

May 24, 2021
City Council Meeting Minutes

The May 24, 2021 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.

A motion was made by Rausch, second by Kelchen to approve the agenda with moving item #19 right after item #7. Motion carried.

No speakers addressed the City Council.

Council reviewed the items in the consent agenda including City Council minutes 05/10/21, City Council workshop minutes 05/17/21, Park Board minutes 05/10/21, Library Board minutes 05/05/21, Cascade Economic Development minutes 04/28/21, Cascade Municipal Utilities Board minutes 05/13/21. Motion by Delaney, second by Knepper to approve the items in the consent agenda. Motion carried.

John & Katie McGuire addressed the City Council regarding the street going through their downtown property. There is a proposed driveway going from 1st Ave W to the alley and parking would be in this lot. The McGuire's inquired why they weren't informed that this was going to be discussed at the May 10th meeting. The McGuire's have many concerns with this including not safe for property tenants, unsafe for children walking to school, cars may be backing into their deck and flooding concerns. There was also discussion regarding the actual property lines. They were shown the property lines prior to purchasing the lot and the stakes are too close. They also questioned, the cost and if a change of this magnitude can happen without rebidding. They were concerned if they lose this green space, they will never get it back. They also questioned how close a driveway can be to Buchanan Street. The City Attorney was consulted on this and the minimum requirement is 20' from an intersection radius to the driveway. The driveway would need to be almost at the property line. The Council discussed their concerns and following the discussion it was decided to go back to the original plan on the north parking area. During the discussion, the Great Plains parking lot was again discussed. There is some concern with angle parking on Buchanan Street SW and tenants backing out of a driveway across from the parking. There is not enough room. Geoff Zoller addressed the Council on this since it is his building. He is not a proponent of angle parking since you can't see. Following this concern being noted, it was discussed to eliminate the sidewalk, curb and green space on the west side of the parking lot and move the angle parking into the parking lot and allow parallel parking on Buchanan Street SW on the west side. There will be two rows of parking with a drive through in the middle. Following more discussion, motion by Knepper, second by Hosch to revert back to original plan for north parking area and for the Great Plains lot, remove the sidewalk, curb and green space and move the angled parking into the parking lot, have 2 rows of parking with a center drive from the alley to 2nd Ave SW and get a change order for the Great Plains parking lot. Motion carried. There will be plenty of green space on the east side of the parking lot.

Council discussed the proposed stormwater management and erosion control ordinance. Jake Huck from MSA was present to answer any questions. This proposed ordinance will provide guidance for any new and future development. This provides assistance for small rain events. The proposed ordinance has a lot of information that developers or contractors can't understand. The City engineer would have to be involved in the oversight at the beginning. A site plan should be required for more than 1 acre or whatever council decides on. It looks at pre-development or when the land was row crop. The city engineer should review the plans. Jake offered the suggestion that it can be a 2-tier ordinance, which would provide guidance for 1. large subdivisions and 2. smaller residential/commercial lots. Council needs to review again and come back with what they feel is the most important to include in the new ordinance. This will be on an upcoming meeting.

Council discussed the dump box on our 2003 plow truck. The box latch isn't working correctly and is a safety issue. It also needs a new fuel tank since it is leaking and needs new tires. We could spend money on getting the box sandblasted and repainted, but the truck should be replaced in the next 5 years. Superintendent Gehl was

present and he suggested just fixing the latch and getting a new fuel tank. Not necessary to do all the rest since it may lead to additional problems. Motion by Rausch, second by Delaney to fix the latch and purchase a new fuel tank. Motion carried.

The Council discussed the removal of a pine tree at Riverview Park. The Park Board had reviewed and approved for the tree to be removed, but Council wanted to also review. Bill McCarthy has reviewed the tree and said it is unhealthy, it is at the end of its life cycle, internal dead. This person would not remove a tree unless it was necessary. Motion by Hosch, second by Rausch to table this and have Bill at the next meeting and Council observe the tree. Motion carried.

