

September 12, 2022
City Council Meeting Minutes

The September 12, 2022 Regular City Council meeting was called to order at 6:00PM by Mayor Steve Knepper. The Pledge of Allegiance was recited. Hosch, Oliphant, Rausch and Delaney answered roll call. Kelchen was excused.

Motion Rausch, second Delaney to approve the agenda. Motion carried.

Council reviewed the items in the consent agenda including City Council Minutes 8/22/22 and September Claims. Motion Hosch, second Oliphant. All ayes. Motion carried.

Motion Oliphant, second Delaney to direct staff to start looking for a good used or demo Street Sweeper for future Council consideration. Hosch would like prices on parts for repair of the current unit. Motion carried, all ayes.

Motion Rausch, second Oliphant to open the Public Hearing for the proposed amendment to the Urban Renewal Plan. All ayes. Motion carried.

City Administrator Kotter explained the various projects including five business developments and four public projects. Shirley Keyron McDermott objected to giving tax money to businesses.

Motion Rausch, second Oliphant to close the public hearing. All ayes. Motion carried.

Motion Oliphant, second Rausch to open the Public Hearing for the proposed amendment to the C-1, C-2, M-1 and M-2 zoning code to allow fitness centers and gyms as permitted use. All ayes. Motion carried.

City Administrator Kotter explained the request to add this to the City's zoning code. The Planning and Zoning Commission is recommending approval following their public hearing. Building owner Jackie McAllister explained the project.

Motion Hosch, second Delaney to close the public hearing. All ayes. Motion carried.

Motion Delaney, second Oliphant to approve the first reading of Ordinance #05-22 A Zoning Code Amendment Change to Allow Fitness Centers or Exercise Type Businesses in the Four Districts: C-1 Highway Commercial, C-2 General Retail, M-1 Light Industrial and M-2 Heavy Industrial. Roll call vote, all ayes, motion carried.

Motion Delaney, second Oliphant to approve Resolution #54-22 to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Cascade Urban Renewal Area. Roll call vote, motion carried, all ayes.

Motion Rausch, second Delaney to approve the first reading of Ordinance #04-22 Providing for the Division of Taxes Levied on Taxable Property in the September, 2022 Addition to the Cascade Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa. Roll call vote, motion carried, all ayes.

Motion Delaney, second Oliphant that the statutory rule requiring an ordinance to be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be finally passed be suspended for Ordinance #04-22 Urban Renewal. Roll call vote, motion carried, all ayes.

Motion Rausch, second Delaney to adopt Ordinance #04-22, An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the September, 2022 Addition to the Cascade Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa, as a third and final reading. Roll call vote, motion carried, all ayes.

Motion Rausch, second Oliphant to adopt Resolution #55-22 Setting a Date of Meeting at Which it is Proposed to Approve a Development Agreement with Iowa Main Street Investments, LLC, Including Annual Appropriation Tax Increment Payments. Roll call vote, motion carried, all ayes.

Motion Hosch, second Delaney to adopt Resolution #56-22 Setting a Date of Meeting at which it is Proposed to Approve a Development Agreement with R & D Vaske, LLC, Including Annual Appropriation Tax Increment Payments. Roll call vote, motion carried, all ayes.

Motion Oliphant, second Rausch to adopt Resolution #57-22 Setting a Date of Meeting at which it is Proposed to Approve a Development Agreement with Eastern Iowa Excavating and Concrete, L.C., Including Annual Appropriation Tax Increment Payments. Roll call vote, motion carried, all ayes.

Motion Delaney, second Rausch to adopt Resolution #58-22 Setting a Date of Meeting at which it is Proposed to Approve a Development Agreement with Cascade Lumber Company, Including Annual Appropriation Tax Increment Payments. Roll call vote, motion carried, all ayes.

Motion Oliphant, second Rausch to adopt Resolution #59-22 Setting a Date of Meeting at which it is Proposed to Approve a Development Agreement with Three B Properties, LC, Including Annual Appropriation Tax Increment Payments. Roll call vote, motion carried, all ayes.

Motion Rausch, second Hosch to approve Resolution #61-22 for the Purchase and Installation of a Heiar Fence Along the River Wall (\$2,535.33). Roll call vote, all ayes, motion carried.

Motion Rausch, second Oliphant that the statutory rule requiring an ordinance to be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be finally passed be suspended for Ordinance #03-22 ATV, UTV Requirements. Roll call vote, motion failed, Rausch, Oliphant, Delaney voted aye and Hosch voted nay. (Failed as requirement is a super majority.)

Motion Oliphant, second Rausch to adopt the second reading of Ordinance #03-22 ATV and UTV Regulations on State Highway 136. Roll call vote, motion carried, all ayes.

Motion Hosch, second Delaney to approve Resolution #60-22 to Declare Old Holiday Decorations Surplus and Offer for Sale. Roll call vote, all ayes, motion carried.

Motion Delaney, second Oliphant to acknowledge that Beck Construction and B&L Construction will be building six condominium units on Lot 1932251020 on Mulberry Street and that a future plat may be presented to request splitting the lots if there is a request to purchase some or all of the units versus retaining them all for rental properties. Roll call, motion carried, 3 aye (Delaney, Oliphant, Hosch) and 1 abstention (Rausch).

The City Council further discussed how to regulate food trucks and the consensus was to draft an ordinance that does regulate the placement of the vehicles and submittal of documentation of insurance, an application and a fee. Kotter will bring back a proposal at a future meeting.

Kotter gave an explanation of the upcoming swimming pool picture contest.

Kotter reported that the City is still accepting resumes for the City Clerk position.

Motion Oliphant, second Hosch to adjourn the meeting at 7:18 p.m. Motion carried.

Lisa A. Kotter, City Administrator

Steven J. Knepper, Mayor