

CITY HALL
EVANSDALE, IOWA, OCTOBER 18, 2016
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: Seible, Dewater, Loftus, Walker, and Nichols. Quorum present.

Seible/Loftus to approve the October 18, 2016 agenda. Roll call vote: Ayes-Five. Motion carried.

Walker/Seible to approve the following items on the October 18, 2016 consent agenda. a) Approval of October 4, 2016 regular meeting minutes. b) Minutes and reports from the following Departments, Boards, and Commissions (n/a = not available): Ambulance & Fire Report (Sept), Building Inspection Report (Sept), Clerk/Treasurer Report (June/July), Code Enforcement Report (Sept), Evansdale Municipal Housing (Sept), Library (Aug/Sept), Parks & Rec Dept. (n/a), Planning & Zoning (n/a), Police Dept. (Sept), and Water Works (Sept). c) Request from Cassie Millard to hold "Raising Awareness/Raising Hope" walk/run on the 23rd of October 2016. d) Liquor License: Fareway Stores, Inc. #067-Renewal Effective 11-15-2016. Roll call vote: Ayes-Five. Motion carried.

Larry Burger with Spear Financial presented the TIF Report explaining in detail the cities TIF & Bond obligations and the bond capacity that is remaining. Report on file in the City Clerk's office.

Seible/Loftus to approve the resignation of Charles Schumacher from the Hardship and Grievance Board. Ayes-Five. Motion carried.

Appointments:

Dewater/Walker to approve appointments to the Hardship & Grievance Board: Sandy Clements-term expires 12-31-18. Ayes-Five. Motion carried.

Dewater/Walker to approve appointments to the Evansdale Municipal Housing Authority: Sandy Roberts-fulfilling a term expiring 12-31-16. Ayes-Five. Motion carried.

Loftus/Dewater to approve Resolution 6010 authorizing payment of bills and transfers. Councilman Nichols questioned PCI bill for equipment, he was under the impression that in the past floods that it was donated. Mayor Faas responded that he researched the 2008 flood bills to PCI and we paid them \$69,000. Nichols also questioned if we would be receiving FEMA funds. Mayor Faas responded that he planned to discuss later in the meeting. Councilmen Nichols and Seible asked him to explain. Mayor responded that we had a meeting Monday with FEMA. We were informed that the city could qualify for FEMA Funds. The necessary paperwork will be completed and we should know around the 1st of November if we are eligible for flood assistance. Councilman Seible asked about the high increase in the water bill at the CRC. Mayor Faas responded that there is a check valve that is continually requesting water from the city water service. It ended up over loading the system, flooding the basement twice. Mike with Water Works shut off one of the valves and has brought the numbers down considerably, but did not fix the problem completely. The city would like to replace current pumps with commercial grade sump pumps and install check valves or contact a mechanical engineer to resolve the issues. Nichols suggested scraping the whole system and replacing it with conventional heating and cooling. Councilman Dewater stated he would like to see a mechanical engineer prepare a diagnosis before we change the systems. Councilman Walker added we have had good years with the system, when it is functioning properly. Dewater stated that he would like us to propose a reduction of the water works bill for the CRC Building. Mayor stated he would advocate for that. Jurly Nichols, 1120 Evans Rd., states that the CRC was built on swamp land. Mayor responded that he believes it is a mechanical issue. John Peverill, 543 East End Ave., was in favor of getting bids to replace the system. Mayor responded that he would check into it. Nichols questioned the cost for the rock for the Wema cul-de-sac project. Mayor Faas responded that it was included in the project cost. Nichols also requested a cost analysis for the Wema Project, so we could compare costs to having the city crew perform the work or an outsider bidder. Mayor responded that the information is available, but the job wasn't sent

out for bid. Roll call vote: Ayes-Five. Motion carried.

