

CITY HALL  
EVANSDALE, IOWA, OCTOBER 6, 2015  
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: Loftus, Walker, Nichols, Seible, and Dewater. Quorum present.

Dewater/Loftus approving the October 6, 2015 agenda. Roll call vote: Ayes-Five. Motion carried.

Seible/Loftus to approve the following items on the October 6, 2015 consent agenda with the exception of item b) Resolution 5873 authorizing payment of bills and transfers: a) Approval of September 15, 2015 regular meeting minutes, and c) Approval of liquor license for Fareway Stores, Inc. #067. Roll call vote: Ayes-Five. Motion carried.

Loftus/Walker to approve Resolution 5873 authorizing payment of bills and transfers in the amount of \$287,826.10. Councilman Seible questioned the invoice to A.C. Investments and when the city obligation would be completed and if Kwik Star would be contributing to the cost of the Gilbert Drive/River Forest Road Extension Project. City Clerk, DeAnne Kobliska responded that A.C. Investment's development agreement was for three years and the last payment will be made fall of 2016. Mayor Faas responded that the city has a verbal agreement with Kwik Star that once the final payment is made they will contribute to the cost of the project. Roll call vote: Ayes-Five. Motion carried.

Mayor Faas read Proclamation declaring the month of October as National Anti-Bullying Month.

Dewater/Walker to approve Resolution 5874 approving property tax abatement for 1763 Timberline Drive. Roll call vote: Ayes-Five. Motion carried.

Walker/Seible to approve Resolution 5875 approving property tax abatement for 358 Grand Blvd. Roll call vote: Ayes-Five. Motion carried.

Dewater/Loftus to approve Resolution 5876 approving property tax abatement for 620 Dodge Street. Roll call vote: Ayes-Five. Motion carried.

Loftus/Walker to approve Resolution 5877 to approve 2nd payment to Peterson Contractors, Inc. of Reinbeck, IA, for the Dubuque Road Bridge Repair Project in the amount of \$108,157.98. Councilman Nichols questioned the frequency of bridge repair, Mayor Faas responded approximately every 20 years he also stated that once final invoice is paid that we will be invoicing Elk Run Heights for their 9% portion of the South Dubuque Road Bridge. Roll call vote: Ayes-Five. Motion carried.

Nichols/Seible to approve Resolution 5878 to approve 1st payment to Baker Concrete & Excavating of Waverly, IA, for the Gilbert Drive/River Forest Road Intersection Project in the amount of \$94,390.10. Roll call vote: Ayes-Five. Motion carried.

Dewater/Seible to approve Resolution 5879 amending Residential Tax Abatement Policy and Application. Mayor Faas explained that the amendment lowered the ground on abatement from to \$150,000 to 0, but if assessed value is less than \$150,000 they will only receive 50% of increased assessed value of improvement or new construction. Loraine Atkins, 625 River Forest Road, stated that a person should only be eligible for the abatement once. Roll call vote: Ayes-Four. Nays-One (Nichols). Motion carried.

Loftus/Dewater to approve 5880 approving MOU with Iowa Department of Admin Services for participation in the Income Offset Program. City Clerk, Kobliska explained the necessity of the program for the collection of unpaid debt utilizing the state's resources. Roll call vote: Ayes-Five. Motion carried.

Nichols/Dewater to table request from Police Chief and Fire Chief to remove and reinstall new tile at the Community Response Center in an amount not to exceed \$10,636.70 until further information is gathered. Mayor Faas stated that the lowest estimate did not include disposal of the old tile and that he received an estimate for a container to dispose of the tile by Black Hawk Waste Disposal in an amount not to exceed \$500. Councilman Loftus stated that it was ridiculous that we are replacing the tile in a building that is only ten years old. Fire Chief, Ryan Phillips, stated that the peeling tiles problem started after the building was two years old and the contractor would not guarantee their work and it has become a hazard. Councilman Seible stated that the police department side is not as bad as the fire side, but they need to be replaced and also asked about a warranty on the replacement. Councilman Walker stated that the tile is breaking up and the repairs need to be made. Loraine Atkins, 635 River Forest Rd., suggested using rugs instead of placing carpet at entrances as rugs are less expensive to replace. Tom Nichols, 616 Grand Blvd., stated that a lot of commercial businesses are going with polishing and buffing their concrete floors with a lot less maintenance. Roll call vote: Ayes-Three. Nays-Two (Walker and Seible). Motion carried.

Walker/Dewater to approve request authorizing City Clerk to sign agreement for software transition with Tyler Technologies in the amount of \$4,214.50 for the separation of Water Works from the City of Evansdale. Mayor Faas explained the need for the separation of the Water Works and City Hall's software as it is against Iowa State Code to have their financials combined. Councilman, Kenny Loftus, stated that it is a considerable amount of money when you look at wages and the expense to merge them back. Water Works Board member, Sharon Loftus, explained that the Water Works purchased their own software in the beginning and that the city wanted Water Works to merge with the city. Councilman Walker stated that the motion to merge came right from this floor. City Attorney, Craig Ament, explained that he found out about the merge during a PERB negotiation and in his opinion is in agreement with separating the two entities. Walker asked Ament if he thought the two entities should separate, Ament stated yes and also included, that it's like your neighbor having your money in his account, but, he keeps a ledger of the activity for you. Roll call vote: Ayes-Five. Motion carried.

Dewater/Walker to deny request authorizing change order to Transcore in the amount of \$1,455.08. Mayor Faas explained the reason for the change order and was able to negotiate them down substantially. It is the general consensus of the council to have the security systems that has been installed, but not yet active, removed instead of spending additional money on the project. The council stated that they would be willing to hear them out if they would like to attend the next meeting. Roll call vote: Ayes-Five. Motion carried.

Dewater/Walker to table Ordinance 644 Council Compensation, in its 1st reading. Councilman Seible stated that he contacted several surrounding cities as well as cities in comparison to our population in the state of Iowa and found that our council is considerably underpaid. Councilman Dewater questioned if the ordinance could be reintroduced since it did not pass when addressed a few months ago. Mayor Faas stated that he believed since the ordinance failed a couple of months ago that it couldn't be place on another agenda for six months. He also asked City Attorney, Craig Ament, if he thought that was a correct statement and he stated that he would have an answer at the next meeting. Roll call vote: Ayes-Four. Nays-One (Seible). Motion carried.

Discussion/Possible action Street Light Installation Ordinance. Mayor Faas asked if the council had a chance to review any of the sample ordinances that were supplied. Councilman Dewater and Walker stated that the Desert Palm Ordinance from California was the best of the bunch. Mayor Faas stated that he would try to get something ready for the next meeting.

Public Discussion: Mayor Faas updated the council members on current projects to include: ribbon cutting for the grand opening at Kwik Star Thursday, October 8<sup>th</sup> at 1:30 p.m.; Norma Avenue extension project should be ready to pave by the 16<sup>th</sup> of October; Fall newsletter will include “Thin Ice” notice for Meyers Lake; Bunger Park bridge has been closed off to the public as it is no longer safe for public access. Faas stated that he is checking into the possibilities for replacement as Elk Run Heights is also interested in keeping it open. Tom Nichols on behalf of the Park Board asked whose decision it is to replace the bridge. Faas stated that the park board will ultimately have to make the decision to replace and the council will make the decision on funding the bridge project.

There being no further discussion, Walker/Seible to adjourn the meeting at 7:29 p.m. Motion carried.

**ATTEST:**

---

**Doug Faas, Mayor**

---

**DeAnne Kobliska, City Clerk**