

July 12, 2021
City Council Meeting Minutes

The July 12, 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 06/28/21, City Council special meeting minutes 06/24/21, Library Board minutes 07/06/21, July claims for payment and June and year-end financial reports, fund balances and revenue by fund as follows: General \$451,690.66; Special Revenue \$64,398.63; Debt Service \$653,242.57; Capital Projects \$135,000; and Enterprise \$102,313.78. Motion by Knepper, second by Delaney to approve the items in the consent agenda. Motion carried.

A group of concerned citizens addressed the City Council regarding the proposed housing apartment project going near the City park. Brian Potter lives near this location and represented many of the neighbors in this area. They are opposed to any housing apartments in this area. The neighborhood is zoned R-1 for single family homes and they want it to remain this way. They are concerned that an apartment complex would negatively affect their property values. Ken Kurt who also lives near this area said that the property owner of these lots attempted to get the zoning changed to R-4 back in 2001 and the Planning & Zoning denied the request. Dave Rhomberg, who also lives in the area commented that the entire neighborhood is single family homes and people would drive through this area to get to the apartments. Derek Lumsden, Jones County Economic Development Director was present to address City Council representing the developer who is interested in constructing these apartments. The developer would be constructing 2 – 4 plex's that would be single story with a walk out basement, which would allow for adequate green space. The project would include high end luxury apartments. The developer would also pour the street as part of the project. The developer is applying for the Workforce Housing Tax credit and the application is due July 19th. The application requires a letter of support and financial match from the city.

The City Council discussed this following the comments by the public. Cascade has never had to offer housing incentives before. Houses get sold as fast as they go on the market. An apartment 4 plex will change the whole neighborhood. To change the zoning would be spot zoning. We don't want to start incentivizing housing. Motion by Hosch, second by Knepper to reject any financial assistance for the housing project. Motion carried unanimously.

Shirley McDermott addressed the City Council regarding when the City Council will review the proposed stormwater ordinance again. This will be on an upcoming meeting. She also wondered about the street vacation policy and charging people for this. She wanted to know why Mike Beck wasn't charged. The Mayor and Council explained that the vacation of Beechnut for Mike Beck was a formality due to it getting forgot in the initial paperwork with the changing of the design of the platted street.

Council reviewed **Resolution #39-21**, Resolution to Approve Entering into a Professional Services Agreement with MSA Professional Services for the Buchanan Street Alley Project. The fixed fee for MSA to engineer this project is \$24,200. The City would like any good excess fill from the project. Any property owners affected by this project will be contacted once we get a more definitive concept. Motion by Rausch, second by Delaney to approve **Resolution #39-21**. Motion carried unanimously by roll call vote.

Council reviewed **Resolution #38-21**, Resolution Authorizing the Mayor and City Administrator to Enter into an Electric Facilities Easement to Run Electric to the Oak Hill Subdivision Between the City of Cascade and Maquoketa Valley Electric Cooperative. Maquoketa Valley Electric needs to run power to the extension of the

Oak Hill Subdivision and wants to run it along 1st Ave E near our water tower. It was discussed placing it on the north side of our water main which would place it on our property. It is being discussed to make it work in the ROW along 1st Ave, which an easement then would not be required. Motion by Hosch, second by Knepper to table until more research into location is done. Motion carried 3-2, with Rausch and Kelchen voting no.

Council reviewed updated quotes for upgrading the intersection stop lights to a controller system with LED pedestrian and signal heads. We had talked about this in the past and also applied for a grant to assist with the project, but were not awarded. Additional quotes would be helpful. Motion by Hosch, second by Rausch to table and to get more quotes and information. Motion carried unanimously.

Council reviewed the 3rd 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 3rd Reading of **Ordinance #04-21**. Motion carried unanimously by roll call vote.

Council received a report from the Police Chief and City Administrator. The Police Chief provided his monthly 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. Bridge inspections will be done in August. Seal coating will be done this week if weather allows. Ben's truck has new tires and a new fuel tank and the tail gate will get done following seal coating. Downtown parking lines were painted. There were problems at the pool with the heater and a pump. Brakes were changed out on the old yellow dump truck. The 75th Avenue asphalt project will be done next week. We will be able to request funds soon from the American Rescue Plan through the State of Iowa. We will receive our first allocation in August and the 2nd one in a year.

There is a compost program being offered through the DMASWA where they would provide the compost and concrete bunkers to hold the compost in and the compost would be free to residents. This will get looked into.

With no other business, Hosch moved and Delaney seconded to adjourn the regular meeting at 6:59p.m. Motion carried.

Deanna McCusker, City Administrator

Greg Staner, Mayor