

Monday, November 20, 2017  
Meeting  
7:00 p.m.

Regular

Lake View Municipal Building

The Lake View City Council met in regular session on Monday, November 20, 2017 at the Lake View Municipal Building. The meeting was called to order by Mayor John Westergaard at 7:00 p.m. Roll call was taken: Present: Councilors Tami Moeller, Terry Reis, Ken Steinkamp, and Dave Woltman. Also present: Council-elect Vickie Toms, Bill Leners, Michelle Balo, Eric Haakenson, Cort & Jennifer Stargell, Dale Wegner, Marlin Johnson, and Bob Summerhays.

### PUBLIC FORUM

Bob Summerhays expressed two concerns to the City Council. He stated that traffic travels at a high rate of speed on Blossom Street in the early morning hours. Mayor Westergaard stated he would speak with the Police Chief about this. Bob also stated that there is re-rod sticking out of the ground at the City dump site. Bill Leners stated they will cut these off.

Marlin Johnson expressed his concern about stray cats and the people who feed them. He stated that these stray cats are messy and have the potential to carry disease. He asked the City to formulate a strategy to address these stray cats and discourage people from feeding the cats. Mayor Westergaard stated he would speak with the Police Chief about this and they will develop a strategy to address this.

### Consent Agenda

Motion by Moeller, second by Reis, to approve the consent agenda. Roll call vote: Ayes: Moeller, Reis, Steinkamp, Woltman. Motion carried.

- a. Amend the tentative agenda to include one additional building permit.
- b. Approve minutes from November 6<sup>th</sup>
- c. Approve building permit applications from:
  - i. Brent Peters, 328 6<sup>th</sup> Street; housing addition.
  - ii. Ryan Renze, 107 Madison Street, storage shed.
- d. Approve bills and authorize payment.

END OF CONSENT AGENDA

### Library Property Purchase

Eric Haakenson, President of the Lake View Library Board of Trustees, was present to discuss purchasing the residential property to the east of the Library at 516 Second Street. The house at this property would be removed and the area would likely be used as parking for the Library. The Library Board has approved the purchase of the property for \$35,000 plus demolition expenses. The Library has funds on hand to pay these costs. The house will be removed prior to the City purchasing the property.

Cort Stargell was present to review a proposed "Offer and Acceptance" document. He noted that there are several new items such as the furnace, air conditioner, and water heater which the City may wish to salvage. Mr. Stargell also noted that the seller may have a person interested in moving the garage from the property.

Motion by Woltman, second by Steinkamp, to approve Resolution # 17-25: "Resolution Entering into an Agreement to Purchase Property" with a change noting that the seller has the option to have the garage removed by others prior to the date of possession. Roll call vote: Ayes: Moeller, Reis, Steinkamp, Woltman. Motion carried.

#### Alley North of Egyptian Burial Vault

In 1993, the alley north of Egyptian Burial Vault was sold to Lloyd Kelly, the owner of Egyptian Burial Vault. Bids had been taken on the property and a public hearing was held. At that time, the City Council passed a resolution selling the property. Ownership of the property was transferred to the Kellys, but there was no deed transferring ownership of the alley. Now ownership of the property is transferring again and the new owners are requesting a Quit Claim Deed to clear the title. Motion by Woltman, second by Reis, to approve Resolution # 17-26: "Resolution Authorizing the Execution of a Quit Claim Deed for an Abandoned Alley North of 730 5<sup>th</sup> Street." Roll call vote: Ayes: Moeller, Reis, Steinkamp, Woltman. Motion carried.

#### Investment Policy

The City Clerk/Administrator reviewed a proposed Investment Policy for the City of Lake View. This is based on a model policy from the State of Iowa. Motion by Reis, second by Moeller, to approve Resolution # 17-27: "Resolution Approving the Investment Policy of the City of Lake View, Iowa." Roll call vote: Ayes: Moeller, Reis, Steinkamp, Woltman. Motion carried.

#### Maximum Deposit Amounts at Official Depositories

Motion by Moeller, second by Steinkamp, to approve Resolution # 17-28: "Resolution Naming Official Depositories." Roll call vote: Ayes: Moeller, Reis, Steinkamp, Woltman. Motion carried. This designates Farmers State Bank and Iowa State Bank as official depositories and establishes a deposit maximum of three million dollars at each bank.

#### Urban Revitalization Plan

Motion by Moeller, second by Reis, to approve Resolution # 17-29: "Resolution Providing for Notice of Hearing on Proposed Amendment to the Lake View Urban Revitalization Area Plan." Roll call vote: Ayes: Moeller, Reis, Steinkamp, Woltman. Motion carried.

#### Sewer Fund: Report from Municipal Advisor

The City Clerk/Administrator reviewed an update report from the City's Municipal Advisor, Piper Jaffray, about the financial status of the Sewer Fund. The City has been increasing sewer rates for three years in preparation of the lagoon construction project. The City planned to increase the sewer rates 12.5% annually for five years. This analysis indicates that revenues are running behind estimates and that an additional increase may be required in Year 6. No action was taken.

### City Council Vacancy

The Council discussed how to fill the City Council vacancy created by the death of Councilor Jerry Huss. The vacancy can be filled through an appointment or by holding a special election. Motion by Moeller, second by Woltman, to fill the vacancy through an appointment. Roll call vote: Ayes: Moeller, Reis, Woltman. Abstain: Steinkamp. Motion carried. Persons interested in filling the vacancy need to notify the City Clerk/Administrator by December 29<sup>th</sup>. The Council will consider the appointment on January 2, 2018. The public has the opportunity to petition for a special election.

### City Clerk/Administrator Report.

*Siebrecht Variance Requests:* The City Clerk/Administrator reported that the Board of Adjustment met earlier in the evening and had denied a variance request from Grant & Michelle Siebrecht to construct an accessory building using corrugated metal siding. The Board granted a variance to the Siebrechtø allowing two miniature horses. This is granted for these two horses specifically (no additions or substitutions) and it is valid as long as the Siebrechtø continue to own 2.8 acres of land behind their home. This issue will be addressed by the City Council at the next Council meeting.

*Fire / Trustees Meeting:* The Council will meet with the Fire Department and the Trustees from the townships served by the Fire Department on December 11<sup>th</sup> at the Fire Station.

### Closed Session

Motion by Moeller, second by Steinkamp, to enter Closed Session per Iowa Code §21.5.1.j and that Council-elect Vickie Toms may be included in the closed session. Roll call vote: Ayes: Moeller, Reis, Steinkamp, Woltman. Motion carried. The Council entered closed session at 7:56 p.m.

Motion by Moeller, second by Reis, to re-enter open session. Roll call vote: Ayes: Moeller, Reis, Steinkamp, Woltman. Motion carried. The Council re-entered open session at 8:16 p.m.

Motion by Steinkamp, second by Reis, to adjourn. On vote: all ayes. Motion carried. Meeting adjourned at 8:16 p.m.

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John Westergaard, Mayor

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Scott Peterson, City Clerk/Administrator