

CITY HALL
EVANSDALE, IOWA, SEPTEMBER 18, 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. Councilors present in order of roll call: Loftus, Dewater, Seible, and Walker. Absent: Bender. Quorum present.

Loftus/Walker to approve September 18, 2018 agenda. Ayes-Four. Motion carried.

Loftus/Seible to approve the following items on the September 18, 2018 consent agenda. a. Approval of September 4, 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 (Aug), Building Inspection Report (Aug), Clerk/Treasurer Report (Aug), Code Enforcement Report (Aug), Evansdale Municipal Housing (n/a), Library (Aug), Parks & Rec Dept. (Aug), Planning & Zoning (May), Police Dept. (Aug), Storm Water Commission (n/a), and Water Works (Aug). Roll call vote: Ayes-Four.

Dewater/Loftus to approve Resolution 6247 authorizing payment of bills and transfers. Roll call vote: Ayes-Four.

Walker/Loftus to open public hearing-sale of city property. Ayes-Four. Motion carried. Proof of publication on file no comments received prior to the meeting. Mayor Faas read a statement regarding cost to purchase, remove asbestos, and demolish blight property purchased by the city. He explained that the developer was willing to sign a development agreement stating the assessed valuation for property tax purposes will not fall below \$1,000,000 with no other incentives offered by the city. The current annual estimated taxes generated by this new commercial development will be \$29,038. Because the city did certify this debt as TIF debt the city can capture a greater percentage of the taxes and pay off the debt in ten years. If it was paid by general funds collected at a much lower tax rate it would take approximately 37.7 years to pay off. Loraine Atkins, 625 River Forest Road, stated that the plan should have been brought to planning and zoning before it was taken to council for approval. Councilor Seible questioned what business was going in there. Mayor Faas responded that he couldn't disclose the developer until the final paperwork had been approved and would ask for the next agenda item, approving sale of city property, be tabled. Walker/Loftus to close the public hearing at 6:06 p.m. Ayes-Four. Motion carried.

Seible/Walker to table Resolution 6248 approving the sale of city property in the amount of \$80,000 to One Site Development, LLC. Roll call vote: Ayes-Four.

Seible/Walker to approve request from Public Works Director to asphalt patch several areas throughout the city utilizing Lucas Asphalt Paving in the amount of \$7,925. Councilor Seible questioned if there were any other areas in town that needed addressed. Chris Schares, Public Works Director responded that quoted areas were of immediate concern and other areas would be addressed as the budget allowed. Ayes-Four. Motion carried.

Loftus/Dewater to approve setting the date of Trick or Treat for October 31st from 6 p.m.-8 p.m. Ayes-Four. Motion carried.

Presentation McClure Engineering Company: Derrick Anderson and Alex Potter from McClure stated that the schedule of this project was critical as the Iowa DNR (IDNR) had issued the city's NPDES permit subject to the completion of the waste water treatment plant upgrades. He discussed the project schedule stating the first goal was to submit a facility plan to IDNR by January 2019 giving the city the potential to extend the deadlines set forth by the IDNR. They also discussed the financing of a project of this magnitude and how it would impact sewer rates upwards of \$11.80 per month to meet state and federal grant funding guidelines. Councilor Dewater questioned what the flood prevention would cost. Mr. Anderson responded that until the no-rise certification was completed they wouldn't know the cost. Councilor Seible questioned how soon we would know the impact to city funds and citizens rates. Mayor Faas responded that we need to move forward with an engineer to answer those questions he also stated he was pleased that McClure was planning to work with IDNR on an extension for the project.

Presentation by Snyder & Associates, Incorporated: Lindsey Beaman and Nick Eisenbacher from Snyder discussed understanding the long-range plan for the city, creating an actionable plan and schedule for prompt commencement of the project, assisting the city with funding and implementation process, understanding the flood modeling result and mitigation options available to City, preparation of a plan of action with IDNR and providing planning, design, construction, and long-term operations and maintenance support. Councilor Dewater questioned if technical services for funding would be included. Ms. Beaman responded yes. Mayor Faas questioned what the first step would be for the city. Beaman responded that they would meet with city staff and discuss the next steps to come into compliance with the IDNR.

Presentation by Shive Hattery, Incorporated: Tim Wilson with Shive thanked the mayor, council and staff for the process taken to match the city with an engineering service and allowing them to present to the city. Mr. Wilson discussed their process then introduced Shane Oiler, design lead on the project. Mr. Oiler stated that Shive had formed a team that would collaborate with city staff to bring the process together addressing the regulatory process but remain set on attaining city goals. Mr. Wilson stated after meeting with city staff he heard let's fix this, fix it now and set us up for the next 20 years and stage it in such a way that compliance items would be addressed immediately and work through other issues step-by-step. Mayor Faas questioned if they oversee the funding process for the city. Wilson responded yes. Councilor Dewater questioned if their rates were competitive. Wilson responded yes.

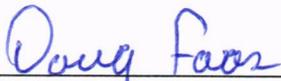
Public Discussion: non-agenda items: Bill Nichols, 221 Oakwood, questioned the increase in storm water rates and why funds were not spent in his area on storm water issues. Mayor Faas responded that our storm water fee is only \$1 per month. Councilor Dewater stated that he wasn't aware of stormwater issues in casebeer heights. Dona Frickson, 911 Central Ave., questioned why the city hadn't moved forward on the seal coating of Ellendale Drive; if the city would re-visit the ordinance restricting residents from parking on their lawns, and the grand opening/ribbon cutting for Angel's Island will be held on September 30th from 1:00-4:00 p.m. with several activities for the children and she extended an invitation to the mayor, council and staff as well as thanked them

for their support of the project. Councilor Dewater stated that the intention of the ordinance was to restrict overnight/long-term parking on the grass. Mayor Faas stated that the city hasn't seal coated Ellendale as heavy equipment would be utilized for developing the lots, but that we were working on a plan of progress. Mark Atkins, 909 3rd Ave., stated that trees along the roadways needed to be trimmed and that the city needed to re-address the law enforcement agreement with the City of Elk Run Heights as they should be charged for our services on a per capita basis.

Mayor/Council Reports: Mayor Faas stated that he met with the mechanical engineer today regarding the Community Response Center's HVAC system and that we were currently utilizing over 475,000 gallons of water per month. He also had spoken with three engineering services on the rehabilitation of Lafayette Road and would discuss in detail before the end of the year. Councilor Seible stated that he had a lot of complaints about the parking ordinance and took responsibility in passing it as well as other councilmembers, but it needed to be amended and he would put together some language for the council to consider at the next meeting. Councilor Dewater hadn't received any complaints but the ordinance wasn't intended to restrict parking if a family wanted to have a get together and park in their yard. Mayor Faas stated that if the council wanted to bring back the parking ordinance it would be considered. Seible also questioned if the River Forest Rd. Project had been closed. Mayor Faas responded that the city and CGA were under the assumption that a former employee of CGA had been filing the necessary reports and updates to the IA Dept of Transportation in a timely manner. That was not the case and has been a long and lengthy process preparing the documents for the closing of the project. Dewater questioned if we could file a claim against their errors and omissions insurance. Faas responded that they have been working with us. Seible also questioned the Ellendale project. Faas responded that it was in the works. Loraine Atkins, 625 River Forest Rd., stated that the original parking ordinance was intended for junk vehicles only.

There being no further discussion, Seible/Dewater to adjourn the meeting at 7:39 p.m. Motion carried.

ATTEST:



Doug Faas, Mayor



DeAnne Kobliska, City Clerk

