

October 12, 2020
City Council Meeting Minutes

The October 12, 2020 Regular City Council meeting was called to order at 6:00PM by Mayor Staner. The Pledge of Allegiance was recited and then Delaney, Rausch, Hosch, Kelchen and Knepper answered roll call, with Kelchen attending via phone.

A motion was made by Rausch, second by Kelchen to approve the agenda. Motion carried unanimously.

Shirley McDermott addressed the Council. She inquired again about Mayor Pro Tem. She was under the impression the Mayor Pro Tem was to be the most senior person on the Council. Mayor Pro Tem does not have to be the most senior person. Mayor Staner appointed Andy Kelchen as Mayor Pro Tem in January 2020.

Council reviewed the items in the consent agenda including City Council minutes 09/28/20, Park Board minutes 10/05/20, Personnel Committee minutes 09/28/20, liquor license renewal for Two Gingers' Tavern, Annual Urban Renewal Report for Fiscal Year 2019-2020, October claims for payment and September financial reports, fund balances and revenue by fund as follows: General \$124,475.69; Special Revenues \$75,537.55; Debt Service \$8,008.93; Enterprise \$108,753.24. Motion by Delaney, second by Knepper to approve the items in the consent agenda. Motion carried unanimously.

Mayor Staner announced it was time for the public hearing for the proposed development agreement with AHECO Holdings, LLC. Motion by Rausch, second by Delaney to open the public hearing at 6:03pm. Motion carried unanimously. The City Administrator provided a quick overview of the development agreement including that AHECO Holdings, LLC will receive around \$60,000 from Property Tax Rebates over 10 years and \$50,000 from the Downtown TIF interest-free loan. No one from the public commented. Motion by Delaney, second by Rausch to close the public hearing at 6:06pm. Motion carried unanimously.

Council reviewed **Resolution #63-20**, Resolution Approving Development Agreement with AHECO Holdings, LLC Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement. Motion by Delaney, second by Rausch to approve **Resolution #3-20**. Motion carried unanimously by roll call vote.

Council reviewed the Downtown Façade Renovation Reimbursement Program Application. This will provide some reimbursement to downtown property owners who make repairs and renovations to their façade, including windows, painting, tuck pointing, brick/stone replacement, doors, etc. The property owner has to pay for the repairs and then provide a copy of the invoice and cancelled check with the application to the City for review. The reimbursement is 20% of the repairs or up to \$20,000. Motion by Delaney, second by Hosch to approve moving forward with the program. Motion carried unanimously.

Brian Bock, owner of AHECO Holdings, LLC and the old corner tap building was present to discuss the sidewalk along Buchanan Street SW. The street and curb don't match which affects the sidewalk and causes a tripping hazard. Once the businesses are open at this location, patrons will be parking in the community parking lot across the street and will be using this sidewalk more often. The estimated cost for tear out and replacement is \$2,900. The sidewalk issue at this location is due to an issue with the street. Motion by Delaney, second by Rausch to split the cost of the sidewalk repair or estimate of \$1,450. Motion carried unanimously. Council Member Hosch wants it on record that this sidewalk repair and the sidewalk up on 1st Ave that was considered were due to street issues and not just a broken-up sidewalk.

Council reviewed **Resolution #59-20**, Resolution Approving a Payment in the Amount of \$50,000 to AHECO Holdings, LLC from the Community Catalyst Remediation Grant Program. This is the first installment. Once the City receives invoices for the project that equal or exceed \$50,000 another \$50,000 will be given to the

property owner. Motion by Delaney, second by Hosch to approve **Resolution #59-20**. Motion carried unanimously by roll call vote.

S. Keyron McDermott submitted an agenda request to address the City Council regarding more regulations on large truck traffic. She almost witnessed a kid get hit on a bike. There were 4 boys on bikes who were dodging big trucks and the Police Chief had a conversation with them and it hasn't happened again. We may review the current truck routes in town and see if changes may need to be done. During this discussion, it was mentioned to look into getting the Business 151 sign moved to the 1st interchange with Hwy 136 instead of its current location, since there is only 1 business until you get to the main intersection. The City Administrator will contact the DOT about this.

