

May 14, 2018
City Council Meeting Minutes

The May 14, 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, Knepper and Delaney answered roll call.

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

No speakers addressed the City Council.

Council reviewed the items in the consent agenda including City Council minutes 04/23/18, Cascade Economic Development Corporation minutes from January, February and March 2018, Library Board minutes 05/01/18, May claims for payment and April financial reports and fund balances and revenue by fund as follows: General \$285,411.25; Special Revenue \$122,173.45; Debt Service \$18,151.51; Enterprise Funds \$83,885.90. Motion by Kelchen, second by Hosch to approve the items in the consent agenda. Motion carried unanimously. Council member Hosch asked about the police contract and if the City would seek reimbursement for wages if the police officer leaves before the five years is up and then asked about a Lynch Dallas bill.

Sharon Bertling requested to address the City to discuss vacating 6th Ave SE Between Monroe Street SE and Polk Street SE and selling to adjoining property owners. There are water and sewer mains and also gas and electric infrastructure in 6th Ave. Not a good idea to vacate and sell. Terri Wollenberg at 500 Polk Street SE also addressed the council. She would like to see 6th Ave SE vacated since traffic will pick up with the addition of the apartment complexes and it will affect her. Council feels it is best to keep 6th Ave SE as it is, not closed, but not open. Motion by Kelchen, second by Rausch to deny vacating 6th Ave SE from Monroe Street SE to Polk Street SE and the alley between 5th Ave SE and 6th Ave SE. Motion carried unanimously.

Nicki Leytem representing Cascade Hometown Days was present to ask permission to have fireworks at the conclusion of Saturday night, August 18th around 11pm. They will be shot off down on the flat by the river south of Riverview Park on Rick Kerper's property. Rick is fine with this. Council thinks this is a great addition to the celebration. Motion by Rausch, second by Delaney to approve having fireworks on Saturday night, August 18th following the music. Motion carried unanimously.

Dick Aitchison was present to provide an update on the tennis court project. He has talked with some contractors on what to do at the courts. Asphalt overlay or just repair the cracks and repaint. A committee with 2 council members might be a good idea to review the options and then make a recommendation to the Council. Mike Delaney and Steve Knepper, along with the City Administrator will work with Dick on this.

Council reviewed **Resolution #45-18**, Resolution Approving Pay Application No. 8 in the amount of \$84,000.01 for the Johnson Street Project to Horsfield Construction, Inc. The paint on the road is terrible and can hardly be seen. Council would like to see an inspection report of the type of paint that was used and if it was applied right before it rained. Council would like to hold the check until the painting issue is resolved. Also, the DOT should be painting the crosswalks at the intersection of 1st Ave & Hwy 136. Motion by Delaney, second by Hosch to deny pay application due to the painting issue. Motion carried unanimously. The City Administrator will let the engineer and the DOT know that the check is being held.

The Mayor announced it was time for the public hearing for the Proposed Amendment to the Cascade Urban Renewal Area. Motion by Kelchen, second by Rausch to open the public hearing at 6:35p.m. Motion carried. This is a requirement of the process when offering incentives. No comments from the public. Motion by Rausch, second by Delaney to close the public hearing at 6:38pm. Motion carried. Council reviewed **Resolution #47-18**, Resolution to Approve Urban Renewal Plan Amendment for the Cascade Urban Renewal Area. Motion by Kelchen, second by Hosch to approve **Resolution #47-18**. Motion carried unanimously by roll call vote.

The Mayor announced it was time for the public hearing on Proposed Development Agreement with Smart Communications. Motion by Kelchen, second by Rausch to open the public hearing at 6:41pm. Motion carried unanimously. The Mayor commented that this should have been done before building was purchased and before a building is built. He feels there could be implications by the City approving an incentive after a building has been purchased. The incentive plans need to be revisited and amended. It was also suggested that we put the incentive plans together on one form rather than multiple forms. The incentives will be looked at again. Motion by Kelchen, second by Rausch to close the public hearing at 7:10p.m. Motion carried. Council reviewed **Resolution #48-18**, Resolution Approving Development Agreement with Smart Communications Systems, LLC. Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement. Motion by Hosch, second by Delaney to approve **Resolution #48-18** and to review all incentive programs. Motion carried unanimously by roll call vote.

Council reviewed the 3rd 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 Kelchen to approve the 3rd Reading of **Ordinance #03-18**. Motion carried unanimously by roll call vote.

Council reviewed a proposal from Kluesner Construction for repair to the alley by the museum. It was discussed about wedging the edges and double seal coating this instead. The City Superintendent will put some numbers together and some more options and this will get addressed again. Motion by Delaney, second by Rausch to table this to get more #'s and to see if seal coating and wedging the edge would work. Motion carried.

Council reviewed **Resolution #49-18**, Resolution Approving Contract and Performance and/or Payment bonds for the Beck Industrial Street Extension Project. This contract lays out when the project needs to be substantially complete, when pay requests need to be submitted and other information for the project. Motion by Delaney, second by Kelchen to approve **Resolution #49-18**. Motion carried unanimously by roll call vote.

Council reviewed **Resolution #50-18**, Resolution Approving Contract and Performance and/or Payment Bonds for the Garfield Street SW Reconstruction and the Dillon Street Se Extension Project. Again this lays out when the project needs to be substantially complete, when pay requests need to be submitted and other information for the project. Motion by Delaney, second by Rausch to approve **Resolution #50-18**. Motion carried unanimously by roll call vote.

The City Superintendent wanted to discuss the sludge building again. It was discussed with the DNR about keeping the extra sludge at the area farmers, but there is reporting that needs to be done and it is not in our direct control. The liquid needs to be contained so it would need cement walls. We could put up 6-8' cement walls and either add a hoop top or a mono slope top. The bid threshold for buildings will be reviewed to see if we can just get 3 quotes or if we will need to do a competitive bid process. The City Superintendent will work on this and bring it back to Council.

EMS Week is May 20-26, 2018 so the Mayor read a Proclamation declaring that week as EMS week.

Council received a report from the Police Chief and City Administrator. Included in the City Administrator's report was information that Hwy 136 will be restriped in June. A Small City Workshop will be held on June 21 in West Union about prioritizing infrastructure. Council members who want to attend need to let us know so we can get registered. Reminder 2nd meeting for May will be May 21st due to the holiday. The amphitheater will be resealed in the next 2 weeks. Monroe Street will be getting repaired in the next 2-3 weeks. The next joint meeting will be held June 13th. On May 23rd from noon – 2pm there will be a strategic planning session with CEDC at Kalmes Club.

With no other business, Hosch moved and Rausch seconded to adjourn the meeting at 7:58p.m. Motion carried.

Deanna McCusker, City Administrator

Greg Staner, Mayor