

Monday, October 19, 2020
Meeting
7:00 p.m.

Regular

Lake View Municipal Building

The Lake View City Council met in regular session on Monday, October 19, 2020 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: Ruth Green, Brandon Rinnan, Brett Meyer, Dave Jennett, Dale Wegner, Larry Hauser, Brent Mueggenberg, Mary Ludwig, Bret Ludwig, Mark Kruthoff, Paul & Jane Alesch, Nate Mohr, Michelle Lindner, Brandy Ripley, Steve Geary, Don & Peg Derner, Cliff & Lori Wendt, Jim Wissler, Rich Schultz, Mike Frank, Dale Boeckman, Randy Schulte, Carol Roth, Beth Hatch, and Frank Richardson.

Participating via videoconference: Christy Eichorn and three members of the public.

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 September 21st
- c. Approve financial report for September.
- d. Approve bills and authorize payment.

END OF CONSENT AGENDA

Building Permit

Motion by Moeller, second by Reis, to approve a building permit applications from Todd Peters, 107 High Street, for a shed and enlarging the covered porch. Roll call vote: All ayes. Motion carried.

Annexation of Lands West of Evapco

At 7:01 p.m., Mayor Westergaard opened a public hearing on the proposed annexation of lands into the City of Lake View. Brett Meyer, Evapco Plant Manager, explained that Evapco intends to purchase a 36-acre parcel of land from Graham and Norma Hoeg. This land is adjacent to the west side of Evapco and the purchase is contingent upon the annexation and re-zoning of this parcel to Industrial. Evapco would own this land for future use. No additional comments were received. Mayor Westergaard closed the public hearing at 7:03 p.m.

Motion by Moeller, second by Steinkamp, to approve **Resolution # 20-46**: "Resolution Approving the Annexation of Certain Real Estate to the City of Lake View, Iowa." Roll call vote: All ayes. Motion carried.

Re-zoning of Lands West of Evapco

At 7:03 p.m., Mayor Westergaard opened a public hearing on the proposed re-zoning of a 36 acre parcel west of Evapco, Inc. from R-3 Residential to Industrial. No comments were received. Mayor Westergaard closed the public hearing at 7:04 p.m.

Motion by Woltman, second by Toms, to approve **Resolution # 20-47:**
öResolution Approving a Request for Zoning Change for a 36 Acre Parcel West of Evapco, Inc and Authorizing Preparation of Amendment to Zoning Map.ö Roll call vote: All ayes. Motion carried.

Re-zoning of Lands East of Old Sewer Plant

At 7:04 p.m., Mayor Westergaard opened a public hearing on the proposed re-zoning of a parcel east of the City's old wastewater treatment plant at 1000 N. High Street. Larry Hauser has requested the re-zoning of a 840'X 500' portion of this property from R-3 Residential to Industrial to allow the construction of a communication tower. Christy Eichorn, participating via videoconference, stated that this is one of several sites under consideration to place an AT&T cell tower. Nate Mohr expressed concerns about locating this tower next to his father's house, citing a negative effect on property values and referencing studies that cell towers contribute to a greater incidence of cancer. Mayor Westergaard closed the public hearing at 7:23 p.m.

The Council asked that further study be done on the site and the proposed project and that the P&Z again study all aspects of the project and its effects on the public and environment.

Motion by Reis, second by Woltman, to table this issue until more information is provided about the project and the P&Z looks at the issue again. Roll call vote: Ayes: Moeller, Reis, Steinkamp, Woltman. Nays: Toms. Motion carried.

Contract for Comprehensive Plan Update.

Motion by Moeller, second by Steinkamp, to approve the contract with Region XII C.O.G. for the Comprehensive Plan Update. The contract cost is \$10,000. Roll call vote: All ayes. Motion carried.

CDBG Housing Rehab Grant Program

Motion by Toms, second by Moeller, to approve the request for Payment #4 to the State of Iowa in the amount of \$24,004. Roll call vote: All ayes. Motion carried.

Motion by Steinkamp, second by Toms, to approve Payment # 4 to Region XII C.O.G. in the amount of \$24,004. Roll call vote: All ayes. Motion carried.

Fulfillment of Development Agreement

Motion by Moeller, second by Woltman, to approve payment to Dale & Christy Boeckman in the amount of \$8,000 for the fulfillment of the Development Agreement. Roll call vote: All ayes. Motion carried.

