

Monday, December 6, 2021  
Meeting  
7:00 p.m.

Regular

Lake View Municipal Building

The Lake View City Council met in regular session on Monday, December 6, 2021 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 Terry Reis, Ken Steinkamp, Vickie Toms, and Dave Woltman. Absent: Councilor Tami Moeller.

Also present: Council-elect Dale Boeckman, Council-elect Mike Frank, Dean Woltman, Jeff Ross, Cody Brown, Mary Ludwig, Brent Mueggenberg, Dale Wegner, Connie Aasen, Jane Croll, Mark Kruthoff, Wes Niles, Paul & Jane Alesch, Jim Millinacker, Judy Kramer and Katherine Richardson.

#### Consent Agenda

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

- a. Approve the tentative agenda.
- b. Approve minutes from November 15<sup>th</sup> and 29<sup>th</sup>.
- c. Approve bills and authorize payment.

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

#### Black Hawk Lake Protective Association.

Wes Niles, President of the BHLPA, recapped their activities for the past year and discussed vegetation management for 2022. The Council thanked the BHLPA for their actions to better Black Hawk Lake.

#### Gary & Becky Manning Variance

Motion by Woltman, second by Steinkamp, to approve **Resolution # 21-45:** öResolution Granting Zoning Variance to Gary & Becky Manning for a Property North of 424 Lakewood Drive.ö Roll call vote: Ayes: Reis, Steinkamp, Woltman. Nays: Toms. Absent: Moeller. Motion carried.

Motion by Woltman, second by Steinkamp, to approve the building permit application from Gary & Becky Manning to build a garage on property north of 424 Lakewood Drive. Roll call vote: Ayes: Reis, Steinkamp, Woltman. Nays: Toms. Absent: Moeller. Motion carried.

#### Board of Adjustment Appointment

Motion by Steinkamp, second by Toms, to appoint Bart Thoreson to the Board of Adjustment for a term to expire February 28, 2027. Roll call vote: Ayes: Reis, Steinkamp, Toms, Woltman. Absent: Moeller. Motion carried.

Water Main Project, Phase 1

Motion by Woltman, second by Steinkamp, to approve Pay Estimate #1 to King Construction in the amount of \$115,516.68 for the Highway 175 Water Main Extension Project, Phase 1. Roll call vote: Ayes: Reis, Steinkamp, Toms, Woltman. Absent: Moeller. Motion carried.

CDBG Housing Grant Program:

Motion by Reis, second by Steinkamp, to approve Request for Payment #11 to the State of Iowa in the amount of \$10,426. Roll call vote: Ayes: Reis, Steinkamp, Toms, Woltman. Absent: Moeller. Motion carried.

Motion by Woltman, second by Steinkamp, to approve Payment # 11 to Region XII C.O.G. in the amount of \$10,426. Roll call vote: Ayes: Reis, Steinkamp, Toms, Woltman. Absent: Moeller. Motion carried.

Community Center Project: Possible Next Steps.

The Council discussed potential next steps regarding the Community Center project. Two potential next steps discussed were (1) purchasing the land for the Community Center; and (2) hiring an engineer or architect.

The City Clerk/Administrator reviewed the engineering process used for the Library expansion project. A structural engineer was used to review and approve plans which had been prepared locally while another engineering firm designed the plumbing, electrical and mechanical components. Additionally, the City Clerk/Administrator discussed the need for an engineer to prepare a site plan for the Community Center and assist with design of green infrastructure. Motion by Toms, second by Woltman, to authorize the use of engineers for the Community Center project with the expenses to be paid from TIF funds. Roll call vote: Ayes: Reis, Steinkamp, Toms, Woltman. Absent: Moeller. Motion carried.

The Council also considered the purchase of around 4.2 acres of land north of the Cobblestone Hotel for \$50,000. It was noted that the City has an understanding with the current owners, Boulders Inn Lake View, LLC, that if construction of the Community Center project does not occur, Boulders shall have the first right of refusal to purchase the property for \$50,000. Funds to purchase the property would come from project donations made to the Lake View Foundation.

Motion by Steinkamp, second by Woltman, to draw up an agreement to purchase the land using private funds from the Lake View Foundation. Roll call vote: Ayes: Steinkamp, Toms, Woltman. Nays: Reis. Absent: Moeller. Motion carried.

City Clerk/Administrator Report

*Eye-wash Station:* A finding from the DNR's Sanitary Survey of the Water Plant stated that the City needs to install an eye-wash station. The Utilities Superintendent proposed to install an eye-wash / deluge shower at a cost of \$1,383. Motion by Toms, second by Steinkamp, to purchase the eye-wash / deluge shower as proposed. Roll call vote: Ayes: Reis, Steinkamp, Toms, Woltman. Absent: Moeller. Motion carried.

*Archeological study:* The City Clerk/Administrator discussed the need to complete an archeological study on the project area for a grant from the Economic Development Administration to assist with the installation of the water line to Evapco.

Motion by Steinkamp, second by Woltman, to adjourn. On vote: all ayes. Motion carried. Meeting adjourned at 7:45 p.m.

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John Westergaard, Mayor

Scott Peterson, City Clerk/Administrator