

Monday, November 5, 2018
Meeting
7:00 p.m.

Regular

Lake View Municipal Building

The Lake View City Council met in regular session on Monday, November 5, 2018 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: Bill Leners, Dave Jennett, Dale Wegner, Connie Aasen, Cort Stargell, Jimmy & Jenny Stock, Phil & Leeann Davis, Londa Haukap, Mike McNace, Jim Carroll, Jon Quinn, Larry Hauser, Lois Smith, Larry & Dorothy Lanphier, Craig Brotherton, and Jeanette Green.

PUBLIC FORUM

Jon Quinn read a statement regarding the lighting at the Veterans Memorial and requested that the City put a precise spotlight on the US flag instead of the existing floodlights that allow light to disperse.

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 15th, 22nd, 23rd, and 28th.
- c. Approve beer permit and Sunday Sales Privilege for Dollar General
- d. Approve bills and authorize payment.

END OF CONSENT AGENDA

Christmas Tree on Main Street

Lois Smith spoke with the Council about placing a Christmas tree in the front yard of the Municipal Building as concerns had been raised about putting the tree in the street at the intersection of 4th & Main Streets. Lois stated that the natural tree will be around 20øtall. An initiative to raise funds through a Memorial Lighting program was reviewed. This will fund the purchase of the tree and the stand and lights if needed in addition to lights being donated. Motion by Woltman, second by Toms, to grant permission to put the tree on the Municipal Building front yard and that City staff will install the tree and the lighting. Roll call vote: All ayes. Motion carried.

Request to Re-zone Property

At 7:06 p.m., Mayor Westergaard opened a public hearing on a request from Stock Popcorn / Jimmy & Jenny Stock to Change the Zoning Designation of 612 Third Street from I - Industrial to C - Commercial. No written or oral comments were received. Mayor Westergaard closed the public hearing at 7:07 p.m.

Motion by Woltman, second by Reis, to approve Resolution #18-49: Resolution Approving a Request for Zoning Change at 612 Third Street and Authorizing Preparation of Amendment.ö Roll call vote: All ayes. Motion carried.

The Council discussed granting an access easement to Jimmy & Jenny Stock across City property north of the water treatment plant. The Council agreed that the City will issue this requested easement but would like to define the location of the easement based on the Stockø new construction. No action was taken.

Lagoon Easement

Motion by Moeller, second by Toms, to approve an Ingress / Egress Easement for Larry Hauser through the Lagoon Site. Roll call vote: All ayes. Motion carried.

The City Clerk/Administrator discussed a drainage problem near the lagoon. When the contractor was installing the water main in the ditch they hit a natural spring. The city is asked to install tile to alleviate this water flow. The City Clerk/Administrator presented a quote. The Council requested a second quote.

Urban Renewal Plan Amendment

At 7:16 p.m., Mayor Westergaard opened a public hearing on the 2016 Amendment to the Urban Renewal Plan for the Lake View Urban Renewal Area No. 3. The City Clerk/Administrator reviewed the proposed amendment. No written or oral comments were received. Mayor Westergaard closed the public hearing at 7:18 p.m.

Motion by Moeller, second by Toms, to approve **Resolution #18-50:** öA resolution to approve 2018 Urban Renewal Plan Amendment for the Lake View Urban Renewal Area No. 3.ö Roll call vote: All ayes. Motion carried.

Interfund Loan to TIF Fund

Motion by Steinkamp, second by Reis, to approve **Resolution #18-51:** öAuthorizing Loan to Tax Increment Revenue Fund.ö Roll call vote: All ayes. Motion carried.

Urban Renewal Report

Motion by Steinkamp, second by Moeller, to approve **Resolution #18-52:** Resolution Approving the Annual Urban Renewal Report, Fiscal Year 2017-18.ö Roll call vote: All ayes. Motion carried.

Incentives for Downtown Projects

The Council discussed possible economic development incentive policies. The City Clerk/Administrator was asked to gather sample incentive polices from other communities.

