

February 24, 2020  
City Council Meeting Minutes

The February 24, 2020 Regular City Council meeting was called to order at 6:00PM by Mayor Staner. The Pledge of Allegiance was recited and then Kelchen, Delaney, Rausch, Hosch and Knepper answered roll call.

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

No speakers addressed the Council.

Council reviewed the items in the consent agenda including City Council minutes 02/10/2020, Library Building minutes 2/19/20, Cascade Municipal Utilities minutes 02/12/20 and CEDC minutes 01/22/2020. Motion by Kelchen, second by Delaney to approve the items in the consent agenda. Motion carried unanimously.

Shirley Keyron McDermott addressed the City Council about storm water in Cascade and how there is too much concrete in town. She fears that the flooding will keep occurring and waterways are not keeping up. She thinks the City should come up with new plans to take care of the added stormwater from the East side. Council informed Ms. McDermott about the retention basins in the Industrial Park. The heavy rain events were also discussed which is affecting the storm water amount. She suggested that we remove sidewalks to alleviate some of the concrete that is causing stormwater to run off. She commented that the DNR might be interested in reviewing if we have an adequate stormwater system. She is concerned with the flooding of the river behind her home. The ground is frozen so at this time any rain will run off and not soak into the ground.

Barb Gross has been serving on the Municipal Utilities Board and her term is expiring. She has agreed to serve on the board another 6 years. Motion by Kelchen, second by Delaney to approve the reappointment of Barb Gross to the Municipal Utility Board for another 6-year term. Motion carried unanimously.

The owner of the old corner tap has applied for the TIF Refinancing loan program which provides owners up to \$50,000 for rehabilitation costs at 0% interest. He plans on completely renovating the building including new windows, roof, HVAC system, electrical wiring and plumbing and also includes a new brick façade with new windows and doors. Motion by Delaney, second by Hosch to approve the TIF Refinancing Loan for AHECO Holdings. Motion carried unanimously.

Brian Bock, owner of the corner tap also addressed the City Council in regards to assistance with his façade portion of the renovation. The face of the second building is in poor condition with the brick pulling away from the building. If nothing is done or just a simple tuckpointing repair, it is possible the front could end up on the sidewalk. The proposed repair will include total removal of the front of the 2<sup>nd</sup> building and then rebuilding it, including a new brick front. When the project is complete, it will appear as 1 storefront. Establishing a downtown façade program was discussed during budget workshops and since then a Downtown committee was formed. Motion by Kelchen, second by Delaney to hold a committee meeting to discuss and to establish a plan. Motion carried unanimously.

Jake Deaver from MSA Professional Services was present to review some projects with cost proposals and to review some reports that he has completed. He first discussed the 2<sup>nd</sup> Ave SE Water Main Improvement project. This would include replacing the water main from Monroe Street SE to Dillon Street SE in ROW along the south side of 2<sup>nd</sup> Ave. The street surface is in good condition, but we have had customer complaints on odor and taste of the water for awhile now. Public works flushes this area regularly, but it doesn't fix the problem. The opinion of probable construction cost for this project is \$318,875; if we did a total reconstruction it would increase the cost by \$500,000 or more. Motion by Delaney, second by Rausch to table until next meeting so the budget can be reviewed to see where the funds would come from to pay for the project. Motion carried unanimously.

Jake then discussed the Buchanan Street NW Alley reconstruction. This would include total reconstruction of the alley behind 1<sup>st</sup> Ave that connects the intersection of Buchanan Street NW behind J Spa and Cheryl's Flour Garden. It would include replacing the sewer main, manholes and resurfacing the alley. Some funds for sewer main and manhole replacement were budgeted, but funds are still needed for the surface replacement. The opinion of construction cost for this project is \$189,000. Surveying hasn't been done yet, but could be done once the weather is nicer. We can discuss with the local bank about possible short-term financing. Motion by Kelchen, second by Delaney to table and hold off on surveying until we can look at financing and the budget. Motion carried unanimously.

Jake then reviewed the opinion of probable construction cost and the project of redoing Buchanan Street SW from 5<sup>th</sup> Ave SW to Riverview Road. This road will need a total reconstruction including sewer main replacement and only a small section of water main. The road also has drainage issues which would be addressed with the project. This road has a lot of heavy truck traffic so it needs to be constructed accordingly. We looked at this project since we wanted to prioritize the streets in town that need reconstructed. The opinion of construction cost for this project is \$651,000 and it would be completed in 3-5 years. We need to set up a street priority and construction schedule for the next 10-15 years. This was for Council's information going forward.

As part of the permit for the WWTF, a nutrient reduction strategy report was to be completed. Jake from MSA did this report for the City and gave a brief overview of the report to the City Council. The DNR would like to see the plant remove 66% of the nitrogen and 75% phosphorus before it leaves the plant. We already meet and exceed the removal rate for the nitrogen, but are a little short on the phosphorus removal, which is at 50%. The report outlines that the City will try biological phosphorus removal and model the plant and tweak the operation practices over the next 5 years to see if we can meet the standard for phosphorus. If after 5 years it continues to be a problem, there are chemical assistance options that can be tried. This report has been submitted to the DNR.

