

Monday, January 21, 2019  
7:00 p.m.

Regular Meeting  
Lake View Municipal Building

The Lake View City Council met in regular session on Monday, January 21, 2019 at the Lake View Municipal Building. The meeting was called to order by Mayor John Westergaard at 7:01 p.m. Roll call was taken: Present: Councilors Tami Moeller, Terry Reis, Ken Steinkamp, and Dave Woltman. Councilor Vickie Toms participated via video conference. Also present: Bill Leners, Royce Kemmann, Karla Janning, Nathan Mohr, Brent Mueggenberg, Richard Stoffregen, Eric Haakenson, Judy Kramer, Cort & Jen Stargell, Deanne Buddin, and Dale Wegner.

#### Consent Agenda

Motion by Woltman, second by Moeller, to approve the consent agenda. Roll call vote: All ayes. Motion carried.

- a. Approve the tentative agenda.
- b. Approve minutes from January 7<sup>th</sup> and 8<sup>th</sup>
- c. Approve financial report for December.
- d. Approve bills and authorize payment.

**END OF CONSENT AGENDA**

#### CDBG Upper-Story Residential Grant Application

At 7:02 p.m., Mayor Westergaard opened a public hearing on the proposed application to the Community Development Block Grant program for Upper-Story Unit Rehab / Conversion. Karla Janning, Housing Specialist from Region XII C.O.G., explained the program and the proposed application for the project proposed by Nathan & Kelli Mohr at 402 & 404 Main Street to add three upper story apartments.

The hearing was pursuant to the citizen participation requirements of Section 508 of the Housing and Community Development Act of 1987, as amended March 25, 1988. The Iowa Economic Development Administration (IEDA) will advise all applicants and grantees of the requirements, and of acceptable means to amended, to ensure compliance with said requirements by all applicants for and recipients of CDBG funds administered by the State of Iowa. The public was informed that IEDA requires reasonable public access to all local meetings, project records and information relating to the proposed and actual use of CDBG funds. All CDBG related meetings should be conducted in public buildings.

The need for 2nd Story Housing has been realized by the City of Lake View through a Housing Needs Assessment. The proposed project will rehabilitate three units to meet the IEDA Housing Quality Standards and be lead safe upon completion. No families or businesses will be displaced as a result of this proposed project.

The total project is estimated to be \$438,700. CDBG request is \$317,000.00. Sources of local matching funds include: Nate and Kelly Mohr, building owners, \$85,000, City of Lake View, \$26,200, COG Housing Inc., \$10,000, and Lake View Community Club, \$500. The application deadline is February 1, 2019.

A requirement of the 2nd Story Housing Pilot program is funds must benefit a population where at least 51% of the units are occupied by low or moderate income families. Low and moderate-income families will occupy all proposed three units.

Mayor Westergaard closed the public at 7:05 p.m.

Motion by Toms, second by Woltman, to approve **Resolution # 19-05:** "Resolution Approving Application and Authorizing Matching Funds to the Community Development Block Grant program for Upper-Story Unit Rehab / Conversion." Roll call vote: Ayes: Moeller, Steinkamp, Toms, Woltman. Abstain: Reis. Motion carried.

#### CDBG Housing Rehab Grant Application

Karla Janning also spoke about the City's application to the CDBG Owner-occupied Rehab Program. Motion by Moeller, second by Woltman, to approve the Target Area as presented. Roll call vote: All ayes. Motion carried.

Motion by Moeller, second by Steinkamp, to approve the process of procurement for technical services for the CDBG Owner-occupied Rehab Program. Roll call vote: All ayes. Motion carried.

#### Asbestos Abatement Contract

The City received four bids for the abatement of asbestos at 408 Main Street. Motion by Moeller, second by Reis, to award the contract for asbestos abatement at 408 Main Street to the low bidder, Wheeler Contracting from Omaha, Ne., at a price of \$5,880. Roll call vote: All ayes. Motion carried.

