

CITY HALL
EVANSDALE, IOWA, MAY 7, 2019
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.

Dewater/Walker to approve May 7, 2019 agenda as amended by moving item No. 18 Bolton and Menk Agreement to just below item No. 6 on agenda. Ayes-Five. Motion carried.

Walker/Loftus to approve the following items on the May 7, 2019 consent agenda. a. Approval of April 16, 2019 regular meeting minutes. b. Liquor License: Waterhawks Ski Club, Inc. – BB0036288 effective 06/03/2019-renewal. Roll call vote: Ayes-Five.

Discussion/Presentation: Chris Even, Wastewater Foreman and Maggie Burger, Speer Financial presents sewer rate analysis. Maggie Burger/John Murphy, Speer Financial, discussed the financial strategies for the wastewater treatment plant improvements with estimated costs upwards of 5-7 million dollars. Burger stated that the city must maintain a 110% coverage for their net revenues when financing through the State Revolving Fund program. Net revenues consist of revenues minus operating expenses and balance remaining once annual debt payment is made must be at 1.1 times the debt payment. Burger also discussed the need to consider an increase in operating expenses by 3% annually and stressed that the increases be enacted as soon as possible. Seible/Bender to approve a sewer rate increase of \$2.50 per month beginning July 1, 2019 for the next five years and 1% increase annually afterwards. Council will continue to monitor with an annual review of net revenues. Ayes-Five. Motion carried.

Dewater/Walker to approve request to enter into a General Engineering Services Agreement with Bolton and Menk, Inc. as an engineering consultant for the city and authorize the Mayor to sign said document. Adrian Holmes with Bolton & Menk discussed the services that they will provide the city for \$85 dollars/hour up to 40 hours per month for general engineering and that their firm is staffed with over 500 employees that specialize in municipality engineering. Ayes-Five. Motion carried.

Walker/Seible to open Public Hearing on proposed rezoning of property located all that part lying Southerly of Lafayette Road and Easterly of 4412 Lafayette Road from “U-1” Unclassified to “R-1” Residential District at 6:28 p.m. Ayes-Five. Motion carried. Walker/Loftus to close the public hearing at 6:29 p.m. Ayes-Five. Motion carried.

Seible/Bender to approve Ordinance 662 approving the rezoning of property located all that part lying Southerly of Lafayette Road and Easterly of 4412 Lafayette Road from “U-1” Unclassified to “R-1” Residential District, first reading. Roll call vote: Ayes-Five.

Walker/Seible to approve motion to suspend requirements for two (2) subsequent readings. Roll call vote. Ayes-Five. Walker/Seible to adopt Ordinance 662. Roll call vote: Ayes-Five.

Seible/Bender to approve Resolution 6313 approving the preliminary plat for Mark’s First Addition. Roll call vote: Ayes-Five.

Dewater/Bender to approve Resolution 6314 authorizing payment of bills and transfers. Roll call vote: Ayes-Five.

Seible/Walker to approve request from Public Works Director to purchase an additional Z-Turn lawn mower from Outdoor and More in the amount of \$12,259.10 as budgeted for FY19. Councilor Seible questioned why the city is purchasing a mower for the parks department and for public works. Public Works Director Schares stated that their zero-turn mower was in bad shape and parks was buying a mower to be used in the city parks. Seible also questioned why we weren't purchasing John Deere. Schares responded that both quotes were close so if the city preferred the John Deere it was a state bid and could be purchased. Ayes-Five. Motion carried.

Walker/Dewater to approve request to grade shoulders on Dubuque Rd., Gilbertville Rd., and Evansdale Dr. from Frickson Brothers Excavating in the amount of \$4,400 as budgeted for FY19. Ayes-Five. Motion carried.

Seible/Bender to approve request from Wastewater Foreman to replace outdated camera and add an additional camera system at the wastewater/Yardwaste center in the amount of \$1,469. Wastewater foreman, Chris Even, explained that citizens were dumping personal trash like beds, dressers, chairs, etc. at the yardwaste center and the current camera system wouldn't pick up enough vehicle details to press charges. Ayes-Five. Motion carried.

