

June 28, 2021
City Council Meeting Minutes

The June 28, 2021 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.

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

No speakers addressed the City Council.

Council reviewed the items in the consent agenda including City Council minutes 06/14/21, Board of Adjustment minutes 06/22/21, Personnel Committee minutes 06/23/21, Water & Sewer Committee minutes 06/23/21, Cascade Economic Development minutes 05/26/21, Cascade Municipal Utilities Board minutes 06/09/21 and Cigarette/Tobacco permit renewals for Casey's General Store, Dollar General and Lyons Service Center. Motion by Delaney, second by Hosch to approve the items in the consent agenda. Motion carried. The City Administrator commented a change to the minutes regarding Resolution #28-21 that the transfer was to General fund not Park.

Rick Dickinson and Jason White from Greater Dubuque was present to provide an annual update on Greater Dubuque. The Mayor and Council were invited to the annual meeting at Greater Dubuque. There are some great things coming up over the next 5 years. Rick stressed that Greater Dubuque is for the Greater Dubuque area, not just Dubuque. He went over the 3 elements of what Greater Dubuque does; Retaining existing businesses, work force solutions and community development. Dubuque County saw the highest job growth across the State of Iowa. The reason there is an employee problem is that many baby boomers decided to retire early due to the pandemic and families decided to keep one parent at home while the other one works. Jason White addressed the council and gave a brief personal background and how he is excited to be back in Dubuque County and he is here to help with anything Cascade needs. The Mayor and Council thanked them for attending.

The Mayor announced it was time to open the public hearing for the proposed development agreement with Centro, Inc. Motion by Kelchen, second by Delaney to open the public hearing at 6:24pm. Motion carried. There were some questions on what the development agreement provided to Centro. The City Administrator provided that they would be receiving \$60,000 over 5 years in business incentives and \$245,000 over 10 years in tax rebates. All of these are contingent on the number of employees they maintain and the wage they pay and the assessed valuation. No other comments from the public. Motion by Kelchen, second by Rausch to close the public hearing at 6:27pm. Motion carried.

Council reviewed **Resolution #34-21**, Resolution Approving Development Agreement with Centro, Inc., Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement. Motion by Rausch, second by Hosch to approve **Resolution #34-21**. Motion carried unanimously by roll call vote.

The Mayor announced it was time to open the public hearing for the proposed development agreement with Beck Construction, Inc. Motion by Delaney, second by Kelchen to open the public hearing at 6:29pm. Motion carried. There were questions on what the development agreement provided to Beck Construction. The City Administrator provide that they would be receiving \$90,000 over 10 years in tax rebates. Again, this is contingent on the number of employees they maintain and the wage they pay and the assessed valuation. No other comments from the public. Motion by Knepper, second by Kelchen to close the public hearing at 6:31pm. Motion carried.

Council reviewed **Resolution #35-21**, Resolution Approving Development Agreement with Beck Construction, Inc., Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment

Revenues to the Payment of the Agreement. Motion by Delaney, second by Kelchen to approve **Resolution #35-21**. Motion carried unanimously by roll call vote.

Council reviewed a first draft design of the proposed gazebo at Riverview Park. The Council prefers the limestone seating around the gazebo and not metal benches. There was discussion about adding a deck overlook to the back of the gazebo and having the south side open onto a concrete pad. Additionally, the black railing should be higher on the east and north side. We will discuss the deck option with Jake and the Army Corps. Council is to review and bring back any changes they would like to see to the next meeting before we send it back for additional design work.

The Mayor opened the quotes for the asphalt overlay of the Coohy Trail. Quotes were received from Kluesner Construction for \$64,040; River City Paving \$73,065.14; Tri-State Paving \$75,050. This is considered maintenance and not a project. After discussion, motion by Delaney, second by Rausch to approve the quote from Kluesner. Motion carried. It was also discussed leveling the benches next to the trail prior to the project.

