

CITY HALL
EVANSDALE, IOWA, MAY 5, 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: Dewater, Loftus, Walker, Nichols, and Seible. Quorum present.

Loftus/Seible approving the May 5, 2015 agenda. Roll call vote: Ayes-Five. Motion carried.

Mayor's Proclamation—Bike to Work month, May 2015.

Walker/Dewater to approve the following items on the May 5, 2015 consent agenda: a) Approval of April 21, 2015 regular meeting minutes b) Resolution 5802 authorizing payment of bills and transfers, c) Request from Korine Warren, 1754 Timberline Drive to hold a wedding on July 25, 2015 from 4:00-9:00 p.m., d) Request from Stacy Rolison, 817 Jakob Lane to hold a birthday party with street closure on June 20, 2015 from 6:00-11:00 p.m., e) Request from Stan & Joan Thompson, 229 Oakwood Avenue to hold a block party on June 13, 2015 with a rain date being June 14, 2015 from 2:00-6:00 p.m. with street closure, f) Approval of continuation of library contract with the City of Elk Run Heights, g) Approval of the continuation of library contract with the City of Gilbertville. Roll call vote: Ayes-Five. Motion carried.

Request by Ryan Phillips, Fire Chief to recognize Travis Moen and Ryan Siems for their courage, bravery, and quick actions in rescuing two children from a house fire located at 326 Bellefontain Avenue. Chief Phillips presented Moen and Siems with plaques and promotional items from our Community Response Team.

Resolution 5803 approving contract in the amount of \$11.70 per resident for garbage and recycling services with Black Hawk Waste Management of Waterloo, IA. Blane Benham of Black Hawk Waste explained the changes in garbage services under the new contract. Garbage will be picked up each week and recycling services going automated with pickup every other week. Councilman Nichols inquired about the current rate for garbage services. Benham reported that the current rate is \$10.40. Councilman Loftus stated that the rates proposed in this contract are reasonable since gas and landfill rates have increased. Roll call vote: Ayes-Five. Motion carried.

Update from Jerry Shoff, City Engineer, on upcoming projects: Crack sealing will be done for selected portions of Evans Road, McCoy Road and the bike trail around Meyers Lake. River Forest Road Levee Bike Trail plans are at the Army Corps of Engineers for review. Dubuque Road Bridge project will begin construction on the east side of the bridge in June and repairs on the west side will start in July. A hydrological survey for the Norma Avenue extension is nearing completion. The developer of the Lenard Heights Addition has increased the number of platted lots and is working with Shoff and the Army Corps of Engineers on building a larger water detention area. Shoff is working with the DOT on getting an advanced opinion on whether the City will need to purchase additional right of way near the intersection of Lafayette Road for the River Forest Road reconstruction. Possible boat ramp locations are being reviewed along the Cedar River. The intersection of River Forest Road and Gilbert Drive will require reconstruction to accommodate truck traffic. SWPPP plans and updates for the Angel's Park Island have been submitted and the island will need to be seeded with grass as soon as possible to maintain SWPPP compliance. Sewer services will be installed and street paving will be completed on Ellendale Drive. Councilman Nichols questioned if the homeowners will be responsible for installing the sewer main. Mayor Faas explained that if a homeowner built a house on the vacant lot they would be required to pay to hook up to the city sewer

main but they would not be required to pay for an extension of the sewer main. Shoff will help the City renew the MS4 federal storm water permit. Grand Boulevard Sidewalk Project is very close to receiving final approval from the DOT. Shoff recommended being completely closed out of the project before addressing repairs so that the DOT is not involved.

Walker/Seible to approve Resolution 5804 fixing compensation for full time police officer, Joy Vanderkolk. Roll call vote: Ayes-Five. Motion carried.

Dewater/Seible to approve Resolution 5805 fixing compensation for interim Police Chief. Roll call vote: Ayes-Five. Motion carried.

Loftus/Walker to approve Resolution 5806 approving a development agreement between City and CC Green Organic Farm, LLC. Councilman Loftus questioned what would happen if the development did not move forward as planned. Craig Ament, City Attorney, explained the protections the agreement provides the City. Councilman Dewater stated that the name of the business is misleading if the business is not registered with the USDA as being certified organic. Cindy Clemen of CC Green Organic Farm explained that her operation is organic but cannot be certified organic by the USDA since the produce is grown using hydroponics and not soil. Councilman Nichols questioned if this agreement is similar to the Timber Creek Development that has fallen into default on its development agreement. Mayor Faas explained that for five years, CC Green Organic Farm is required to increase their assessed value by \$150,000 each year for five years. Each year that CC Green Organic Farm does not increase the assessed value by \$150,000, it is required to pay the City \$15,000. Councilman Nichols questioned how long it would take the city to recoup the cost of the land. Mayor Faas stated it will take the city five years to recoup the cost of the land and the City will earn property tax revenue. Roll call vote: Ayes-Five. Motion carried.

Loftus/Seible to re-open public hearing that was originally tabled at the April 21, 2015, to receive comments concerning the City's intent to sell property located in the Prairie Industrial Park to CC Green Organic Farm, LLC at 6:48 p.m. Motion carried. Loftus/Walker motion to close public hearing at 6:49 p.m. Motion carried.

Walker/Dewater approving Resolution 5807 approving sale of City property located in the Prairie Industrial Park to CC Green Organic Farm, LLC. Roll call vote: Ayes-Five. Motion carried.

Walker/Loftus to open public hearing to hear comments regarding the issuance of revenue bonds on behalf of Goodwill Industries of Northwest Iowa, Inc. at 6:52 p.m. Motion carried. Proof of publication received and on file with no public comments received prior. Loftus/Seible motion to close public hearing at 6:53 p.m. Motion carried.

Loftus/Walker approving Resolution 5808 authorizing the issuance of revenue bonds or notes in an amount not to exceed \$2,000,000 on behalf of Goodwill Industries of Northwest Iowa, Inc. and the execution of a loan agreement and related documents. Roll call vote: Ayes-Five. Motion carried.

Walker/Seible approving Resolution 5809 setting date of public hearing of FY2015 budget amendment. DeAnne Kobliska, City Clerk, explained that the amendment to the budget would reflect receipt of general obligation bond proceeds, storm water revenues and expenses that were not included in the budget, and paying off the \$180,000 series 2007 and 2009 bonds. The public hearing will be scheduled for May 19, 2015. Roll call vote: Ayes-Five. Motion carried.

Loftus/Walker approving Resolution 5810 approving a development agreement between the City and Dean Properties, LLC. Mayor Faas explained the development agreement and schedule of payments. Roll call vote: Ayes-Five. Motion carried.

Loftus/Seible approving Ordinance 640 increasing garbage rates, first reading. Lorraine Atkins, 625 River Forest Rd., questioned if there could be a discount for little to no garbage usage. DeAnne Kobliska, City Clerk, stated that residents could apply for a hardship to waive garbage fees. Roll call vote: Ayes-Five. Motion carried.

Loftus/Walker approving request from Ryan Phillips, Fire Chief, to dispose of old equipment (computers, light bars, and misc. equipment). Roll call vote: Ayes-Five. Motion carried.

Public Discussion: Mayor Faas noted that the IBEW union contract should be on the next council agenda for approval. Security cameras will be installed at the street garage and sewer plants. The company agreed to install cameras for free at Angel's Park.

There being no further discussion, Walker/Seible to adjourn the meeting at 7:06 p.m. Motion carried.

ATTEST:

Doug Faas, Mayor

DeAnne Kobliska, City Clerk