

EVANSDALE, IOWA, NOVEMBER 5, 2014
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, Nichols, Dewater, and Loftus. Absent: Walker. Quorum present.

Loftus/Dewater to approve the November 5, 2014 agenda and move item 15, approving Resolution 5734, after the consent agenda. Ayes-Four. Motion carried.

Nichols/Seible to approve the following items on the November 5, 2014 consent agenda: a) Approval of October 21, 2014 regular meeting minutes b) Resolution 5727 authorizing payment of bills and transfers. Roll call vote: Ayes-Four. Motion carried.

Dewater/Seible to approve Resolution 5734 approving participation in the Northeast Industrial access study and providing financial assurances of said study. Kevin Blanshan of INRCOG stated that INRCOG is seeking participation from local communities to hire a consulting agency to do a study in order to determine the best way to help route traffic along the northeast side of the metropolitan area. The total cost for the study would be divided between Black Hawk County, Waterloo, Evansdale, Elk Run Heights, and Raymond. The City's share of the cost would be \$20,000. Councilman Nichols questioned whether Evansdale would benefit from participating in the study. Blanshan responded that participating in the study would give Evansdale a voice in the final design of the northeast industrial corridor plans. Shoff recommended that the city participate in the study as it could relieve traffic on Evansdale Drive and Doris Drive intersection. Loftus stated that on the map provided by INRCOG outlining the area of the proposed study, it appears that Evansdale would receive little benefit from participating in the study. Blanshan stated that nothing is set in stone and that the results are unknown, but committing to participating in the study would be a benefit to the City. Blanshan added the \$20,000 payment would not need to be a lump sum. Instead, the City could make payments over the course of the study, which he estimates will take one to two years. Note: during the roll call, Councilman Loftus voted nay because he did not believe Council had sufficient information from INRCOG. After further discussion, Loftus rescinded his vote. Roll call vote: Ayes-Three. Nay-Nichols. Motion Carried.

Res. 5734 NE
Industrial Access
Study

Dewater/Seible to open the public hearing adopting a multi-jurisdictional hazard mitigation plan at 6:21 p.m. Proof of publication received and on file. No public comments received prior to the meeting. Loftus/Dewater to close the public hearing at 6:21 p.m.

P.H. multi-
jurisdictional
hazard plan

Dewater/Loftus to approve Resolution 5728 adopting multi-jurisdictional hazard mitigation plan for Black Hawk County. Roll call vote: Ayes-Four. Motion carried.

Res. 5728 adopting
hazard mitigation
plan for Black
Hawk County

Nichols/Seible motioned to open the public hearing to approve the urban renewal plan amendment for the Home Acres Urban Renewal Area at 6:29 p.m. Proof of publication received and on file. No public comments received prior to the meeting. City Clerk Becky Walters explained that Iowa Law requires Cities to amend urban renewal plans if the City wants to use TIF funds for a new project. The City will use the Home Acres TIF to finance the River Forest Road reconstruction project, River Forest Levee Trail project, and two development agreements. Loftus/Seible to close the public hearing at 6:29 p.m.

P.H. approving
Home Acres
urban renewal
amendment

Nichols/Loftus to approve Resolution 5729 approving urban renewal plan amendment for the Home Acres Urban Renewal Area. Roll call vote: Ayes-Four. Motion carried.

Res. 5729
Home Acres
urban renewal

Loftus/Dewater motioned to open the public hearing on approving proceedings for the issuance and sale of revenue bonds or notes for the Cedar Falls Lutheran Home Project at 6:30 p.m. Proof of publication received and on file. No public comments received prior to the meeting. Dewater/Loftus to close the public hearing at 6:30 p.m.

P.H. approving revenue bonds for Cedar Falls Lutheran Home

Dewater/Seible to approve Resolution 5730 relating to the holding of a public hearing and approving proceedings for the issuance and sale of revenue bonds or notes for the Cedar Falls Lutheran Home Project. Mayor Faas stated that the amount of the bond is for \$2.5 million, which will provide the City with \$2,500 in revenue. Roll call vote: Ayes-Four. Motion carried.

