

CITY HALL  
EVANSDALE, IOWA, FEBRUARY 20, 2018  
CITY COUNCIL  
DOUG FAAS, MAYOR, PRESIDING

The City Council of the City of Evansdale, Iowa met in regular session, according to law, the rules of said Council and prior notice given each member thereof, in the Council Chambers of City Hall of Evansdale, Iowa at 6:00 p.m. on the above date. Council members present in order of roll call: Dewater, Seible, Bender, Walker, and Loftus. Quorum present.

Loftus/Dewater to approve February 20, 2018 agenda. Ayes-Five. Motion carried.

Dewater/Seible to approve the following items on the February 20, 2018 consent agenda: a. Approval of January 30, 2018 special meeting minutes and February 6, 2018 regular meeting minutes. b. Accept and place on file the minutes and reports from the following Departments, Boards, and Commissions (n/a = not available): Ambulance & Fire Report (Jan), Building Inspection Report (Jan), Clerk/Treasurer Report (Jan), Code Enforcement Report (Jan), Evansdale Municipal Housing (Jan), Library (Jan), Parks & Rec Dept. (Jan), Planning & Zoning (Nov & Dec), Police Dept. (Jan), Storm Water Commission (n/a), and Water Works (Jan). c. Liquor License: Lofty's - LC0021911 - Effective 03/28/2018. Roll call vote: Ayes-Five.

Dewater/Loftus to approve Resolution 6195 authorizing payment of bills and transfers. Roll call vote: Ayes-Five.

Walker/Loftus to open Public Hearing on the adoption of the proposed Code of Ordinances of the City of Evansdale, Iowa at 6:02 p.m. Proof of publication on file no comments were received. Loftus/Dewater to close public hearing at 6:02 p.m. Ayes-Five. Motion carried.

Seible/Dewater to approve Ordinance 659 approving adoption of the proposed Code of Ordinances of the City of Evansdale, Iowa, in its first reading. Roll call vote: Ayes-Five. Motion carried.

Bender/Walker to open Public Hearing-FY2019 Budget at 6:03 p.m. Ayes-Five. Motion carried. Proof of publication on file no written comments were received. Leon Mardanes, 1722 Timberline Dr., questioned why the budget was going up again for the third year to 8.10 and asked for an explanation. Mayor Faas responded that the roll back, state mandated, affected our budget this year by reducing property tax revenue from \$851,241 in FY18 to \$793,034 for FY19 a difference of \$58,207. Budgeted revenue for FY17 was \$1,647,493 budgeted revenue for FY19 is \$1,540,458 a difference of \$107,035; budgeted expenses for FY17 were \$1,779,815, FY18 were \$1,955,720 and proposed expenses for FY19 are \$1,540,458 a reduction of \$415,262 less than this years budgeted amount. If rollback was not reduced, we would not be increasing the levy rate. Current levy rate is at 7.586, proposed rate is 8.1, this translates to approximately .51 cents per \$1,000 of home valuation or \$51.00 per \$100,000 dollars valuation, after the state mandated roll back at 55.6% the actual increase per \$100,000 in valuation is \$19.20 per year or \$1.60 per month. Scott Strader, 1515 W. Gilbert Dr., questioned taxes going up every year without benefit to the community. Mayor Faas responded that we have a new Kwik Star and working with a developer on a development at the corner of River Forest Road and W. Gilbert Drive. We are also having conversations with Unity Point Clinic as they are interested in building a clinic twice the size of the current one, plus about 20 new homes have been built in the last five years. Strader also stated that the reason they built here was for the lower tax rate. The Mayor responded with levy rates of surrounding cities. Steve Koleno, 524 Evans Rd., stated he was a long time resident and wasn't in favor of another tax increase. Loraine Atkins, 625 River Forest Rd., wasn't in favor of the tax increase and wasn't in favor of any salary increases. Sava Beatty, 1763 Timberline Dr., stated she wasn't in favor of equipment getting junked when it could be sold at auction and outsourcing a lot of

services that city employees could handle, she was also disappointed with the snow plowing services. Mayor Faas responded that we have had several conversations regarding the pieces of equipment being referenced here and the best option was taken. He also stated that crack sealing has been outsourced for several years according to city records. Denny Wilson, 1023 Central Ave., stated that he was given permission to utilize the campground during the off season and given a key to access the gate and would like to keep the lock situation straight going forward. Jeff O'Brien, 939 Mc Coy Rd., questioned who does Waterloo/Cedar Falls crack sealing. Mayor Faas responded he didn't know. Mark, Trail Ave., stated that he was employed by the City of Waterloo and they do their own crack sealing and it was a waste of money as once we snow plow it removes the crack sealing. Councilman Seible stated that he wasn't in favor of an increase in taxes and that the council should have spent more time discussing the budget and how we could cut or keep the budget the same, and he also stated that the city staff and street department were doing a great job but would have liked to see budget items cut. Councilpersons Walker and Bender both stated that we had had four meetings and at the 1<sup>st</sup> meeting we cut a squad car from the budget in. Loftus/Dewater to close the public hearing at 6:27 p.m. Ayes-Five. Motion carried.