Motion by Toms, second by Moeller, to provide \$25,000 in matching funds for a Catalyst Grant for the building at 402 & 404 Main Street owned by Nathan & Kelli Mohr. Roll call vote: All ayes. Motion carried.

Motion by Woltman, second by Toms, to provide an incentive payment to Heath Carroll in the amount of \$8,000 for the renovation project at 408 Main Street. The incentive is to be paid at project completion. Roll call vote: Ayes: Moeller, Steinkamp, Toms, Woltman. Nays: Reis. Motion carried.

Payment to Contractor for Rardin Nuisance Abatement

The Council discussed from which fund the bills for the Rardin Salvage Yard nuisance abatement would be paid. Motion by Woltman, second by Steinkamp, to pay the clean-up bills, including a bill from J Pettiecord for \$111,703.31, from the TIF Fund. Roll call vote: Ayes: Reis, Steinkamp, Toms, Woltman. Nays: Moeller. Motion carried.

Lake View Hometown Pride: Pickleball Court

Connie Aasen, representing Lake View Hometown Pride, spoke with the Council about marking a pickleball court in the large open room on the second story of the Municipal Building. She stated that it would cost around \$160.00 to purchase a portable net. Motion by Toms, second by Reis, to permit the use of the upstairs of City Hall as a pickleball court and to purchase a portable net. Roll call vote: All ayes. Motion carried.

Splash Pad Fundraising Account

Motion by Moeller, second by Toms, to transfer the remainder of the Splash Pad Fundraising Account (\$1,669.22) to the Lake View Foundation to be held in an account for future projects relating to the Splash Pad. Roll call vote: All ayes. Motion carried.

Consider Disposal of High Street Alley/Railroad Right-of-Way.

Gary Wicker & Cort Stargell have offered a Brokers Opinion of Value for the lots in the rear of the homes on north High Street. They placed the value of the lots at \$750 each if each of these rear lots continues to have access across the other lots. Otherwise, if there is no access across the lots, the value is greatly reduced because access is difficult. Two ideas were presented about how to provide access to all of these lots: (1) provide easements across all of the lots; or (2) move the public alley to the east side of the railroad right-of-way, adjacent to the 20ø strip of land the City has retained.

Motion by Toms, second by Moeller, to move the North-South alley to the east 20ø of parcels A through F, not to sell the property described as Parcel G, and to set the purchase price at \$750 per parcel. Roll call vote: All ayes. Motion carried.

Electric Pay Estimate

Motion by Moeller, second by Steinkamp, to approve payment #6 to Legacy Powerline, LLC in the amount of 184,330.97 for the Rural Electric Project. Roll call vote: All ayes. Motion carried.

Maintenance Building Bids

The City let bids for a new 70øX 120ø maintenance building. Bids were received from:

Chad Peterson Construction, Sac City	\$ 240,000
Quail Construction, Spencer	\$ 268,831

The bid specs include fiberglass batt insulation in the walls. Closed cell spray foam insulation in the walls was bid as an alternate. The additional cost for the alternate bid:

Chad Peterson Construction, Sac City	\$ 5,300
Quail Construction, Spencer	\$ 3,210

Motion by Toms, second by Moeller, to accept the low bid (with no alternate) from Chad Peterson Construction. Roll call vote: All ayes. Motion carried.

City Clerk/Administrator Report

Plan Review: The City Clerk/Administrator reviewed preliminary plans submitted for the infrastructure at The Landing at East Shore. The City's engineer has also reviewed these plans and the Council reviewed the correspondence from the City's engineer. No action was taken.

Jeanette Green requested that the City place a street light on the west side of the intersection of 8th Street & Madison Street. The Council asked Bill Leners to look at this.

Motion by Steinkamp, second by Reis, to adjourn. On vote: all ayes. Motion carried.
Meeting adjourned at 8:54 p.m.

John Westergaard, Mayor

Scott Peterson, City Clerk/Administrator