Res. 5730 issuing Cedar Falls Lutheran Home revenue bonds

Loftus/Dewater to approve Resolution 5731 authorizing the execution of a Memorandum of Agreement with Cedar Falls Lutheran Home and fixing a date for a hearing on the proposed issuance of revenue bonds or notes. Mayor Faas stated that Cedar Falls Lutheran Home requested additional funding totaling \$680,000. City Clerk Becky Walters added that none of this debt would not count toward the City's debt limit but would allow Cedar Falls Lutheran Home to utilize the City's tax-exempt status. Roll Call vote: Ayes-Four. Motion carried.

Res. 5731 for Memo. of Agreement and fixing date for P.H.

Dewater/Seible to approve Resolution 5732 setting the date for a public hearing on designation of the Evansdale Housing Urban Renewal Area and on Urban Renewal Plan and Project. Loftus asked why the City wants to create a new TIF district. Mayor Faas stated that the funds would help finance the street for Michael Dean's eight-plex project on Norma. Loftus asked if the City is moving funding out of another TIF into the proposed new Housing TIF. Faas clarified that money will not be borrowed from an existing TIF and placed into a new TIF. Councilman Nichols asked if any part of town is not included in a TIF District. Faas stated that this TIF would have an eleven-year sunset, which will occur shortly after the completion of the project. City Clerk Becky Walters stated that the rest of the town is included in TIF districts that do not have sunsets. Faas added that once the Housing TIF district sunsets, the remaining money would move into General Fund. Roll call vote: Ayes-Four. Motion carried.

Res. 5732 designating Housing URA

Dewater/Seible to approve Resolution 5733 authorizing payment #3 to Vieth Construction Corporation for the Grand Boulevard Sidewalk Project. Councilman Seible asked what could be done with the section of sidewalk just to the south of Bellfontaine. City Engineer Jerry Shoff recommended sending payment to Vieth as the project has been completed for one year. The Department of Transportation (DOT) would not support additional work on the project so it would have to be funded as a City project. Shoff volunteered engineering work to fix that section if necessary but is not enthusiastic about doing so because he feels the project was done correctly. John Peverill told Council that there is a crack in the sidewalk. Shoff said it was a small, hairline fracture approximately six inches long in the sidewalk near a driveway and it is not something that contractors typically replace shortly after construction. Mayor Faas noted that he had to go to the area twice just to find the small crack. Roll call vote: Ayes-Four. Motion carried.

Res. 5733 authorizing payment to Vieth Construction

Mayor Faas assembled a memo with figures outlining a cost comparison of a Sanitary Sewer full-time Grade III Operator versus a contracted Grade III Operator for Council to review. Councilman Steve Seible pointed out that he did not believe that all of the costs, such as benefits, are included in the figures. Mayor Faas replied that the figures do include benefits and taxes. Faas said the best scenario for the City would be to have a full time Grade III Operator on staff with a Grade I working at the Street Department to fill in as needed. Faas added that he intends to pursue that scenario for the City but believes the current structure of the Sewer Department. Councilman Steve Seible expressed his concern that the current contracted Grade III Operator will likely retire at some point and wants to have a plan in place to replace the Grade III. Faas pointed out that Waterloo would be able to help in case the current Grade III leaves and that the current Grade I is working on attaining a higher certification.

Grade III Operator

Public Discussion: Mayor Faas invited Council to attend a public information meeting on November 6, 2014 concerning the River Forest Road construction project at the Community Response Center. Faas noted that it was the City Clerk Becky Walters's last Council meeting and wished her luck on her new job and thanked her for her years of service as City Clerk. Councilman Nichols asked for an update on the Public Works Director job search. Faas reported the first candidate declined and an offer has been made to a second candidate. Councilman Seible asked if the city conducts exit interviews when employees leave. Faas stated that employees have the option of completing an exit interview when they terminate employment with the City.

Discussion

There being no further discussion, Seible/Loftus to adjourn the meeting at 6:57 p.m. Motion carried.

Adjourn

ATTEST:

Doug Faas, Mayor

Becky Walters, City Clerk