The next item on the agenda was Cascade Economic Development. Brad Ludwig was not in attendance Council moved to the next agenda item.

Council reviewed the 2nd Reading of **Ordinance #08-20**, An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the September, 2020 Addition to the Cascade Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa. Motion by Hosch, second by Delaney to approve the 2nd Reading of **Ordinance #08-20**. Motion carried unanimously by roll call vote.

Council reviewed **Resolution #60-20**, Semi-Annual Disbursement of Incremental Property Tax Revenue Rebates for 2021 Fiscal Year. This is for McDermott Oil for \$7,049.53. Motion by Kelchen, second by Rausch to approve **Resolution #60-20**. Motion passes unanimously by roll call vote.

Council reviewed **Resolution #61-20**, Semi-Annual Disbursement of Incremental Property Tax Revenue Rebates for 2021 Fiscal Year. This is for Brothers Market for \$11,149.93. Motion by Delaney, second by Knepper to approve **Resolution #61-20**. Motion passes unanimously by roll call vote.

Council reviewed **Resolution #62-20**, Semi-Annual Disbursement of Incremental Property Tax Revenue Rebates for 2021 Fiscal Year. This is for River Bend Retirement Center to Callahan Construction for \$14,857.02. Motion by Rausch, second by Delaney to approve **Resolution #62-20**. Motion passes unanimously by roll call vote.

Council discussed setting the date and time for Trick or Treat in Cascade. Since the Cascade Fire Department is having a parade at 6:30pm, motion by Delaney, second by Rausch to approve trick or treat from 4:00-5:30pm on Saturday, October 31. Motion carried unanimously.

City Council reviewed the 1st Reading of **Ordinance #05-20**, An Ordinance Amending the Code of Ordinances of the City of Cascade, Iowa, by Vacating Lot 1A Block 2 of Oak Hill in the City of Cascade, Iowa. This ordinance is requesting permission to vacate a dead-end street and to replace it with a Cul-de-sac. The City is not losing any access to the ground gifted for a future park. The Cul-de-sac will be built much larger and according to SUDAS requirements compared to the one on Langworthy Court. The lots will be larger and there will be more open area between the structures and the street will be longer. There were 8 lots on the original plat and there will still be 8 lots on the plat with the Cul-de-sac. A Cul-de-sac is safer for snow removal than backing down a dead-end street. Motion by Delaney, second by Kelchen to approve the 1st Reading of **Ordinance #05-20**. Motion passes 3-2, with Hosch and Knepper voting no.

Council reviewed the 3rd Reading of **Ordinance #07-20**, An Ordinance Amending the Code of Ordinances of the City of Cascade, Iowa, by Amending Provisions Pertaining to General Requirements for Subdivision Regulations. This makes the requirements for cul-de-sacs larger. Motion by Rausch, second by Delaney to approve the 3rd Reading of **Ordinance #07-20**. Motion carried unanimously by roll call vote.

Brad Ludwig got to the meeting and so Council revisited the agenda item Cascade Economic Development. Brad Ludwig, President of the Cascade Economic Development Corporation addressed the City Council. The CEDC deeded Lot 6 to the City to enlarge the retention pond. There was a verbal understanding that CEDC would get some of the black dirt to bring the 2 adjoining lots up and out of the floodplain. Nothing was in writing or given to the City. The City would like to stockpile this black dirt for future use. With this discussion was comments regarding the CEDC giving away fill from other areas of their land. Following the discussion, motion by Hosch, second by Delaney to use the dirt from the retention pond to bring CEDC lots by the pond up to grade and City stockpile remaining. Motion passes 4-1, with Knepper voting no.

Council received a report from the Police Chief and City Administrator. The City Administrator provided a report containing information that the City received \$20,975.31 from the Iowa COVID Reimbursement grant. The 1st necessary meeting for the levee project is scheduled for this Tuesday and the alley behind City Hall is completed with finishing touches left to complete.

With no other business, Delaney moved and Rausch seconded to adjourn the meeting at 7:23p.m. Motion carried.