The Mayor announced it was time to open the public hearing for the FY21 budget amendment. Motion by Knepper, second by Kelchen to open the public hearing at 7:24pm. Motion carried. The City Administrator provided an overview of the reason the budget amendment was necessary. The expenses increased during FY21 due to the levee project, the purchase of a new payloader, the City Hall alley/storm sewer project and a project that had been budgeted in FY20, but the expense came after July 1st was the main reasons for the amendment. The revenues also increased due to the COVID funds and the American Rescue Plan money. No comments from the public were received. Motion by Rausch, second by Delaney to close the public hearing at 7:25pm. Motion carried.

Council reviewed **Resolution #22-21**, Adopting the City of Cascade's FY21 Budget Amendment for the Fiscal Year that Begins July 1, 2020 and ends June 30, 2021. Motion by Knepper, second by Delaney to approve **Resolution #22-21**. Motion carried unanimously by roll call vote.

The Mayor announced it was time to open 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 7:26pm. Motion carried. The City Administrator commented that this is a necessary step for the incentives being provided to Centro Inc. and Beck Construction. No comments from the public were received. Motion by Delaney, second by Kelchen to close the public hearing at 7:27pm. Motion carried.

Council reviewed **Resolution #24-21**, Resolution to Declare Necessity and Establish an Urban Renewal Area. Motion by Knepper, second by Hosch to approve **Resolution #24-21**. Motion carried unanimously by roll call vote.

Council reviewed the *1st Reading* of **Ordinance #02-21**, Ordinance Providing for the Division of Taxes Levied on Taxable Property in the May 2021 Addition to the Cascade Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa. Motion by Delaney, second by Kelchen to approve the *1st Reading* of **Ordinance #02-21**. Motion carried unanimously by roll call vote.

Council reviewed **Resolution #23-21**, Resolution Setting Date of Meeting to Approve Development Agreement with Beck Construction, Inc. The meeting date will be June 28th at 6:00pm. Motion by Kelchen, second by Delaney to approve **Resolution #23-21**. Motion carried unanimously by roll call vote.

Council reviewed **Resolution #25-21**, Resolution Setting Date of Meeting to Approve Development Agreement with Centro, Inc. The meeting date will be June 28th at 6:00pm. Motion by Rausch, second by Kelchen to approve **Resolution #25-21**. Motion carried unanimously by roll call vote.

Council reviewed the *1st Reading* of **Ordinance #03-21**, Ordinance Amending the Code of Ordinances of the City of Cascade, Iowa by Amending the Charges for Garbage and Recycling. This slight increase is due to our costs increasing from Republic. Residential garbage will increase from \$8.50 to \$9.00 and recycling will increase from \$6.50 to \$7.50. Additionally, the commercial no dumpster and dumpster rates will increase slightly also. Motion by Delaney, second by Hosch to approve the *1st Reading* of **Ordinance #03-21**. Motion carried unanimously by roll call vote.

Monica Recker, Amy Ludwig and Ce Ann Brickley are on the Library board and their term expires in June. They all have agreed to another 3-year term. The Mayor recommends that they all get reappointed and thanked them for doing a fantastic job. Motion by Knepper, second by Delaney to approve the reappointment of Monica Recker, Amy Ludwig and Ce Ann Brickly to the Library Board for another 3-year term. Motion carried.

Council received a report from the Police Chief and City Administrator. The Police Chief welcomed newly certified officer Brad Staner back from the Police Academy. Everyone congratulated him and gave him a round of applause. The City Administrator provided an update on the levee project. The final inspection is to be held Friday, May 28th. The information we were requesting is ready to review from the attorney on the agreement with FEH and so a meeting with the Library Board is necessary. Their regular meeting is scheduled for Wednesday, June 2nd at 4:30 and we can meet following that meeting at 5:30pm. This works for the Council. Additionally, the City Hall column project is set to begin the 2nd week in June.

Shirley McDermott read a letter she is sending to the Army Corps regarding the levee project that recently happened in Cascade. She basically feels that the Army Corps should not participate in any projects in Cascade until Cascade takes care of their own issues.

With no other business, Hosch moved and Rausch seconded to adjourn the regular meeting at 7:49p.m. Motion carried.

Deanna McCusker, City Administrator

Greg Staner, Mayor