

Monday, April 4, 2022  
7:00 p.m.

Regular Meeting  
Lake View Municipal Building

The Lake View City Council met in regular session on Monday, April 4, 2022 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 Dale Boeckman, Mike Frank and Dave Woltman. Absent: Councilor Tami Moeller. Councilor Ken Steinkamp participated via telephone.

Also present: Jeff Ross, Chris Jochims, Eric Haakenson, Sandy Boeckman, Connie Aasen, Vickie Toms, Laurie Westergaard, Jane Croll, Dale Wegner, Jim & Darlis Jensen, Beth Noethe, James Bender, Gary Manning, Scott Moeller, Linda Malasek, Nix Hilpipe, Amy Blum, Steph Hauser, Linda Drilling, Richard Stoffregen, Allen Boeckman, Ryam Nelson, and Mary Ludwig. Five members of the public participated via video conference.

#### Consent Agenda

Motion by Fran, second by Boeckman, to approve the consent agenda. Roll call vote:

Ayes: Boeckman, Frank, Steinkamp, Woltman. Absent: Moeller. Motion carried.

- a. Approve the tentative agenda.
- b. Approve minutes from March 7<sup>th</sup>, 9<sup>th</sup> and 14<sup>th</sup>.
- c. Approve bills and authorize payment.

#### **END OF CONSENT AGENDA**

#### Building Permits

James Bender proposes to build a house & garage on Lot A of Lot 12, Tiefenthaler's Addition. It is proposed that this construction may encroach onto a City easement. The issue was tabled as options are discussed about how to proceed.

Motion by Boeckman, second by Frank, to approve building permit applications from:

- a. Dale & Kitty Drey, 109 E. Shore Drive, covered entry.
- b. Lake View Family Housing, 91 W. 5<sup>th</sup> Street, covered picnic area.
- c. Scott & Sherri Schwaller, 319 Crescent Park Drive, housing addition.
- d. John Snyder, 720 5<sup>th</sup> Street, storage building.

Roll call vote: Ayes: Boeckman, Frank, Steinkamp, Woltman. Absent: Moeller. Motion carried.

#### Flood Plain Management

Motion by Woltman, second by Frank, to approve the second reading of **Ordinance No. 522**: "An Ordinance Amending the Code of the Ordinances of the City of Lake View, Iowa, by Amending Regulations Pertaining to Flood Plain Management." Roll call vote: Ayes: Boeckman, Frank, Steinkamp, Woltman. Absent: Moeller. Motion carried.

Motion by Woltman, second by Boeckman, to waive the statutory requirement that ordinances be considered at three separate readings and to finally approve Ordinance 522.

Roll call vote: Ayes: Boeckman, Frank, Steinkamp, Woltman. Absent: Moeller. Motion carried.

#### Zoning Variance

Motion by Frank, second by Boeckman, to approve **Resolution # 22-14**: “Resolution Granting Zoning Variance to Scott Moeller & Linda Malasek, 560 Sunset Drive.” Roll call vote: Ayes: Boeckman, Frank, Steinkamp, Woltman. Absent: Moeller. Motion carried.

#### Housing Development Incentive.

The Council’s housing committee (Mayor Westergaard and Councilors Boeckman and Steinkamp) met with the Wall Lake Lumber development team to get an update on their proposed development of the Hanke ground south of Black Hawk Lake.

The Developers presented a property tax model that included 50 lots being developed, including the lots on the south side of the new road. This is an increase from the 25 lots originally proposed. By including 50 lots in the model as well as using an increased valuation by the County Assessor, the total property tax generated over 20 years increases from around \$506,091 to \$678,724. These funds would still be used to pay for the installation of the water and electric systems, as well as a \$10,000 incentive per unit paid to the developer when the house is framed.

Other items discussed as ways to assist the developers include: obtaining grant funds for the rain garden or waiving that requirement, seeking ARPA funds from Sac County, reducing the width of the street from 31’ to 29’ and installing “California curbs,” and waiving water tap fees.

Motion by Boeckman, second by Frank, to commit to the financial incentive updated with these proposed changes. Roll call vote: Ayes: Boeckman, Frank, Steinkamp, Woltman. Absent: Moeller. Motion carried.

#### Campground Manager Position.

Sandy Boeckman has submitted a letter of resignation from her position as Campground Manager. The City Clerk/Administrator discussed the process for filling the position and discussed possible structural changes to the parks department to have both the Camp Crescent Manager and the Buildings and Grounds foreman as Department Heads.

Vickie Toms, Amy Blum, Jim Jensen and Linda Drilling spoke about Sandy Boeckman’s resignation, commending Sandy for the good work she had done and commenting about the need for the City Council to support City employees.

Motion by Woltman, second by Boeckman, to advertise for the Camp Crescent Manager position. Roll call vote: Ayes: Boeckman, Frank, Steinkamp, Woltman. Absent: Moeller. Motion carried.

#### City Clerk/Administrator Report

- a. *Electric Outage:* Jeff Ross discussed the power outage from last Friday. This outage burnt a switch with an estimated replacement cost of \$20,000.  
Bill Leners assisted with this outage. The Council expressed the City’s appreciation for Bill’s assistance. The City will pay Bill a consulting fee.

- b. *Electric Loops*: The City's engineer has completed an analysis of areas on the City's rural electric system which could be looped for reliability. The Council reviewed this study. No action was taken.
- c. *Lagoon*: The City Clerk/Administrator reported that a water test was taken from a damp spot on the east lagoon berm. The test results indicate this is ground water. There also is a wet spot between two SAGR units. The engineer has contacted the contractor to look into this.
- d. *Dust Control*: The City Clerk/Administrator discussed again using dust control on Hanson Street and portions of Camp Crescent. Estimated cost is \$1,650. Vickie Toms requested that dust control be applied to Hanson Street more often than just the spring and fall.

Motion by Woltman, second by Boeckman, to adjourn. On vote: all ayes. Motion carried. Meeting adjourned at 8:08 p.m.

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John Westergaard, Mayor

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Scott Peterson, City Clerk/Administrator