

CITY HALL  
EVANSDALE, IOWA, NOVEMBER 4, 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: Nichols, Seible, Loftus, and Walker. Absent: Dewater. Quorum present.

Walker/Loftus approving the November 4, 2015 agenda. Roll call vote: Ayes-Four. Motion carried.

Seible/Loftus to approve the following items on the November 4, 2015 consent agenda with the exception of item b) Resolution 5882 authorizing payment of bills and transfers. a) Approval of October 20, 2015 regular meeting minutes. Roll call vote: Ayes-Four. Motion carried.

Seible/Loftus to approve Resolution 5882 authorizing payment of bills and transfers in the amount of \$188,766.66. Councilman Seible questioned the invoice to Advanced Automotive Services for the replacement of tires and alignment for the Fire Departments Ford Explorer. Police Chief, Jeff Jensen stated the necessity of the vehicle and keeping the maintenance up to date. Seible also questioned why the city is providing signs at the Kwik Star. Mayor Faas stated that the Do Not Enter signs provided are alerting southbound travelers on River Forest Rd. that they cannot turn into the west entrance of Kwik Star and the signs enable our officers to enforce illegal entrance. Seible also questioned street sign replacements. Mayor Faas stated that we are required by new regulations to update all of the signs and have been doing so for the past three years. Roll call vote: Ayes-Four. Motion carried.

Nichols/Walker to approve Resolution 5883 authorizing the Mayor and City Clerk to sign Federal-aid Agreement with the Iowa Department of Transportation for the River Forest Road Project. Nichols questioned the amount of the federal funding. Mayor Faas responded that funding is approximately 1.8 million. Loftus stated that we have had several discussions on the proposed project and all voted to move forward. Seible stated, for the record, that he didn't believe that we did our due diligence on the project as far as notifying the citizens not only on River Forest Road, but the city as a whole. John Peverill, 543 East End Ave., questioned if we could resurface the road. Mayor Faas responded that the complete infrastructure of the road is compromised and it would be as if you stitched the outside of a broken leg and don't repair the break. Roll call vote: Ayes-Four. Motion carried.

Walker/Seible to approve Resolution 5884 approving property tax abatement for 617 Central Ave. Roll call vote: Ayes-Four. Motion carried.

Seible/Walker to approve Resolution 5885 approving property tax abatement for 618 Dodge Street. Roll call vote: Ayes-Four. Motion carried.

Loftus/Seible to approve Resolution 5886 approving Request for Proposals for Owner Occupied Housing Rehabilitation Technical Services; and setting date of bid letting for November 20, 2015 at 10:00 a.m. and of public hearing December 1, 2015 at 6:00 p.m.; and authorizing City Clerk to advertise for bids for said project. Roll call vote: Ayes-Four. Motion carried.

Loftus/Walker to approve Resolution 5887 supporting the formation of the Middle Cedar Watershed Management Authority. Mayor Faas explained why we are supporting the project. Roll call vote: Ayes-Four. Motion carried.

Walker/Seible to approve Resolution 5888 authorizing the Mayor to sign Grant Agreement with the Iowa

Department of Natural Resources in the amount of \$75,000 for the Meyers Lake Shoreline Rehabilitation Project. Nichols questioned if all the rock on the shoreline would be removed. Mayor Faas responded that we will remove some of the rock but utilize some of the rock as an erosion barrier. Walker questioned if the project would they be completing it in a proper manner. Mayor Faas stated that this is the beginning of a three stage project and that Hawkeye Community College is involved in the project and will insure that it is completed correctly. Nichols stated concern with retaining walls around the lake that are deteriorating. Walker stated that they are on private property and the responsibility of the property owner. Roll call vote: Ayes-Four. Motion carried.

Loftus/Walker to approve Resolution 5889 to approve 1<sup>st</sup> payment to Peterson Contractors, Inc. of Reinbeck, IA, for the Norma Avenue Extension Project in the amount of \$157,321.43. Roll call vote: Ayes-Four. Motion carried.

Nichols/Seible to deny request from Public Works Director to purchase snowplow blade for pick-up truck, in an amount not to exceed \$5,748.06. The plow blade shall be shared with Street, Water, and Sewer Departments with an equal amount of \$1,916.02 being shared by each department. Seible stated that the street department has performed an exceptional job with the streets for many years and is opposed to adding any additional snow removal equipment. Loftus stated the need for the plow blade after speaking with the Mayor and Public Works Director. Chris Schares, Public Works Director stated that it would save the street department a lot of time as well as minimize the damage to the curbs in the cul-de-sacs. Roll call vote: Ayes-Three. Nays: Walker. Motion to deny carried.

Walker/Loftus to approve request Public Works Director to purchase carbide cutting blades in an amount not to exceed \$3,886 for all four (4) snow plows as budgeted for FY16. Roll call vote: Ayes-Four. Motion carried.

Discussion: Mayor Faas informed the council that Elk Run Heights lost their building inspector and that we are assisting them until they find a replacement. We will receive 65% of the building permit fees, plus an hourly wage on existing permits. He also reviewed the handout that addressed street light funding and explained that some cities will be charging a monthly/quarterly fee to their citizens that will help fund future street light replacements. Nichols stated that he doesn't want to charge a monthly fee to the citizens for future street light replacements.

Mayor Faas reminded council that he needs feedback on the LRT Project. Walker stated that he is in favor of a 50% rebate in the first year and 85% rebate for four years thereafter. Nichols stated that he is not interested in another rebate. Walker responded that we need to encourage new business to prevent more business's closing. Seible requested an update on current city development agreements. Mayor Faas stated that we currently have only one development agreement that has trigger points concerning annual assessed target amounts and cumulative assessed valuation amounts. There were several years where the annual target amount was not reached, but the cumulative assessed valuation was satisfied; there were also years where neither the annual assessed target amounts or the cumulative assessed valuation target were reached. The potential amount that could be recovered is approximately \$10,000, but it would be difficult to enforce the provisions of the agreement because they were not enforced in the past in a timely manner. Seible also questioned if Elk Run Heights will bring back a 28E agreement for us to review for Fire/Ambulance services for FY17. Mayor Faas responded that it is possible.

Al Chidester, 176 River Forest Rd., asked that the council pay more attention to the businesses that our closing on Lafayette and actively pursue some new development within our downtown area. Nichols suggested that the council consider utilizing tax increment financing to purchase some of the dilapidated buildings in order to get new business into town. Mayor Faas stated that he will contact some of the Lafayette business owners again.

There being no further discussion, Walker/Loftus to adjourn the meeting at 7:01 p.m. Motion carried.

**ATTEST:**

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**Doug Faas, Mayor**

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**DeAnne Kobliska, City Clerk**