

March 13, 2017  
City Council Meeting Minutes

The March 13, 2017 Regular City Council meeting was called to order at 6:00PM by Mayor Behnken. The Pledge of Allegiance was recited and then Hosch, Recker, Knepper and Staner answered roll call. Kearney attended by phone.

A motion was made by Hosch, second by Recker to approve the agenda as presented. Motion carried unanimously.

There were no speakers to address the City Council.

Council reviewed the items in the consent agenda including City Council minutes 02/27/17, Street & Alley Committee minutes 03/09/17, Library Board minutes 03/02/17 and MSA Weekly Report for WWTF Project for February 19 and 26, Liquor License Renewal for American Legion Post 528, March claims for payment, February financial reports and revenue by fund as follows: General \$43,465.25; Special Revenues \$65,256.76; Debt Service \$251.25; Capital Projects \$663,034.02 and Enterprise \$82,278.58 Motion by Knepper, second by Staner to approve the items in the consent agenda. Motion carried unanimously.

Mayor Behnken announced it was time for the public hearing on the FY18 Budget. Motion by Staner, second by Knepper to open the public hearing at 6:04pm. Motion carried unanimously. Mayor Behnken asked for any comments from the public. Being no one to speak, motion by Recker, second by Staner to close the public hearing at 6:05pm. Motion carried unanimously.

Council reviewed **Resolution #19-17**, A Resolution Adopting the City of Cascade's FY18 Operating Budget Which Begins July 1, 2017 and ends June 30, 2018. Motion by Hosch, second by Staner to approve **Resolution #19-17**. Motion carried unanimously by roll call vote.

Mayor Behnken announced it was time for the public hearing regarding the old bank building. Motion by Hosch, second by Knepper to open the public hearing at 6:06pm. Motion carried unanimously. Mayor Behnken asked for comments from the public. Whiskers McDermott addressed the Council. He said we should litigate the demolition costs to the owners. He also inquired about the bid for demolition, which the City hasn't got yet. He said we should get a real estimate for demolition and then see if any of the bricks or stone is worth anything. Wayne Tauke addressed the Council. He wondered what happens to the liens against the owners if the building gets demolished, which they stay on the owners and the property. He inquired as to the cost to put the building back in good condition. Council explained that there is a 3<sup>rd</sup> party interested in rehabilitating the building. To put a new roof on, new windows, tuck pointing and to clean out the building it would be roughly \$156,000. An estimate from our inspector to tear the building down was \$150,000. The building creates a safety issue with the windows being rotten and the roof totally falling in. Rob McNally addressed the Council. He wanted some background on the building and what the City has done. The Council updated him about the notices being sent to the property owner and that they have 90 days to either repair or demolish the building. The City has options with the building: do nothing or take responsibility and repair or demolish. Buck and Lisa Manternach addressed the Council. Buck said the council should do the right thing the 1<sup>st</sup> time because they will be setting a precedent. This same thing could definitely happen again. Some people take care of their buildings and others do nothing. Those that do nothing should not get rewarded. Jesse Loewen addressed the Council and said he has been unsuccessful in communicating with the Millers. With nothing further from the public, motion by Hosch, second by Recker to close the public hearing at 6:36pm. Motion carried unanimously.

Council then discussed the bank building and how to proceed. Basically Council needs to wait until the 90 days have expired, which is the end of April. During this time of waiting, the pros and cons for the bank building should be written down. The City Administrator will contact Ida Grove to see how they handled one similar building in their downtown and how the property owner paid \$80,000. If after the 90 days nothing is

done, the City should get a firm dollar amount on demolition and make sure it covers everything including securing the building next to it. This will be discussed again following the 90 days.

Jake from MSA was present to give the Council an update on the WWTF. Staab is finishing up the installation of the main lift station; Connolly has installed the effluent and influent piping across the corn field while Staab had the dewatering wells running and equipment is getting installed in the headworks building and Aero-Mod building.

Council reviewed **Resolution #20-17**, A Resolution Approving Pay Application No. 10 for the Waste Water Treatment Upgrades with Staab Construction in the City of Cascade, Iowa. Motion by Recker, second by Staner to approve **Resolution #20-17**. Motion carried unanimously by roll call vote.

Council reviewed **Resolution #14-17**, A Resolution Approving Entering into a Professional Services Agreement with MSA Professional Services for the Reconstruction of Garfield Street and Hayes Street Reconstruction in the City of Cascade, Iowa. This agreement commits the City to MSA engineering both streets and going out for bids. The surveying has been done for Hayes Street. Engineering for both projects will be \$59,800, with another estimated fee of \$3,500. Council member Knepper said he had a paving contractor look at this and he can get it done less expensive. By next meeting we need to have the cost estimate from the contractor for Hayes. At the next meeting Council will review an agreement from Garfield Street and will make a decision on Hayes Street. Motion by Staner, second by Knepper to update Resolution to include Garfield Street only. Motion carried unanimously.

Jake from MSA gave the Council an update on the water main extension project. The cost estimate to run this water main would be \$150,000 due to the rock in the area. The City can run their water main in the public utility right of way that is owned by the County. Jake will get us a firm number and we will budget to do this in FY19.

Council reviewed **Resolution #21-17**, A Resolution Approving Entering into a Proposal with IIW, P.C. for Surveying Services with the City of Cascade, Iowa. IIW will be surveying the area that Mercy Family Health would like to acquire from the City to expand their parking lot. Motion by Recker, second by Hosch to approve **Resolution #21-17**. Motion carried unanimously by roll call vote.

Council again discussed applying for the RISE Grant and the required 50% match. Mike Beck, the developer was present. A meeting was held last week with the Street & Alley committee, along with Mike Beck, the Mayor and the City Administrator. The street has been shortened due to expanding the end lot and the Cul-du-Sac has been eliminated and just a dead-end street is in its place. The updated street cost is \$150,000. The infrastructure is estimated at \$75,000 for water and sewer extensions and \$35,000 for storm sewer. Since the streets water will run down to Industrial Street and there are storm sewers on that street no storm sewers will be necessary along the proposed street. Mike is willing to pay 25% of the 50% required match if the City will pay the remaining 25%. Motion by Recker, second by Staner to apply for the RISE Grant, with the City paying 25% of the 50% match and the developer paying the other 25%. Motion carries unanimously.

Council reviewed the 2<sup>nd</sup> Reading of **Ordinance #02-17**, An Ordinance to Amend the Code of Ordinances for the City of Cascade, Iowa by Amending Provisions for Charging for Bulk Water. Motion by Hosch, second by Recker to approve the 2<sup>nd</sup> Reading of **Ordinance #02-17**. Motion carried unanimously by roll call vote.

Council reviewed the 1<sup>st</sup> Reading of **Ordinance #03-17**, An Ordinance Amending Chapter 62.01 of the Code of Ordinances of the City of Cascade, Iowa to include Certain Additional Traffic Regulations. This will allow the police officers to write tickets under City Code and the City will receive a portion of the fine money. Motion by Staner, second by Recker to approve the 1<sup>st</sup> Reading of **Ordinance #03-17**. Motion carried unanimously by roll call vote.

Council received a report from the Police Chief and City Administrator. The City Administrator's report included a reminder about the annexation workshop with attorneys on Monday, April 3<sup>rd</sup> at 6:00pm, information that the City will be reviewing storm water issues out in the Industrial Park that empties under Garry Owen Road, and update on joint meeting. The Mayor will be available at the next meeting date of CMU so we could hold our joint meeting that night.

With no other business, Hosch moved and Knepper seconded to adjourn the meeting at 7:55p.m. Motion carried.