

September 28, 2020  
City Council Meeting Minutes

The September 28, 2020 Regular City Council meeting was called to order at 6:00PM by Mayor Staner. The Pledge of Allegiance was recited and then Delaney, Rausch, Hosch, Kelchen and Knepper answered roll call, with Delaney attending via phone.

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

Shirley McDermott addressed the Council. She told the Council that she has had citizens approach her and comment that she was treated very rudely at the July 14<sup>th</sup> meeting she attending. Mayor Staner commented that he supports the Mayor Pro Tem and the City Council.

Council reviewed the items in the consent agenda including City Council minutes 09/14/20, Planning & Zoning minutes 09/24/20. Motion by Kelchen, second by Delaney to approve the items in the consent agenda. Motion carried unanimously.

Jake Deaver from MSA Professional Services was present to discuss the 2<sup>nd</sup> Ave SE Water Main Improvement Project and Opinion of Cost with the City Council. This was discussed before, but now we are ready to advertise for bids for the project for next year construction. The project is estimated to cost \$353,900. This will include open cutting to replace the water main except near Washington and Dillon Streets, where it will be run under the street. No tree removal will be necessary with this project. This area is where we have had the most complaints on water service. We will advertise for bids and open November 5<sup>th</sup>, with awarding the project November 9<sup>th</sup>. Motion by Hosch, second by Kelchen to approve plans and costs. Motion carried unanimously.

Council then reviewed **Resolution #57-20**, Resolution to Provide For a Notice of Hearing on Proposed Plans, Specifications, Form of Contract and Estimate of Cost for the 2<sup>nd</sup> Avenue SE Water Main Improvement Project, and the taking of Bids Therefore. We will begin advertising for bids and will open on November 5<sup>th</sup>, with plans to award the project on November 9<sup>th</sup>. Motion by Knepper, second by Kelchen to approve **Resolution #57-20**. Motion carried unanimously by roll call vote.

Council reviewed **Resolution #56-20**, Resolution Accepting BerganKDV's Financial Audit of the City of Cascade's 2020 Fiscal Year, Which Began July 1, 2019 and ended June 30, 2020. The only finding from the audit was segregation of duties, which we will always have. Motion by Rausch, second by Delaney to approve **Resolution #56-20**. Motion carried unanimously by roll call vote.

Mayor Staner announced it was time for the public hearing for the proposed amendment to the Cascade Urban Renewal Area. Motion by Rausch, second by Kelchen to open the public hearing at 6:20pm. Motion carried unanimously. The City Administrator provided a quick overview of the reason for the amendment. The old corner tap property and the old bank building parcels will be removed from the Urban Renewal Area and put back in therefore restarting the 20-year window for the properties for Tax Increment Financing (TIF). No one from the public commented. Motion by Kelchen, second by Delaney to close the public hearing at 6:21pm. Motion carried unanimously.

Council reviewed **Resolution #53-20**, Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and to Approve an Urban Renewal Plan Amendment for the Cascade Urban Renewal Area. Motion by Knepper, second by Hosch to approve **Resolution #53-20**. Motion carried unanimously by roll call vote.

Council reviewed the *1<sup>st</sup> Reading* of **Ordinance #08-20**, An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the September, 2020 Addition to the Cascade Urban Renewal Area, Pursuant to

Section 403.19 of the Code of Iowa. Motion by Rausch, second by Delaney to approve the *1<sup>st</sup> Reading* of **Ordinance #08-20**. Motion carried unanimously by roll call vote.

Council reviewed **Resolution #54-20**, Resolution Setting a Date of Meeting at Which it is Proposed to Approve a Development Agreement with AHECO Holdings LLC, including Annual Appropriation Tax Increment Payments. The hearing on the development agreement will be held October 12<sup>th</sup> at 6:00pm. Motion by Hosch, second by Knepper to approve **Resolution #54-20**. Motion carried unanimously by roll call vote.

