proposed to Approve a Development Agreement with Smart Communication Systems, LLC, including Annual Appropriation Tax Increment Payments. This public meeting will be held on May 14, 2018 at 6pm. Motion by Kelchen, second by Rausch to approve Resolution #38-18. Motion carried unanimously by roll call vote.

The City was awarded the Community Catalyst & Remediation Grant Program last week at the Iowa Rural Summit in Grinnell. The City needs to approve an agreement with the Iowa Economic Development Authority to initiate the process. The grant is for \$100,000 and will assist the developer who is renovating the old bank building. Council reviewed Resolution #39-18, Approving the Community Catalyst & Remediation Grant Program Agreement. Motion by Delaney, second by Hosch to approve Resolution #39-18. Motion carried unanimously by roll call vote.

Council again discussed purchasing a gator for watering the downtown flowers. The EMS had thought of purchasing a new one so we could purchase their old one. It is a 2006 but has very few miles on it. They had received a trade value of \$4,000. The City will need to purchase a 100 gallon tank for this to hold the water. Motion by Delaney, second by Kelchen to purchase the EMS gator. Motion carried unanimously.

Council received a report from the Police Chief and City Administrator. Included in the City Administrator's report was information regarding a retirement party for Joe Reiff, which will be held on Saturday, April 14th from 1-5pm at the American Legion. Council also received an update on the date of the continued zoning trial, which will be June 15th.

With no other business, Hosch moved and Kelchen seconded to adjourn the meeting at 7:06p.m. Motion carried.

Deanna McCusker, City Administrator

Greg Staner, Mayor