Dewater/Loftus to approve Resolution 6011 authorizing the 5th payment to Vieth Construction Corp. of Cedar Falls, IA, for River Forest Road Levee Trail Project in the amount of \$20,569.19. Roll call vote: Ayes-Five. Motion carried.

Dewater/Walker to approve Ordinance 646, in its first reading, amending Chapter 99, Sewer Rates and Charges, of the Evansdale Code of Ordinances by increasing user fees an additional \$5 per month. Councilman Seible and Nichols stated that they weren't in favor of the larger increase, but had suggested \$10 per quarter increase. Mayor Faas questioned Councilman Nichols about his previous position on the increase. There was a question on the table if the vote needed a super majority to pass. We received a ruling by city attorney Laura Folkerts that Ordinance 646 did not need a super majority vote, but only a majority of the council's votes to pass. Mayor Faas stated that Ordinance 646 motion did carry with a three/two vote. Roll call vote: Ayes-Three. Nays-Two (Nichols, Seible). Motion carried.

Loftus/Dewater to approve the request from City Clerk to sell old phone system at Cornbelt Auction. Ayes-Five. Motion carried.

Dewater/Loftus to approve FY15 Audit. Mayor Faas asked for approval with comment in regard to the 1985 loan transfer between TIF and the general fund. Councilman Nichols questioned if it has to do with the TIF area. Mayor Faas responded that the Highway substitution funds were possibly received in the TIF Fund instead of General Fund. Roll call vote: Ayes-Five. Motion carried.

Walker/Seible to approve waiving of permit fees for flood related repairs. Ayes-Five. Motion carried.

Nichols/Loftus to approve the selling of obsolete firefighting equipment to volunteers for \$1 per set (coat, pants, boots)-\$20 to citizens. Ayes-Five. Motion carried.

Seible/Walker to approve request to purchase 3 new commercial grade sump pumps for CRC in the amount of \$1,135.08. Roll call vote: Ayes-Five. Motion carried.

Public discussion-non agenda items:

Loraine Atkins, 625 River Forest Rd., questioned if the lights on River Forest Road would be repaired. Mayor Faas responded that we discussed at the last meeting that the repair of the lights is part of the River Forest Road Project and that they will be repaired. Loraine also questioned the increases in sewer rates. The water rates, garbage rates and now sewer rates are increasing, many people in this city are on fixed incomes and cannot afford all of these increases. She also questioned if the water drainage situation at her sons property located at 909 3rd Ave. would be addressed. Faas responded that we did find the easements agreements discussed on March 20, 2007 from the city's previous attorney, however, the easements were subsequently modified and approved at the April 3, 2007 meeting, but there is no evidence of them ever being modified on paper and/or recorded. We will address the issue and work with the city engineer to determine where the easements and setbacks should be, and work with city attorney to draw new easement agreements for the property owners. Councilman Dewater questioned if that is when the asphalt overlay was completed on that road. Faas responded yes. Al Chidester, 125 River Forest Rd., stated that the River Forest Road Project is coming along; he questioned why we are paying a payment on the trail project when they have not completed the project.

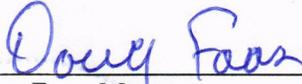
Mayor/Council Reports:

Fire Safety Event last Thursday at the CRC was a huge success, attended by many that seemed to have a great time, special thanks to the Fire Department for their continual support. North Shore rehabilitation project should start within the next week, but we may need to drain the lake for the project which would be an opportune time to address the weir. Councilman Walker and Nichols questioned if it would kill off the fish. Faas responded that it would probably only eliminate the carp population and that he would keep the council posted if anything should arise. Lafayette Road Culvert Project will be delayed until spring due to utility issues.

Ryan, Shoff Engineering stated that they hope to hand the River Forest Road Project to the concrete layers by late October and felt confident that all the concrete will be laid. Jerry Shoff, Shoff Engineering stated that if the weather holds out, he could give us the final plans of the project.

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

ATTEST:



Doug Faas, Mayor



DeAnne Kobliska, City Clerk

