

CITY HALL
EVANSDALE, IOWA, SEPTEMBER 16, 2014
CITY COUNCIL
KENNY LOFTUS, MAYOR PRO TEM, 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, Loftus, Seible, and Nichols. Absent: Walker. Quorum present.

Nichols/Dewater to approve the September 16, 2014 agenda. Ayes-Five. Motion carried.

Dewater/Seible to approve the following items on the September 2, 2014 consent agenda: a) Approval of September 2, 2014 regular meeting minutes b) Resolution 5715 authorizing payment of bills and transfers c) Accept and place on file the minutes and reports from the following Departments, Boards, and Commissions (n/a = not available): Ambulance (Aug), Building Inspection (Aug), Clerk/Treasurer (Aug), Fire Dept (Aug), Parks & Rec (Aug), Police Dept (Aug), Library (n/a), Water Works (July, Aug), Cable TV (n/a), Evansdale Municipal Housing (n/a), Hardship & Grievance (n/a), Planning & Zoning (Aug), Stormwater (n/a) d) Liquor license renewal(s): Pilot Travel Center—Expires 10-19-2014. Roll call vote: Ayes-Five. Motion carried.

Resolution 5716 approving preliminary plat for Lenard Heights Addition as requested by developer Mark Toppin. City Engineer Jerry Shoff explained that he has spoken to Toppin's engineer about his concerns with the stormwater runoff coming from Norma under Lafayette onto the proposed development. Shoff stated that the developer would want to elevate the houses and redirect the water. Councilman Loftus asked if Shoff knew of flooding in the proposed development. Shoff responded that he hasn't seen first hand, but he has heard of some water ponding issues in that area from the 2010 flood. However this shouldn't be an issue if the houses are elevated enough. Councilman Nichols asked what could be done with the water ponding issues. Shoff responded that they are looking at the possibility of allowing them to channel it into the Elk Run Creek detention basin, south of Lafayette, which would be done at the developer's expense. Nichols asked if the roads would be private. Toppin reported that the cul-de-sac would be a public street and eventually given to the City. Nichols asked Toppin if he would be building houses or selling lots. Toppin responded that he would be selling the lots. Roll call vote: Ayes-Five. Motion carried.

Res. 5716
Lenard Heights
Addition

Jerry Shoff stated that he recommends establishing a working, advisory committee to review and recommend the alternatives for the River Forest Road Construction Project made up of the Mayor, Public Works Director, Police Chief, City Clerk, two Council members, two residents that live on River Forest Road, and an Evansdale resident. Shoff presented five alternatives for the project as follows and handed out cross sections:

River Forest
Road options

- 1) Do nothing with no cost.
- 2) Local reconstruction involving asphalt resurfacing along with new curb and gutter. This alternative has an estimated cost of \$1.4 million with no federal aid option.
- 3) 4-lane road costing an estimated \$3,000,000
- 4) 3-lane cross section costing an estimated \$2,650,000
- 5) 2-lane costing and estimated \$2,220,000

Shoff pointed out that the City would receive a flat \$1,754,000 in federal aid for the last three options listed. He explained that the three-lane or four-lane options would require right-of-way acquisitions, which move construction back to 2016 because of the acquisition process. Without right-of-way acquisitions, construction would be planned for 2015. Shoff advised that due to Federal Highway Administration right-of-way requirements, Council could only talk in general terms about right-of-way needs and not about

specific land parcels at this time, which would eventually require closed session. Councilman Nichols asked Police Chief Smock which option would be the safest. Smock responded that the three lane would probably be the safest but increase the likelihood of a head-on collision. Shoff stated that all alternatives would incorporate sanitary sewer repair and replacement, sidewalk repair, ADA sidewalk compliance at intersections, and storm sewer upgrades.

Aaron Mueller from Shoff Engineering informed the Council that they submitted the preliminary plans to the DOT for the River Forest Levee Trail project and received some review comments back. He explained that check plans would need to be submitted back to the DOT in October, so if there would need to be design changes they would need to be addressed now. The trail would start at the Lafayette Road trail head and would be on top of the levee extending to the next trail head at Central, and turn at a 90 degree angle to follow Deerwood Park Road. At the intersection of Gilbert and River Forest Rd, it would hook onto the trail on Gilbert Dr. Mueller explained that the current plans have the new trail connecting with the existing trail, however some areas are broken up so he has discussed with Shoff possibly rebuilding all or part of the connection. In response to the 2008 Flood, the City built up the levee an extra 1.5 feet for about 700 feet to accommodate for rising water. Mueller explained that he would keep the fill dirt and bring the bike trail on top of that. At the Central Ave trail head, there is a possibility of adding a parking lot either as a part of this project or as part of the River Forest Road project or even as a stand-alone project. The area needs about four feet of fill dirt on the downhill side to meet ADA guidelines. The last trail head is at Deerwood Park Road, where the trail turns 90 degrees after crossing said road. By making it a 90 degree turn instead of a sweeping curve, it would eliminate half the imported fill quantity and require trail users to slow down, which is especially important because of the Deerwood Park Road crossing. In addition, it would allow for an entrance into the softball complex as a separate, future project. Mueller explained that the after the turn, the trail would parallel Deerwood Park Road, where it would run between two trees, however one of the frisbee golf baskets would be in the middle of the trail and a couple of tee off spaces run next the fill slopes. Councilman Seible responded that the group that maintains the frisbee golf course should be included in talks concerning the course. Shoff stated that the trail was originally planned to follow the shoulder of the road instead of being set back. He explained that he didn't recommend using the shoulder because of the conflict with vehicle traffic and pedestrians and riders. Shoff asked Council if they had any reservations on that notion and welcomed feedback. At the intersection of Gilbert and River Forest, there is a utility pole in the way but he is working with MidAmerican energy on the issue. Shoff stated that he would like to meet with the Park Department to discuss this part of the trail. The project cost is an estimated \$562,000, however \$369,000 would be provided in federal aid, leaving the local match of \$193,000. The City Clerk reported that the City was turned down for both the REAP grant and State Trails grant.