Dewater/Bender to approve Resolution 6196 adopting the fiscal year budget ending June 30, 2019. Roll call vote: Ayes-Three. Nays-Two (Seible, Walker).

Loftus/Dewater to approve request from Police Chief to purchase four (4) body cams in the amount of \$3,313 as budgeted under capital improvements. Ayes-Five. Motion carried.

Dewater/Seible to approve request from Public Works Director to purchase an Analytical Balance Scale utilized for testing at the Waste Water Treatment Plant in the amount of \$2,415 from North Central Laboratories. Ayes-Five. Motion carried.

Seible/Dewater to approve request from Mayor to enter into Master Evansdale Engineering Services Agreement and Doris Drive Authorization with CGA, and authorization for Mayor to sign said agreements in the amount of \$19,000. Mayor Faas explained the need for an engineer on site for this project. Councilman Seible questioned what was going to be replaced. Mayor Faas responded with project details that were approved last year as part of the 2017 Patching and Maintenance Project. Councilman Dewater questioned if Flying J would assist with project costs. Mayor Faas responded no. Ayes-Five. Motion carried.

Discussion: Waste Water Treatment Plant. Jerry Shoff, Clapsaddle-Garber Associates, gave a broad overview of the waste water treatment plant analysis, the disinfection system that would need to be installed, and the Inflow and infiltration problem that exist in the city. He went on to discuss the average dry weather flow of the plant that was approximately 400,000 gallons pumped per day and then discussed what the averages were during a rain event upward of 1,000,000 gallons pumped per day showing the effect of sump pumps and floor drains that drain into the sewer system. He stated that this situation would need to be addressed with the residents that aren't in compliance and the DNR and EPA will mandate that the sump pump and/or floor drain issues be resolved. He also encouraged councilmembers to move forward with a plan to decrease usage as it will save the city the cost to operate. Denny Wilson, 1023 Central Ave., questioned a manhole cover north of the Deerwood entrance on the Cedar River that fills with water continually. Mayor Faas responded that it belongs to the City of Waterloo. Jerry, CGA, continued his presentation with a waste water rate analysis that included median rates with comparison cities stating that there are a couple ways the city could address the rate increase, but the minimal median increase would raise waste water rates by 50%. However, the city is in a great position to receive block grants, no interest financing, and hazard mitigation funds, but the only way the city would be eligible for those funds is increasing waste water rates by the median rate of 50%. Mayor Faas also addressed a

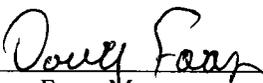
possibility of tiered rates. Mayor Faas asked Jerry for an update to the council on the progress thus far. Jerry stated that they were currently in the process of conducting a zero-rise certification to determine if the project will increase flood heights, and that they were working with the City of Waterloo as they had already completed their certification and would utilize some of their information to cut costs. Councilman Dewater questioned the issue of having access to the plant during a flood event. Jerry responded that we have addressed that issue with a placement of a Scada System, once the upgrades begin. Councilman Walker questioned if the DNR would give a written statement guaranteeing the use of the plant for at least twenty years after upgrades were made. Jerry responded that they would be asking the DNR for that commitment.

Public Discussion: non-agenda items: Loraine Atkins, 625 River Forest Rd., disappointed in the city for approving an increase in property taxes. Jolene Clos, 1720 Michigan Dr., questioned the purchase of uniforms and the replacement frequency. Mayor Faas responded that due to DOT regulations the uniform shirts must be ANSI and replaced every 30 washes which equates to approximately one year.

Mayor/Council Reports: Mayor Faas discussed that Meyers Lake will be lowered 2-3 feet for the bridge project before the start of the project around April 1<sup>st</sup>. Councilman Seible questioned if MPO funds were available for the Lafayette Road project. Mayor Faas responded no. We were able to obtain engineering costs only, and the funds won't be available until 2021.

There being no further discussion, Seible/Dewater to adjourn the meeting at 7:20 p.m. Motion carried.

ATTEST:

  
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Doug Faas, Mayor

  
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DeAnne Kobliska, City Clerk