

May 17, 2021
City Council Workshop Minutes

The May 17, 2021 City Council Workshop meeting was called to order at 5:00PM by Mayor Staner. Hosch, Delaney, Knepper, Rausch and Kelchen answered roll call. Kelchen attended via phone.

A motion by Rausch, second by Delaney to approve the agenda as presented. Motion carried.

Jake Deaver from MSA was present to review the possibility of running infrastructure to the two areas that had been discussed regarding priority areas for annexation. Jake reviewed the SE area located south of 2nd Ave SE and west of Dillon Street SE. This area consists of 165 acres, which all can be served by the existing water system without a booster station. Of the 165 acres, only 60 acres can be served by the existing sanitary gravity sewer system without a lift station. With a lift station additional area may be served. It was suggested that the platted street behind the homes on the west side of Dillon Street be vacated and moved which would allow for 2 rows of houses on the west area and 2 rows of houses on 2nd Ave SE.

Jake then reviewed what MSA found concerning running infrastructure to the proposed annexation area to the NE. This area is north of Hwy 151 and between North Cascade Rd. and the Farley Rd. The entire site can be served by a water main extension without a booster station. The area of interest consists of 500 acres and 430 acres can be served by the two sanitary sewer extensions. Of this area, it was suggested to concentrate on the most westerly side, north of the Farley road and straight north of the McDermott tanks.

After discussing both areas, it was suggested that we meet individually with property owners to get their feelings on possible annexation. By platting lots, it greatly increases the value of their land, from roughly \$5-10K an acre to \$40-50K per acre. This might be an incentive for the property owners. The Mayor, City Administrator and 2 council members will meet with a property owner in the SE area first. As an additional incentive, we may offer to extend water and sewer.

The Council then reviewed requirements and possible uses for the American Rescue Funds that will be coming to Cascade. Payments will come in two allotments, with one coming in May or June and the other in 12 months. The funds can be used for a variety of uses including infrastructure, specifically water, sewer and stormwater. Additionally, if a street has to be torn up to make upgrades to water and sewer infrastructure, the funds can also be used for that part of the street repair. It was discussed using the funds to upgrade the mains and manholes in the alley behind the bakery and also for infrastructure on the Hwy 136 south project. The alley infrastructure will assist businesses along 1st Ave. During the discussion, it was also mentioned about compiling a list of priorities concerning streets, curbs, manholes, etc. This has been started and will continue to be added to.

With no other business, Delaney moved and Knepper seconded to adjourn the meeting at 6:08p.m. Motion carried.

Deanna McCusker, City Administrator

Greg Staner, Mayor