

EVANSDALE, IOWA, DECEMBER 2, 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: Dewater, Loftus, Walker, and Nichols. Absent: Seible. Quorum present.

Nichols/Loftus to approve the December 2, 2014 agenda and remove item seven, a presentation from Chauffeurs, Teamsters, and Helpers Local Union No. 238 of opening issues for contract negotiations, from the agenda. Ayes-Four. Motion carried.

Dewater/Walker to approve the following items on the December 2, 2014 consent agenda: a) Approval of November 18, 2014 regular meeting minutes, b) Resolution 5742 authorizing payment of bills and transfers, c) Approval of liquor license for Casey's General Store #2864—River Forest Road location. Roll call vote: Ayes-Four. Motion carried.

Consent agenda

Loftus/Dewater motion to accept FY2014 audit report from City Auditor Larry Pump. Pump reported that the city is in good financial health and found no indication of inpropriety. Councilman Loftus asked why the Evansdale Volunteer Fire Department Association recieves a yearly comment. Pump stated that under generally accepted accounting practices for governments, the audit needs to include all component units for which the City is responsible, including the volunteer fire department. But since the Evansdale Volunteer Fire Department Association has a spearate board to decide how to spend its funds, it is not included in the audit. Fire Chief Kent Smock clarified that the Fire Department's finances are included in the audit but the Volunteer Fire Department Association's funds are not included in the audit. Roll call vote: Ayes-Four. Motion Carried.

FY 2014 Audit Report

Nichols/Dewater to open public hearing on the submission of Housing Fund Grant application and creation of housing rehabilitation program at 6:22 p.m. Roll call vote: Ayes-Four. Motion carried. Proof of publication was received and is on file with no written comments received prior. Cindy Knox of INRCOG presented information regarding the Housing Grant Application. Mayor Faas asked how many applications INRCOG received. Knox informed council that INRCOG received 16 applications. Councilman Nichols asked what costs the \$24,000.00 in matching funds the City has to pay would cover. Knox explained that the funds would cover general administration fees. Program funding has dwindled from year to year and the more money Cities can match with the Federal funds, the more competitive their application becomes. Loftus/Dewater motion to close public hearing at 6:38 p.m.

PH Housing Fund Grant

Dewater/Nichols to approve Resolution 5743 establishing a local match for the 2015 Housing Fund grant. Councilman Dewater disclosed that in the past, he has conducted inspections for INRCOG and he may do inspections for this project. Roll call vote: Ayes-Four. Motion carried.

Res. 5743 establish local match for Housing Grant

Walker/Loftus to approve Resolution 5744 adopting a community development and housing needs assessment. Roll call vote: Ayes-Four. Motion carried.

Res. 5744 establishing community development plan

Nichols/Walker to approve Resolution 5745 authorizing mayor to sign a Memorandum of Understanding with INRCOG for the Housing Fund Grant application. Roll call vote: Ayes-Four. Motion carried.

Res. 5745 Housing Grant MOU

Loftus/Dewater to approve Resolution 5746 approving Housing Fund Grant Application and designating the mayor to sign a cover letter for the Federal Assurances form. Roll call vote: Ayes-Four. Motion carried.

Res. 5746 approving Housing Grant application

Loftus/Walker to open public hearing for the issuance and sale of revenue bonds or notes for the Cedar Falls Lutheran Home Project at 6:37 p.m. Proof of publication was received and is on file with no written comments received prior. Loftus/Dewater motion to close public hearing at 6:38 p.m.

PH Cedar Falls Lutheran Home revenue bond

Walker/Dewater to approve Resolution 5747 authorizing and providing for the issuance of not to exceed \$3,180,000.00 aggregate principal amount of Health Care Facilities Revenue Bonds (Cedar Falls Lutheran Home Project), of the City of Evansdale, Iowa and approving the execution of documents relating to the bonds, and related matters. Roll call vote: Ayes-Four. Motion carried.

Res. 5747 for issuance of revenue bond

Walker/Loftus to open public hearing on the Urban Renewal Plan for the Evansdale Housing Urban Renewal Area at 6:38 p.m. Roll call vote: Ayes-Four. Motion carried. Proof of publication was received and is on file with no written comments received prior to the meeting. Loftus/Dewater to close public hearing at 6:39 p.m. Roll call vote: Ayes-Four. Motion carried.

PH on Urban Renewal Plan for Housing URA

Dewater/Walker to approve Resolution 5748 to declare necessity and establish an urban renewal area, pursuant to Section 403.4 of the Code of Iowa and approve urban renewal plan and project for the Evansdale Housing Urban Renewal Area. Roll call vote: Ayes-Four. Motion carried.

Res. 5748 establishing Housing URA

Walker/Loftus to approve the first reading of Ordinance 638 providing for the division of taxes levied on taxable property in the Evansdale Housing Urban Renewal Area, pursuant to Section 403.19 of the Code of Iowa. Councilman Loftus asked for clarification on the purpose of the ordinance. Mayor Faas stated Iowa law requires an ordinance in order to establish a new TIF district and after eleven years the TIF district will sunset. Roll call vote: Ayes-Four. Motion carried.

Ord. 638 first reading establishing Housing URA

Loftus/Walker motion to accept the nomination of DeAnne Kobliska as City Clerk of the City of Evansdale. Roll call vote: Ayes-Four. Motion carried.

Motion to appoint new City Clerk

Walker/Loftus motion to approve Resolution 5749 fixing pay and compensation for the City Clerk. Roll call vote: Ayes-Four. Motion carried.

Res. 5749 fixing pay and compensation for new City Clerk

Public Discussion: Mayor Faas distributed the work list requested by Councilman Loftus at the previous meeting detailing projects completed during 2014 by Street, Sewer, and Building Inspection/Code Enforcement. Lorraine Atkins expressed dissatisfaction over an article in the Waterloo Courier explaining that the Evansdale Economic Development Corporation (EEDC) is saving the City money by tearing down Jewett School. Atkins found the article to be misleading as she thinks the School Board would have demolished the school and that the City is losing tax revenue due to the demolition of the building. Mayor Faas stated that questions about the Jewett School project should be directed to the EEDC and not the City. John Peverill stated that he thinks the project is taking too long and is concerned that down the road if money runs out, the City will have to pay to complete the project. Atkins added that nothing has been done to prevent people from entering the building while it waits to get demolished. She believes the City would require the homeowner to board up the windows or fence the property before demolition took place and the same treatment should apply to the Jewett School project. Councilman Loftus stated that he agreed with Atkins and he does not believe the EEDC is following through with their plan in a timely manner. Councilman Dewater stated that he thinks the EEDC deserves leeway since it is a nonprofit group trying to fund the demolition.

Discussion

Nichols stated he thinks the City, overall, grants too much leeway when enforcing ordinances. Mayor Faas stated that in the progress report provided to Council, they could see that Code Enforcement has handed out numerous red tags and notices to abate, and 18 citations. Councilman Loftus stated that issuing citations still does not force people to finish projects. Councilman Dewater stated that it is important for the City be tolerant and open minded when enforcing ordinances.

There being no further discussion, Loftus/Nichols to adjourn the meeting at 6:52 p.m. Motion carried.

Adjourn

ATTEST:

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Doug Faas, Mayor

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Kelley Felchle, Deputy City Clerk