Hometown Pride: Community Center Concept Plan.

Mary Ludwig, representing Lake View Hometown Pride, opened the discussion on the proposed Community Center stating that this will be an economic boom to Lake View and encouraged the City Council to continue the progress being made in the community.

The City Clerk/Administrator led a review of the business plan and the financial pro forma as prepared by the Hometown Pride Committee.

Mayor Westergaard opened the floor for public comment:

Don Derner stated that he has compared this proposed facility to others in neighboring communities and stated that the proposed rent is too high and that the proposed usage numbers far exceed the usage of the neighboring communities. He stated that this will become an on-going expense to the City. Mr. Derner read from the minutes of a 2017 City Council meeting where the City Council passed a motion to place the issue on the ballot in November, 2017 to allow the residents to decide whether to have a City owned and financed Event Center. The City Clerk/Administrator stated that a public vote is not permissible under State law unless the referendum question refers to the issuance of debt.

Mike Frank stated that he felt this would place a great debt on the community and that elderly and people on fixed income would be affected. He stated that Lakewood didn't make it in the past and felt this proposed Community Center would also have financial difficulties. He also stated that he felt having City Council members on the Community Center committee is a conflict of interest.

Paul Alesch stated that the community has come together on past projects and he feels that the fundraising can be accomplished. He commented that the Community Center would be another amenity encouraging people to live here.

Rich Schultz stated that this should be a private venture, not operated by the government.

Katherine Richardson stated that the unique draw of the lake can make this Community Center successful. She stated that she feels the community needs to keep progressing.

Dale Boeckman spoke about the need for a housing development in town instead of funding a community center. He noted that local people did not support Lakewood and questioned whether they would support the community center. He stated that he supports the concept of a community center if it is privately owned. He requested that the City allow more time to present this concept to the public and seek public input.

Mary Ludwig stated that the Hometown Pride committee had done two community surveys which included the Community Center. She relayed comments about Lake View as a top lake community in Iowa and thanked the community volunteers for making this happen. She spoke about the enhanced marketing efforts which will be done to attract users to the Community Center. She encouraged the community to keep moving forward with this project.

Brandy Ripley, Executive Director of Sac Economic & Tourism Development, stated that Lake View is unique. She noted the need for space for large gatherings, including the Western Iowa Advantage group. She noted that the community center will increase hotel/motel taxes. She encouraged the community to keep moving forward.

The Council Members discussed the request that the City commit \$500,000 in TIF funding to the Community Center project contingent upon the Hometown Pride Committee raising the additional needed funds (estimated at \$950,000) through grants and private fundraising.

Motion by Toms, second by Woltman, to earmark the TIF Funds contingent upon the committee raising the needed funds through grants and private donations. Roll call vote: Ayes: Steinkamp, Toms, Woltman. Nays: Reis. Abstain: Moeller. Motion carried.

Sac County Endowment Foundation Grants

The City Clerk/Administrator reviewed proposed SCEF grant projects to install two more historic kiosks, install a 6ø wide sidewalk on the south side in the 700 block of 5th Street, and install two rental cabins in Camp Crescent. Motion by Moeller, second by Steinkamp, to authorize applications and the required matching funds for three Sac County Endowment Grants. Roll call vote: All ayes. Motion carried.

Camp Crescent Staffing.

The City Clerk/Administrator discussed succession planning for leadership at Camp Crescent. This includes taking applications for the Manager position while retaining Ruth Green in the role of a consultant for 2021. The Council established the hourly wage for the Manager's position at \$20.00 / hour. Motion by Toms, second by Steinkamp, to advertise for the Manager's position for 2021. Roll call vote: All ayes. Motion carried.

City Clerk/Administrator Report

Health Insurance: The City has received the renewal rates for health insurance for 2021 which shows a 1.1% increase.

Camp Crescent Project: The City Clerk/Administrator updated the Council on the construction on the Camp Crescent Project stating that the sewer mains have been installed.

Enter Closed Session per Iowa Code §21.5.1.c.

Motion by Woltman, second by Moeller, to enter Closed Session per Iowa Code §21.5.1.c. Roll call vote: All ayes. Motion carried. The Council entered closed session at 8:32 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 8:55 p.m.

Motion by Steinkamp, second by Reis, to adjourn. On vote: all ayes. Motion carried. Meeting adjourned at 8:55 p.m.

John Westergaard, Mayor

Scott Peterson, City Clerk/Administrator