

Regular City Council Meeting
City Hall, Cherokee, Iowa
July 22, 2014 – 7:00 P.M.

A regular meeting was called to order on this date by Mayor Murphy. Present: Council members Brown, Miller, Pingel, Peck, City Attorney Miller, Administrator Eikmeier, Clerk-Treasurer Taylor. Absent: Council member Johnson.

Paul Fuhrman, 1408 Greta, was present during the public forum to address the drainage issue behind his house. The area has standing water, mosquitoes, and is a health hazard and has been an ongoing problem for 4-5 years. Mr. Fuhrman visited with the Administrator and feels storm sewer should be installed. Administrator Eikmeier indicated that the City installed drain tile about 3 years ago hoping it would help, but it doesn't appear to have solved the problem. He will get a survey done and bring back estimated costs for the installation of storm sewer.

The council was asked to begin the process of refunding bond issues from 2006, 2008, and 2009 at a lower interest rate to save the City approximately \$18,000 in interest costs. A motion by Brown, seconded by Miller, adopted Resolution No. 14-13, approving the Preliminary Official Statement for the \$595,000 (dollar amount subject to change) G.O. Refunding Capital Loan Notes, Series 2014. Roll call was: AYES: Brown, Miller, Pingel, Peck. NAYS: None.

A motion by Peck, seconded by Pingel, adopted Resolution No. 14-14, fixing date for a meeting on the proposition to authorize a Loan Agreement and the issuance of Notes to evidence the obligation of the City thereunder for not to exceed \$650,000 G.O. Refunding Capital Loan Notes, Series 2014; and approved an engagement agreement with Ahlers & Cooney, P.C. as bond counsel. Roll call was: AYES: Peck, Brown, Miller, Pingel. NAYS: None.

On the recommendation of the City's bond counsel, a motion by Brown, seconded by Pingel, unanimously authorized a Dissemination Agreement with D. A. Davidson & Co. to provide annual compliance reports as required by the City's bond issues.

The Council reviewed the Board of Adjustment's approval of a variance application from Oppidan seeking relief from the required number of parking spaces. Oppidan is retrofitting the former Harley Davidson building for Shopko. Code requires 5 parking spaces per 1,000 sq. ft. of retail space. Oppidan/Shopko asked that this be reduced to 3.4 spaces per 1,000 sq. ft. Using K-Mart as a guide, the 132 spaces are more than adequate for 95% of the year. Busy holiday times are the only days that more spaces may be needed. The developer identified an additional 16 unimproved spaces on the south/southeast side of the building that could accommodate additional parking. Tom Ryan, Oppidan, was present to answer any questions. He said Shopko plans to open in April or May 2015. No action was required by the Council.

A motion by Peck, seconded by Brown, adopted Resolution No. 14-15, determining the necessity and setting dates of a consultation and a public hearing on a proposed Cherokee North 2014 Urban Renewal Plan for a proposed Urban Renewal Area specific to the Oppidan/Shopko site only. Roll call was: AYES: Peck, Brown, Miller, Pingel. NAYS: None.

On a motion by Brown, seconded by Peck, the council adopted Resolution No. 14-16, setting dates of a consultation and a public hearing on a proposed Amendment No. 2 to the Water Tower Southeast Urban Renewal Plan, which removes the Oppidan/Shopko site from the plan. Roll call was: AYES: Brown, Miller, Pingel, Peck. NAYS: None.

A motion by Peck, seconded by Miller, unanimously approved the following under "Consent Business". City council minutes of July 8th.

Renewal of Class "B" native wine permit – Jane's Salon.

Pay estimate #3 to Christensen Bros. for \$103,894.37 for the River Road bridge project.

Change order #2 for Christensen Bros. for \$777.00 for the River Road bridge project.

Pay estimate #1 to Goeders Construction for \$8,769.60 for CDBG housing rehab – 319 E. Cedar.

Mark Napier, Water Supt., presented his quarterly report to the Council. Completed and current projects include: abandonment of the 6" water line in Hwy. 59 and relocating service lines to the 12" line; installation of a 14" valve at the Tyson tower over the July 4th weekend; crews completed the exterior painting of the M.H.I. tower last week; the Hill St. tower is scheduled for cleaning/inspection August 5th; the Tyson tower is scheduled for cleaning/inspection in Sept.; Champion Electric replaced underground wire at Lake St. and Spring Lake Dr. to the well on the east side of the lake; Champion Electric also replaced the breaker at the Tyson tower; 4 hydrants have been installed at the south end of town; rehabilitation of wells #1 and #5 were completed in June, with a couple more to be scheduled this fall or in the spring; the cleaning of the Tyson ground storage tank was started this week.

In his report to the Council, the Administrator said he received a request from Council member Miller regarding time on the agenda for the Mayor and Council to discuss various issues. Future agendas will include a listing for this type of discussion. Administrator Eikmeier reported that after receiving approval from the DNR in Des Moines, the local office in Spencer has decided that the City and Tyson can't proceed with the handling of the pH levels as planned. The City and Tyson are working through the bureaucracy.

The meeting was adjourned at 7:35 p.m.

News media – Paul Struck, *Chronicle Times*.

Mark Murphy – Mayor

ATTEST:

Debra Taylor
City Clerk-Treasurer