In 2019, the City starting discussing water treatment and how we can offer better quality drinking water to our community. We currently meet or exceed the drinking water standards, but wanted to improve the quality based on customer complaints on odor and taste. MSA reviewed many options that the City could do to achieve this. Each option will include costs with equipment and additional chemical costs. And some of the systems may not help with the ammonia problem. The options also will not fix the problems in the distribution system overnight. We can attempt some operational and maintenance things to see how that affects the problem. One thing we do plan on doing yet this year is doing a chlorine burn down. This is been known to help with some of the problems we are experiencing. If it helps, we will conduct this process annually or bi-annually.

It was now time for the hearing for the Proposed Maximum Property Tax Levy. This is a new requirement with the passage of Senate File 634 that was passed last May. This requires cities to look at particular levy rates and with only a 2% increase instead of what the valuation for the city would calculate at. Cities do have the option to go above the 2% if desired. Motion by Rausch, second by Kelchen to open the public hearing at 7:39pm. Motion carried unanimously.

Terri Wollenberg, 500 Polk Street SE addressed the Council during the public hearing. She things it is great that we are only increasing it by the 2% and that the City should get more creative to get money into the City. She suggests we continue to take into consideration the 2% each year. With no more comments from the public, motion by Rausch, second by Delaney to close the public hearing at 7:43pm. Motion carried unanimously.

Council then reviewed **Resolution #10-20**, Resolution Approving the Total Maximum Property Tax Dollars for FY 2021. This will keep the affected levies at a rate of 2% increase for next fiscal year. Motion by Hosch, second by Delaney to approve **Resolution #10-20**. Motion carries unanimously by roll call vote.

Quotes were received to replace the air conditioner and furnace at City Hall since they are 25 years old and started causing some issues last year. Quotes were received from the following contractors: McLees Plumbing & Heating \$4,615; Kraus Plumbing & Heating, LLC \$5,534.76 and Orr's Appliance for \$7,550. Motion by Knepper, second by Rausch to award the replacement of the air conditioner and furnace to McLees Plumbing for \$4,615. Motion carried unanimously.

Council discussed making some improvements to the exterior of the chicken coop building down on 3<sup>rd</sup> Ave SW. This building is used by the Boy Scouts and they have made some interior repairs already. The building is in need of some repairs to the sidewalls and the roof. A voluntary quote was received for these repairs. The City Council discussed during budget workshops and thought the Boy Scouts may be interested in the painting as a service project if the City supplies the paint and other needed materials. This was discussed with the Boy Scout leader and they have already spray foamed the interior walls and are willing to do the painting of the exterior sidewalls. Motion by Delaney, second by Rausch to purchase the paint and other required materials and the Boy Scouts will paint the exterior of the building. Motion carries unanimously. Then the roof was discussed. It will need cleaned, remove and replace loose screws, fasten any loose steel and then apply a coating on the roof materials. The cost of materials and labor to fix the roof is \$2,160. Motion by Hosch, second by Delaney to move forward with the received estimate for the roof. Motion carried unanimously.

Council reviewed **Resolution #16-20**, Resolution Setting a Public Hearing Date for March 23, 2020 to Approve the FY 2021 Annual Budget. Motion by Kelchen, second by Hosch to approve **Resolution #16-20**. Motion carried unanimously by roll call vote.

Council reviewed **Resolution #15-20**, Resolution Authorizing the Mayor and City Clerk to Enter into an Agreement for a Construction Easement for Work Related to the City of Cascade Levee Repair Project between Sauser Farms and the City of Cascade, Iowa. Motion by Delaney, second by Rausch to approve **Resolution #15-20**. Motion carries unanimously by roll call vote.

Quotes were received for the storm intakes to be added on Garfield Street SW. Quotes were received from the following contractors: Eastern Iowa Excavating & Concrete, LLC \$12,167; Brecke Mechanical Contractors \$13,625; and Smith Dirt Works \$12,520. This project will include adding a storm intake to the south of the existing storm intake on Garfield just south of 1<sup>st</sup> Ave W and then at the corner of 4<sup>th</sup> & Garfield Street SW. Motion by Kelchen, second by Knepper to award the storm intake project to Eastern Iowa Excavating & Concrete for \$12,167. Motion passes unanimously.

Council discussed how to move forward with the payloader. It had a pump overheat which caused the whole unit to cease working last week. It is unknown what caused the pump to overheat so total repair is also unknown at this time. This piece of equipment is used to remove snow downtown and, in the alleys, move sludge at the WWTF and to clean out lift stations, move gravel and rock, etc. To say the least, we do use this machine. Estimates on repairing the unit was discussed with worst case scenario around \$20,000. Other companies may be able to repair for less. The problem is that this payloader is 25 years old. Council also discussed getting quotes on new ones and seeing if we can trade the non-working one. It would take a week or so to take delivery on a new unit. After quite a bit of discussion, motion by Delaney, second by Knepper to get bids on a new payloader from Case, John Deere & CAT with or without trade and see if we can get a more solid price for repair from the other 2 companies. Motion carried unanimously.

Council received a report from the City Administrator. Her report included information on the upcoming Chamber's Annual Dinner that will be held Wednesday, March 18<sup>th</sup> at the American Legion beginning at 5pm. The City has a table so whoever would like to attend can let the City Administrator know. Also, she is working on the DRA grant for the traffic warning signal project.

The Mayor offered up congratulations to the Cascade Wrestling team for the State appearance and a special congratulations to Aidan Noonan for his State Title and awesome win for Cascade.

With no other business, Kelchen moved and Hosch seconded to adjourn the meeting at 8:38p.m. Motion carried.