Council reviewed the *3rd Reading* of **Ordinance #02-21**, Ordinance Providing for the Division of Taxes Levied on Taxable Property in the May 2021 Addition to the Cascade Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa. Motion by Kelchen, second by Delaney to approve the *3rd Reading* of **Ordinance #02-21**. Motion carried unanimously by roll call vote.

CMU is cleaning up the area by the SILO and leveling it off so it is more visible from the street for visitors. They will have some dirt and rock that can be used behind the power plant to clean this up and have a surface that people can walk on from Riverview Park to the south trail. There is a bench by the SILO that needs some repair.

Council reviewed **Resolution #36-21**, Resolution Approving and Authorizing the Execution of a 28E Agreement between Clay Township and the Cascade EMS Service. This puts the EMS district for Cascade north of the Maquoketa River. Motion by Delaney, second by Kelchen to approve **Resolution #36-21**. Motion carried unanimously by roll call vote.

Council reviewed **Resolution #37-21**, Resolution Approving and Authorizing the Execution of a 28E Agreement between Clay Township and the Cascade Fire Department. This puts the Fire district for Cascade north of the Maquoketa River. Motion by Rausch, second by Delaney to approve **Resolution #37-21**. Motion carried unanimously by roll call vote.

Council reviewed the *3rd Reading* of **Ordinance #03-21**, Ordinance Amending the Code of Ordinances of the City of Cascade, Iowa by Amending the Charges for Garbage and Recycling. This slight increase is due to our costs increasing from Republic. Residential garbage will increase from \$8.50 to \$9.00 and recycling will increase from \$6.50 to \$7.50. Additionally, the commercial no dumpster and dumpster rates will increase slightly also. Motion by Kelchen, second by Hosch to approve the *3rd Reading* of **Ordinance #03-21**. Motion carried unanimously by roll call vote.

Council reviewed the *2nd Reading* of **Ordinance #04-21**, Ordinance Amending Chapter 165 Schedules of District Regulations of the Code of Zoning Ordinances for the City of Cascade, Iowa. This will make R-3 similar to R-2 and R-4, including zero lot lines for single residential attached units. Motion by Delaney, second by Kelchen to approve the *2nd Reading* of **Ordinance #04-21**. Motion carried unanimously by roll call vote.

Derek Lumsden, Jones County Economic Development Director addressed the City Council. There is a developer who is interested in purchasing 3 available lots that sit above the Community Park. These will be high-end apartments with units available for \$1100-\$1500 a month. He is planning on constructing 2 4-plexes and then a duplex or triplex depending on the lot. These will be 2 story units with 2-3-bedroom, 2 bath. The developer is applying for Housing Tax Credit since it is in Jones County. To apply, the city will need to support

the project and provide a match. The match can be monetary or incentive like abatement. The Council will address this at the next meeting.

Council reviewed a Façade Reimbursement Grant application for Two Gingers. There was again discussion on what the façade is since this is a corner building. The consensus seemed to be the façade is the front only. Motion by Hosch, second by Kelchen to table this and send it back and ask for them to clarify what amount was for the front only. Motion carried.

At the personnel meeting that was held last week, it was discussed increasing the boot allowance for public works. Currently they receive an annual reimbursement of \$50 and their boots cost between \$150-\$200. There was discussion on next year at salary review to include a reimbursement for the boots in with their salary. This will be discussed more with the personnel committee. Motion by Rausch, second by Knepper to table and review with wage increase next year and leave the current \$50 reimbursement for now. Motion carried.

Council received a report from the Police Chief and City Administrator. The Police Chief had nothing to report. The City Administrator reminded the Mayor and Council that Crime Night Out is Tuesday, August 3rd and that they always pass out the free hot dogs. Also, the Iowa League's Annual conference is September 15-17. If anyone wants to go let us know and we will get you registered. Also, we were not awarded the Catalyst Grant for another downtown project. There were more projects submitted then funding would cover.

With no other business, Kelchen moved and Delaney seconded to adjourn the regular meeting at 7:20p.m. Motion carried.

Deanna McCusker, City Administrator

Greg Staner, Mayor