

Monday, November 1, 2021  
Meeting  
7:00 p.m.

Regular

Lake View Municipal Building

The Lake View City Council met in regular session on Monday, November 1, 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 Tami Moeller, Terry Reis, Ken Steinkamp, Vickie Toms, and Dave Woltman.

Also present: Sandy Boeckman, Brandon Rinnan, Dean Woltman, Jeff Ross, Dale Wegner, Laurie Westergaard, Shirley Phillips, Chris Mason, Mike Frank, Cliff & Lori Wendt, Gerald Waldrop, Connie Aasen, Brent Mueggenberg, Jim & Darlis Jensen, Cheryl Soelberg, Dale Boeckman, Hannah Walton, Marcus Stoltenberg, Marsha Phillips, Brett & Mary Ludwig, Matt & Kelly Bierl, Paul & Jane Alesch, Brandy Ripley, Beth Hatch, Scott Leinen, John Krajicek, Tom Muenchrath, Michelle Witte, DiAnn Fikkert, Randy Schulte, Gus Cleveland, Vernon Van Meveren, and Jim Wissler. Steve Karstens and four members of the public attend via videoconference.

#### Consent Agenda

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

- a. Approve the tentative agenda.
- b. Approve minutes from October 18<sup>th</sup>.
- c. Approve bills and authorize payment.

**END OF CONSENT AGENDA**

#### Building Permit Application

Motion by Woltman, second by Moeller, to approve building permit applications from the Sac Co. Sheriff's Office for a radio building at 93 W. 5<sup>th</sup> Street. Roll call vote: All ayes. Motion carried.

Motion by Woltman, second by Moeller, to approve a building permit Amendment for Ross & Tami Moeller, 360 Sunset Drive, to add an additional garage. Roll call vote: Ayes: Reis, Steinkamp, Toms, Woltman. Abstain: Moeller. Motion carried.

#### Re-Zoning Request

At 7:02 p.m., Mayor Westergaard opened a public hearing on request for a zoning change. Lakewood Partners, LLC, owners, requests a change in zoning designation from R-3 Single and Multi-Family Residential to R-5 Medium Density Residential for a parcel of land south of Dixieland Trailer Park.

Scott Leinen, representing Lakewood Partners, discussed the proposed project to build single-family homes on this property.

Written comments were received from Steve Karstens, Cheryl Soelberg, and Chris Mason from SETD.

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

Steve Karstens stated that an agreement to purchase an access to this development site from the east has not been reached.

The City Clerk/Administrator reported that the P&Z Commission has recommended the re-zoning of this land contingent upon eminent domain not being used.

Motion by Steinkamp, second by Toms, to approve **Resolution # 21-41**: "Resolution Approving a Request for Zoning Change for Property South of Dixieland Trailer Park and Authorizing Preparation of Amendment to Zoning Map." Roll call vote: All ayes.  
Motion carried.

#### Urban Renewal Plan Amendment

At 7:13 p.m., Mayor Westergaard opened a public hearing on the designation of an expanded Urban Renewal Area and Urban Renewal Plan Amendment for the Lake View Urban Renewal Area No. 3. The City Clerk/Administrator presented a PowerPoint about the proposed Urban Renewal Plan Amendment. The plan includes the addition of lands in the Urban Renewal zone and identifies the following projects:

1. 12" water main from the water tower to Evapco;
2. Water pressure station serving the NW part of town;
3. Financial assistance for Jacobsen Seeds expansion project; and
4. Increasing TIF funding for the community center to \$500,000.

Written comments were received from Chris Mason from SETD.

Mary Ludwig spoke in favor of the Community Center project, citing economic development and tourism benefits. Mary asked those in attendance who are in favor of the Community Center project to stand up. A large number of people stood in support.

Gus Cleveland spoke against the Community Center. He stated that when he was on the City Council the issue was voted down, but the City Clerk/Administrator requested to proceed with another project so the City wouldn't lose funding. Mr. Cleveland suggested that the City find out how many people are for and against the Community Center. He stated that he feels it won't support itself.

Marsha Phillips, owner of Rustic River Winery, spoke about the great comments she hears at the winery about Lake View. She stated she would love to refer large groups to the Community Center.

Jennifer Roeder spoke in favor of the Community Center. She said the added people in town would be good for other businesses.

Mayor Westergaard closed the public hearing at 7:40 p.m.

Motion by Woltman, second by Moeller, to approve **Resolution # 21-42**: "Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Lake View Urban Renewal Area No. 3." Roll call vote: All ayes. Motion carried.

Motion by Moeller, second by Steinkamp, to approve **Ordinance No. 516** "An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the November, 2021 Addition to the Lake View Urban Renewal Area No. 3, Pursuant to Section 403.19 of the Code of Iowa." Roll call vote: All ayes. Motion carried.

Motion by Woltman, second by Moeller, to waive the statutory requirement that ordinances be considered at three separate readings. Roll call vote: All ayes. Motion carried.

Motion by Moeller, second by Steinkamp, to finally approve ORDINANCE NO. 516. Roll call vote: All ayes. Motion carried.

Motion by Moeller, second by Woltman, to approve **Resolution # 21-43**: "Resolution Authorizing Internal Advance for Funding of Urban Renewal Projects." Roll call vote: All ayes. Motion carried.

#### Park Board Membership

Motion by Toms, second by Moeller, to approve **Ordinance No. 517**: "An Ordinance Amending the Code of the Ordinances of the City of Lake View, Iowa, by Amending Regulations Pertaining to the Parks and Recreation Commission." Roll call vote: All ayes. Motion carried.

Motion by Toms, second by Moeller, to waive the statutory requirement that ordinances be considered at three separate readings. Roll call vote: All ayes. Motion carried.

Motion by Moeller, second by Steinkamp, to finally approve ORDINANCE NO. 517. Roll call vote: All ayes. Motion carried. This ordinance increases the membership of the Parks and Recreation Commission from three to five members.

#### Change Order #1: Third Street Curb & Gutter

Motion by Steinkamp, second by Moeller, to approve Change Order #1 for the Third Street Curb & Gutter project in the amount of \$4,180. Roll call vote: All ayes. Motion carried.

#### Purchase Property North of Maintenance Shop

Motion by Woltman, second by Reis, to approve **Resolution # 21-44**: "Resolution Authorizing Execution of Real Estate Contract Purchasing the North Part of Sac County

Assessor Tax Parcel Number 811033123004 near the City Maintenance Shop.ö Roll call vote: All ayes. Motion carried.

Improvements at öThe Landing at East Shoreö

Motion by Moeller, second by Woltman, to accept the sewage collection system and the lift station at öThe Landing at East Shore.ö Roll call vote: All ayes. Motion carried.

Health Insurance Renewal

Motion by Steinkamp, second by Moeller, to approve the renewal of health insurance with Wellmark BC/BS. Roll call vote: All ayes. Motion carried. Rates will increase 3.82%

Sac County Endowment Foundation (SCEF)

DiAnn Fikkert, spoke on behalf of a citizens committee interested in constructing a pickleball court. They proposed to build two courts on City-owned land north of the water plant on McClure Street. A cost estimate of \$100,000 was presented. The need for two courts was discussed, with the option to begin with one court. Motion by Toms, second by Moeller, to apply for a SCEF grant for a pickleball court, with the City committing \$25,000 to the project contingent upon the remainder of the needed funds being raised from other sources. Roll call vote: All ayes. Motion carried.

Motion by Steinkamp, second by Woltman, to adjourn. On vote: all ayes. Motion carried. Meeting adjourned at 8:10 p.m.

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John Westergaard, Mayor

Scott Peterson, City Clerk/Administrator