

May 8, 2017  
City Council Meeting Minutes

The May 8, 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 via phone.

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

Speakers who addressed the City Council included Whiskers McDermott. He wondered when the crosswalks will be painted at the intersection at Lincoln Street and Buchanan Street. He is also wondering when the push button at the crosswalk for the trail will be getting moved. Also, there are some low branches near the Elementary School that needs to be trimmed and also along Highway 136. All this will get addressed in the near future. Brandon Alt also addressed the Council about the high sewer rates and how there should have been some notification to people. He asked the City Council if the rates could be rolled back and increased over more time. The Mayor addressed Mr. Alt saying that the rates were dictated by the sewer bond the City took out to pay for the WWTF. The Council said they understand the hardship on people, but the DNR dictated that we construct a new plant. Mr. Alt also asked what can be done about stray cats. Police Chief Heim said that he can place a live trap to catch some of the cats.

Council reviewed the items in the consent agenda including City Council minutes 04/24/17, Golf Cart minutes 04/26/17, Council workshop minutes 04/27/17, MSA Weekly Report for WWTF Project for April 16 & 23, May Claims for payment, April Financial reports and revenues by fund as follows: General \$276,647.44; Special Revenues \$262,325.24; Debt Service \$7,080.85; Capital Projects \$1,484,350.84; Enterprise \$71,382.47. Motion by Hosch, second by Recker to approve the items in the consent agenda. Motion carried unanimously.

Council received a request from American Realty to close down Fillmore St. from 5:00-8:00pm on May 25<sup>th</sup> to hold their Ribbon Cutting/Open House. It was suggested by Council to place a vehicle or 2 vehicles across the road instead of just some cones to block the street. Motion by Recker, second by Hosch to approve closing Fillmore Street on May 25<sup>th</sup> from 5-8pm. Motion carried unanimously.

Steve Thompson from MSA was present to provide Council with an update on the WWTF. The fence is installed, concrete walls being added in the Headworks building, precast walls being put in at the disinfection building and lift station, work will continue on the Aeromod. The substantial completion date is now a little past July 13<sup>th</sup>. Steve reminded Council that there is \$1000 per day of liquidated damages if Staab Construction goes past he expected completion date.

Council reviewed **Resolution #37-17**, A Resolution Approving Pay Application No. 12 for the Waste Water Treatment Upgrades with Staab Construction in the City of Cascade, Iowa. Motion by Staner, second by Hosch to approve **Resolution #37-17**. Motion carried unanimously by roll call vote.

Council reviewed a preliminary business incentive program that the City can offer to new businesses looking to locate in Cascade and to businesses that make substantial improvements to their existing business and add jobs. This will provide an additional incentive other than just the TIF rebates that we typically offer to businesses. TIF is expected and the City needs to offer something more. It is important to have something ready to hand a prospective business looking at Cascade. Brad Ludwig and Ken McDermott from the Cascade Economic Development Corporation were present to discuss this in more detail. It was mentioned that we could sell the lots for less. There is already a sliding scale in place depending on the number of jobs coming to Cascade. Council member Hosch said we should know what other communities are doing in terms of lot price and incentives. Incentives will probably not be provided since these are often determined on a case-by-case situation. Motion by Recker, second by Staner to draft this in a form of a resolution for the next meeting. Motion passes 4-1, with Hosch voting No.

Council reviewed a section of property that someone is interested in purchasing. There is a small section of ground on the East side of the property owned by the Columbus Club that has a building footprint. A business in town is interested in purchasing this and they would like the parking lot area that is owned by the City also. The City would retain the Right of Way and would just square up the area. Motion by Kearney, second by Recker to move forward with selling this small section of property. Motion passes unanimously.

Council again reviewed garbage receptacles to be placed in the downtown. They received a number of choices to pick from including ones that will match the flower planters downtown. Another one is from Iowa Prison Industries and is black similar to the light poles. Council would like to know public works thoughts on these since they will be emptying and moving them. Also, we should check with the businesses to see if they are ok with the placement. Motion by Hosch, second by Knepper to table until the May 22<sup>nd</sup> meeting. Motion carried unanimously.

Council discussed assisting the developer on rehabilitating the old bank building. This has been discussed for a long time. No one really wants the building to come down and we have a developer who is interested in fixing the building up. The money the developer is asking for would be in the form of a forgivable loan. Motion by Knepper, second by Hosch to draft a resolution and agreements to move forward with the developer. Motion passes 4-1, with Recker voting No.

Council received a report from the Police Chief and City Administrator. The City Administrator's report included information on the Small City 2017 workshops. There is one in Springville on May 30<sup>th</sup>. The pool committee is planning on presenting their information and recommendation to the Council on June 26<sup>th</sup>. The repair to the 1<sup>st</sup> Avenue Bridge will begin the week of May 22<sup>nd</sup>. The pool will be opening Saturday, May 27<sup>th</sup> for the season. Construction on Johnson Street (Highway 136) will begin either May 15<sup>th</sup> or May 22<sup>nd</sup>.

With no other business, Hosch moved and Knepper seconded to adjourn the meeting at 7:12p.m. Motion carried.