

Monday, April 6, 2015  
Meeting  
7:00 p.m.

Regular

Lake View Municipal Building

The Lake View City Council met in regular session on Monday, April 6, 2015 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 Jerry Huss, Terry Reis, Ken Steinkamp, and Dave Woltman. Councilor Lynn ØGusö Cleveland participated via Skype. Also present: Lon Buse, Bill Leners, Ted Helmich, Dennis Cooley, Jim Stock, Dick Croll, Jodi Grote, and Marcia Haakenson.

### Consent Agenda

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

- a. Approve the tentative agenda.
- b. Approve minutes from March 16<sup>th</sup>
- c. Approve building permit applications from:
  - i. Daryl Reiling, 368 N State Road, garage & patio.
  - ii. Tracey Wellendorf, 437 Lakewood Drive, change roof line.
- d. Approve bills and authorize payment.

**END OF CONSENT AGENDA**

### Three-Phase Electric Billing Issue.

Jim Stock and Dick Croll spoke with the Council about the billing error for five three-phase electric customers. They sought further clarification on the billing procedures and questioned why the error occurred for several months without being discovered. A complaint has been filed with the Iowa Utilities Board by another affected customer. The Council stated they will take no action on this issue until the complaint is addressed by the Iowa Utilities Board.

### Alley between Lake Street & Blossom Street.

Lon Buse addressed the Council about the alley between Lake & Blossom Street from Third to Fourth Street. The City removed the south end of the alley to investigate a recurring wet spot & possible water leak. The north end of the alley is also in very poor condition. Lon Buse asked the Council about replacing the surface with concrete.

While digging at this location, Lon discovered that the natural gas main is much shallower than it should be. Lon contacted Black Hills Energy to report the shallow main. The Council was concerned that because the City is aware of the shallow depth of the gas main, the City could be liable in the event of a gas leak or emergency at this site. The Council ordered that the south end of this alley be closed to traffic and that the City Attorney write a letter to Black Hills Energy instructing them to lower the gas main.

### Specifications for Water Tower Painting Project.

The Council reviewed the specification for the water tower painting project, including an option to paint the interior dry part of the tank belly with a traditional paint or an insulative coating. Motion by Woltman, second by Reis, to approve the specification for

Water Tower Painting Project and authorize the taking of bids. Alternate bid items will be included for the interior dry part of the tank belly with a traditional paint or an insulative coating. Roll call vote: All ayes. Motion carried.

#### Insurance Claim

The Council discussed the lift station near Steve & Cherly Soelberg's home at 538 N. State Road which had malfunctioned, causing sewage to back into the Soelberg's crawl space. This was the second time in the past couple months that the Soelberg's had sewage in their crawl space from the lift station malfunctioning. The City hired Service Master to clean and deodorize the crawl space. Motion by Reis, second by Cleveland, that the City submit a claim to the City's insurance company for damages from the back-up of the sanitary sewer lift Station. Roll call vote: All ayes. Motion carried.

#### Tax Abatement Finals

Motion by Steinkamp, second by Huss, to approve **Resolution #15-09: Resolution Granting Final Approval for Tax Abatement Under Lake View's Urban Revitalization Plan.** Roll call vote: All ayes. Motion carried.

#### Library Board Appointment

Motion by Reis, second by Steinkamp, to appoint Eric Haakenson to the Library Board for a term to Expire June 30, 2015. Roll call vote: All ayes. Motion carried. Eric will fill the unexpired term of Linda Kraft.

#### Personnel Policy Update

Motion by Steinkamp, second by Huss, to approve the contract with Region XII to update the City's Personnel Policy Manual. Roll call vote: All ayes. Motion carried. Mayor Westergaard, and Councilors Cleveland and Steinkamp will serve on the committee to update the personnel policy.

#### Nuisances and Dangerous Buildings.

Motion by Woltman, second by Reis, to send a 30-day notice to Once More under the City's nuisance code and dangerous buildings ordinance to clean up junk on the exterior of the building and to repair the roof using traditional building materials. Roll call vote: Ayes: Cleveland, Reis, Steinkamp, Woltman. Abstain: Huss. Motion carried.

#### Blackhawk Men's Club: Basketball Goals in Speaker Park.

The Men's Club proposes to replace the basketball goals on the court in Speaker Park. They propose to install goals with adjustable height from 7' to 10'. Motion by Steinkamp, second by Woltman, to approve the placement of the new basketball goals at the court in Speaker Park. Roll call vote: All ayes. Motion carried.

#### City Clerk/Administrator Report.

*Building Permit in Urban Transition Zone:* Per Sac County's zoning code, any building permit in the Urban Transition Zone, (excluding agricultural uses) shall be submitted to the adjoining municipality for consultation. Eric Wollesen has submitted a

building permit to the County to construct a new home at 3270 Perkins Avenue. The Council acknowledged being consulted, but took no action on the application.

*Electric Journeyman Program:* The City Clerk/Administrator reported that both Brian Sorensen and Jeff Ross have completed the Journeyman program.

Motion by Steinkamp, second by Reis, to enter closed session per Iowa Code §21.5c. Roll call vote: All ayes. Motion carried. The Council entered closed session at 8:04 p.m. Councilor Cleveland closed the Skype session.

Motion by Woltman, second by Reis, to re-enter open session. Roll call vote: Ayes: Huss, Reis, Steinkamp, Woltman. Absent: Cleveland. Motion carried. The Council re-entered open session at 8:29 p.m.

Motion by Woltman, second by Huss, to adjourn. On vote: all ayes. Motion carried. Meeting adjourned at 8:32 p.m.

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John Westergaard, Mayor

Scott Peterson, City Clerk/Administrator