Walker/Dewater to approve request to asphalt overlay Ellendale Drive with Aspro in the amount of \$31,250 instead of a sealcoat surface that was bid at \$10,085.75. Seible questioned if the overlay would be 4 inches. Public works director, Schares responded yes. Ayes-Five. Motion carried.

Bender/Seible to approve request to repair flood damaged road in Deerwood Campground with Kluesner Construction in the amount of \$4,788. Ayes-Five. Motion carried.

Dewater/Seible to approve request to reseed 1101 Lakeshore Place in the amount of \$2,250. Ayes-Five. Motion carried.

Bender/Seible to approve Resolution 6315 setting date of public hearing for FY2019 budget amendment. Roll call vote: Ayes-Five.

Dewater/Walker to approve Resolution 6316 consenting to assignment of Trustee Agent Agreements; Escrow Agent Agreements; and/or Paying Agent and Registrar and Transfer Agent Agreements from Bankers Trust to UMB Bank, n.a. Seible asked for an explanation. Clerk Kobliska responded that UMB Bank merged with Bankers Trust who would now be our GO bond paying agent. Roll call vote: Ayes-Five.

Discussion/Possible action: Development Agreement with Tony O'Donnell, Royal Investments, LLC. Mayor Faas explained that Mr. O'Donnell with Royal Investments, LLC would be platting several lots on the McCoy side of their development and requested a development agreement for the installation of infrastructure costs upward of \$100,000. Faas stated that the agreement would be a performance-based with a rebate back to developer as occupancy permits were approved. Councilor Dewater questioned what was done for the initial development in Timber Creek. Faas responded that the city provided the funds to build the lift station and that the agreement was performance-based as well. Councilor Walker questioned if we would start with an agreement based on ten houses. Mr. O'Donnell stated that he would only start with seven lots and move forward from there. Seible questioned if he planned on platting the whole division. O'Donnell responded that he would only plat from Mc Coy to the lift station in Timber Creek. Dewater questioned if we would leave the residential tax abatement in place. Faas responded yes. Seible questioned future abatements after developer credits were given. Faas responded that surrounding cities are abating the taxes in full for five years and we need to be competitive if we want new residential development.

Discussion/Possible action: Small Cell Wireless Facilities. Mayor Faas discussed FCC changes for right-of-way placement of small cell wireless facilities that would placement on public property. A

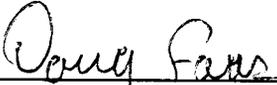
policy needed to be adopted to avoid unsightly cell facilities showing up in the city.

Public discussion: non-agenda items: Mary Gosse, 617 Trail Ave., questioned the city's dog leash ordinance for public parks. Mayor Faas responded that we have two animal control officers' present and that our leash policy is quite specific. Gosse responded that she was told that the leash policy was vague regarding parks. Animal control officer Adams responded that if the dog was in the shelter it wasn't clear to her or the officer that responded to the call. Mayor Faas stated that our ordinance was very specific about having pets on a leash or lead either while walking or visiting the city parks.

Mayor/Council Reports: Mayor Faas discussed the award of the LAWCON grant for Myers Lake in the amount of \$68,000 but the city didn't receive the Wellmark grant, but still hopeful for Black Hawk Gaming and Community Foundation grants for the playground equipment replacement. Faas also discussed development on Lafayette Road and would be exploring options to TIF the area; Army Corp of engineers completed a levee review today, haven't heard the outcome but will keep council posted. He also gave a special thanks to the street department and park department as they worked together to place the floating dock back in Meyers Lake. He also stated that a special parks dept. meeting would be held on the 8th of May to discuss reports on playground equipment. Councilor Seible questioned if the cameras the city purchased two years back were functional. Public work director, Schares stated that they were functional, and if Seible wanted to review the monitors he was available.

There being no further discussion, Seible/Bender to adjourn the meeting at 7:07 p.m. Motion carried.

ATTEST:



Doug Faas, Mayor



DeAnne Kobliska, City Clerk