#### Fire Truck Debt

The Council reviewed a proposed debt schedule for \$190,000 to pay for a new fire truck. Motion by Woltman, second by Reis, to approve **Resolution # 19-06:** "Resolution to fix a date for a public hearing on a loan agreement in a principal amount not to exceed \$190,000." Roll call vote: All ayes. Motion carried.

#### Sewer Rate Increase

Motion by Steinkamp, second by Moeller, to approve the second reading of **ORDINANCE # 497:** "An Ordinance Amending the Code of the Ordinances of the City of Lake View, Iowa, 2017, by Amending Provisions Pertaining to Sewer Rates." Roll call vote: All ayes. Motion carried.

#### FY 2019-20 Budget Requests

Library Board of Trustees: Board President Eric Haakenson presented the Library's budget request of \$68,860, an increase of 2.3%.

Housing Trust Fund: Karla Janning spoke about a Trust Fund housed by Region XII C.O.G. which is used to assist low income residents with their housing needs. They are asking cities in the region to contribute \$1,000 as matching funds for a grant from the State of Iowa.

Lake View Community Club: Jennifer Stargell, Community Club Marketing Coordinator, presented the Club's budget request of \$10,000 to fund community advertising and to fund a portion of the community marketing and PR coordinator positions.

Park Board: Brent Mueggenberg spoke with the Council on behalf of the Park Board. He revisited the City's plan to address ash trees in preparation of the Emerald Ash Borer. The Park Board recommended a plan including limited removal of ash trees as well as setting aside money in a fund to allow for chemical treatment of certain ash trees. The Park Board requested \$10,000 to be placed in a set-aside fund pending the arrival of the EAB.

#### Lake View Historical Museum

Richard Stoffregen spoke on behalf of the Lake View Historical Museum. He reviewed the operations and visitorship numbers from the museum. He requested that the Lake View Museum receive financial support from the City. He suggested that the City could pay their city utility bill, but that any help would be appreciated. No action was taken.

#### Billboard Lease

Motion by Moeller, second by Woltman, to approve the lease for the Lake View billboard with Randy & Janelle Schulte. Roll call vote: All ayes. Motion carried. The City will pay the Schulte's \$75.00 annually for this lease.

#### 2018 Rural Electric Project

Motion by Moeller, second by Woltman, to approve the "Acceptance of Contract Construction" for the 2018 Rural Electric Project with Legacy Powerline. Roll call vote: All ayes. Motion carried.

Motion by Moeller, second by Reis, to approve the Final Pay Estimate #8 to Legacy Powerline in the amount of \$31,214.26. Roll call vote: All ayes. Motion carried.

#### FY 2019-20 Budget Preparation

The Council reviewed property valuations and possible property tax rates. The Council also discussed the City insurance policies and the debt service for the upcoming budget year.

#### Police Chief Report

Chief Kemmann presented the Department's monthly "Calls for Service Report" to the Council.

#### City Clerk/Administrator Report.

*Budget Session:* The City Council will meet for a special session on the budget on Monday, January 28<sup>th</sup> at 7:00 p.m.

*Shelter House Project:* Mayor Westergaard updated the Council on the shelter house renovation project. The fireplace & grills will be removed to create more open space, new heating and air conditioning will be installed, and a free-standing awning will be built over the east patio. The Council also discussed rental rates. The City Clerk/Administrator will bring information to the Council regarding a proposed rental fee increase.

Closed Session per Iowa Code §21.5.1.c.

Motion by Steinkamp, second by Reis, to enter Closed Session per Iowa Code §21.5.1.c. Roll call vote: All ayes. Motion carried. The Council entered closed session at 8:13 p.m.

Motion by Woltman, second by Reis, to re-enter open session. Roll call vote: All ayes. Motion carried. The Council re-entered open session at 9:09 p.m.

Motion by Steinkamp, second by Moeller, to adjourn. On vote: all ayes. Motion carried. Meeting adjourned at 9:09 p.m.

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John Westergaard, Mayor

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Scott Peterson, City Clerk/Administrator