River Forest
levee trail
update

The public hearing concerning the Urban Renewal Plan Amendment for the Northwest Urban Renewal Area was opened at 7:05 p.m.. Proof of publication received and on file. There were no public comments received prior to the meeting. City Clerk Becky Walters explained that the City would be using TIF to finance a portion of both the River Forest Road project and the levee trail project as well as a development agreement with Ted's Hardware for property tax rebate. As a result, the law now requires cities to amend the original urban renewal plan for each TIF project. Seible/Nichols to close the public hearing at 7:07 p.m.

Public hearing-
Amend NW
Urban Renewal
Area

Dewater/Nichols to approve Resolution 5717 to declare necessity and establish an urban renewal area, pursuant to Section 403.40 of the Code of Iowa and approve urban renewal plan amendment for the 2014 Addition to the Northwest Urban Renewal Area. Roll call vote: Ayes-Five. Motion carried.

Res. 5717
URA
amendment

Dewater/Seible to approve the first reading of Ordinance 637 adding parcels to the Northwest Urban Renewal Area and providing for the division of taxes levied on the taxable property in the 2014 addition to the Northwest Urban Renewal area, pursuant to Section 403.19 of the Code of Iowa. Roll call vote: Ayes-Five. Motion carried.

Ord. 637
Northwest
Urban Renewal
area

Seible/Dewater to approve Resolution 5718 approving FY2014 Street Finance Report. Roll call vote: Ayes-Five. Motion carried. Res. 5718 Street Finance report

Dewater/Seible to approve request from the Mayor to approve bid from RC Systems to install new emergency siren in Casebeer Park in the amount of \$13,280. Councilman Nichols stated that someone told him there was a warranty on the existing siren. City Clerk Walters stated she would look into it before the install. Police Chief Smock stated that he thought the system was used when it was installed 25-30 years ago. City Clerk Walters explained that though it's not budgeted, capital fund reserves could be used. Ayes-Five. Motion carried. Casebeer Siren

Nichols/Seible to approve request from All Good Tattoo to close a portion of Industrial Drive from the western edge of the rear parking lot of City Hall to Brown Street on Sunday, October 19th from 12:00-5:00 p.m. for a grand opening barbeque. Roll call vote: Ayes-Five. Motion carried. Street Closure

Nichols/Seible to approve request from Days Inn for funding of advertisement in the Cedar Valley Visitors Guide in the amount of \$820. City Clerk Walters explained that the City has paid for half of the ad's cost using hotel/motel tax. She added that the cost of the ad increased to \$920, however only \$820 was budgeted. Councilman Nichols recommended paying what was budgeted and pointed out that Days Inn could ask for more when the next budget was set. Ayes-Five. Motion carried. Days Inn request

Seible/Nichols to approve request from Public Works Director to purchase 350 tons of road salt for \$30,090 from North American Road Salt. Ayes-Five. Motion carried. Road salt

Seible/Dewater to approve request from Public Works Director to replace dump box on 2000 Sterling Dump Truck in an amount not to exceed \$25,000. Ayes-Five. Motion carried. Res. 5711 Street light

Councilman Dewater expressed his concern for the property owner that came to the last Council meeting regarding the mowing bill that was going to be assessed. He added that one should get the opportunity to appeal to Council prior to being assessed. City Clerk Becky Walters stated that the property was not coming under assessment yet, but when it did, the assessment would be on the agenda for Council to act upon. She added that the property owner paid his bill in full. Discussion

Councilman Seible asked what the City's long-range plans were for the sewer grade III operator and whether the City wants to keep retiree Phil Stocks as the Grade III operator or ask the current foreman to obtain certification. Seible asked about the cost of contracting the Grade III operator versus employing. City Clerk Walters stated that it's a considerable savings to contract.

There being no further discussion, Seible/Loftus to adjourn the meeting at 7:23 p.m. Motion carried. Adjourn

ATTEST:

Kenny Loftus, Mayor Pro Tem

Becky Walters, City Clerk