Mayor Staner announced it was time for the public hearing for the proposal to enter into a Water Revenue Refunding Loan Agreement. Motion by Rausch, second by Kelchen to open the public hearing at 6:24pm. Motion carried unanimously. The City Administrator extended a thank you to the Council from Nathan Summers from D.A. Davidson for putting trust in him to work together on this bond refunding. Administrator McCusker also commented that this new bond is callable from the start so at any given time we can pay extra on the bond. No one from the public commented. Motion by Kelchen, second by Rausch to close the public hearing at 6:26pm. Motion carried unanimously.

Council reviewed **Resolution #55-20**, Resolution Authorizing and Approving a Loan Agreement and Providing for the Issuance and Securing the Payment of \$602,740 Water Revenue Refunding Bonds, Series 2020. Motion by Kelchen, second by Rausch to approve **Resolution #55-20**. Motion carried unanimously by roll call vote.

Council reviewed the *3<sup>rd</sup> Reading* of **Ordinance #05-20**, An Ordinance Amending the Code of Ordinances of the City of Cascade, Iowa, by Vacating Lot 1A Block 2 of Oak Hill in the City of Cascade, Iowa. Council Member Hosch mentioned that the *1<sup>st</sup> Reading* of this Ordinance was held at the special meeting held on August 26<sup>th</sup> and per procedures, all Council members should have received an agenda prior to the meeting outlining this being on the agenda, which didn't happen. Therefore, the *1<sup>st</sup> Reading* of **Ordinance #05-20** will be on the October 12<sup>th</sup> meeting to start the ordinance process over.

Council reviewed *2<sup>nd</sup> Reading* of **Ordinance #06-20**, An Ordinance Amending Chapter 81 Operation of Golf Carts of the Code of Ordinances of the City of Cascade, Iowa. This is just adding a sentence providing for an exception to operating golf carts on 1st Avenue where it is 35 mph. Motion by Kelchen, second by Rausch to approve the *2<sup>nd</sup> Reading* and waive the *3<sup>rd</sup> Reading* of **Ordinance #06-20**. Motion carried unanimously by roll call vote.

Council reviewed the *2<sup>nd</sup> Reading* of **Ordinance #07-20**, An Ordinance Amending the Code of Ordinances of the City of Cascade, Iowa, by Amending Provisions Pertaining to General Requirements for Subdivision Regulations. This makes the requirements for cul-de-sacs larger. Motion by Rausch, second by Hosch to approve the *2<sup>nd</sup> Reading* of **Ordinance #07-20**. Motion carried unanimously by roll call vote.

Council reviewed **Resolution #58-20**, Resolution Approving the Community Catalyst & Remediation Grant Program Agreement. This will assist AHECO Holdings LLC with the old corner tap project. They will receive \$100,000. Motion by Kelchen, second by Hosch to approve **Resolution #58-20**. Motion carried by roll call vote.

Council received a report from the Police Chief and City Administrator. The Police Chief didn't have anything to report. Council Member Hosch mentioned to the Police Chief that there were a few UTVs parked on 1<sup>st</sup> Ave in the downtown Saturday. The Police Chief will address this with the business owners. The City Administrator provided a report containing information that the water line on Fillmore Street was done September 17<sup>th</sup> and 18<sup>th</sup>, the alley behind City Hall will get done next week and that public works hauled sludge the week of September 21. The annual fall cleanup will be Saturday, October 10<sup>th</sup>. Tags are required for appliances, monitors and T.V.'s and are \$15. The tag fee can be added to the customer's next utility bill or placed in the drop box. Tags will be mailed. Additional information is on our website at [www.cityofcascade.org](http://www.cityofcascade.org) or Facebook.

Council member Hosch wondered if we should place covers over the water features at the pool. The City Administrator will look into getting this taken care of.

With no other business, Hosch moved and Rausch seconded to adjourn the meeting at 6:37p.m. Motion carried.