

**THE REGULAR MEETING
OF THE BLUE GRASS CITY COUNCIL
BLUE GRASS, IOWA OCTOBER 2, 2023**

The Blue Grass City Council met in regular session at 7:00 p.m. on the 2nd day of October, 2023, in the City Council Chambers of City Hall, 114 N. Mississippi Street, Blue Grass, Iowa, pursuant to law, with Mayor Brad Schutte presiding, with a Pledge of Allegiance and a moment of reflection.

Council present: Sampson, Jepsen, Rhoades and Hermann. Absent was member Brus.

OATH OF OFFICE: Mayor Schutte administered the Oath of Office to newly promoted Police Sergeant Eric Ward. Mayor and Council congratulated Sergeant Ward on his promotion.

APPROVAL OF AGENDA: Sampson moved to approve the Agenda as presented, seconded by Hermann. Roll call: Sampson-aye, Hermann-aye, Jepsen-aye and Rhoades-aye. Motion carried.

PUBLIC FORUM: Rhoades reported that the Fall City Wide Garage Sales were a huge success this year and that he agreed to continue to orchestrate it next year and would be announcing the Spring and Fall 2024 dates soon.

Resident Mark Wakefield inquired about the City's Fall Cleanup day. The Clerk reported that the City's free Fall Cleanup day was set for October 23, 2023.

CONSENT AGENDA: Sampson moved to adopt the Consent Agenda as presented, seconded by Rhoades.

1. **September 18, 2023 Minutes**
2. **Resolution 2023-54 ref: authorizing an expenditure from the Tax Increment Financing Reserve**
3. **Resolution 2023-55 ref: authorizing North Oak Lane Project payments #3 & #4**
4. **Payment of Claims**

Roll call: Sampson-aye, Rhoades-aye, Jepsen-aye and Hermann-aye. Motion carried.

ENGINEER REPORT:

5. **Report:** Mayor Schutte presented the September 2023 Engineer's report prepared by City Engineer Mike Janecek.
6. **Lamphere Drive Reconstruction Project:** Mayor Schutte referred to the Engineer's report reporting that the final engineering design for the Lamphere Drive Reconstruction Project was near complete after adding Iowa American Water Company's water improvements. The Clerk gave a financial overview of the Local Option Sales Tax Reserve. It was the consensus of the Council to have Janecek proceed with preparing the bid documents.
7. **N. Oak Lane Trail Project:** Mayor Schutte referred to the Engineer's report reporting that Heuer Construction had completed the N. Oak Lane trail project and has submitted pay requests #3 and #4 less the 5 percent retainage and less the \$4,500.00 in liquidated damages assessed by the City. Resident Tim Brandenburg expressed safety concerns on either a pedestrian or bicyclists being seriously injured by someone that is either under the influence or unaware that vehicular traffic is prohibited on the Safety Trail. Mayor Schutte said that the City had discussed putting bollards on the trail which would alleviate vehicles from entering onto the trail and would also allow emergency vehicles to have access as well. He said that he instructed the Police Department to monitor that area as it has been reported that vehicles and golf carts are using that trail repeatedly.
8. **N. Mississippi Street Sidewalks:** Jepsen had previously reported that the Street Committee had inspected the sidewalks on North Mississippi Street due to a reported injury reporting that there were 13 sidewalks that are in need of repair; however, Council was not convinced that mudjacking was the best solution so the Council tabled the item until they had a chance to inspect the sidewalks themselves.

Jepsen reported that Council member Brus was unable to walk the sidewalks to decide whether mudjacking was the best solution or not, so he recommended that the Council leave this item on the Agenda. Council agreed.

BUILDING COMMISSIONER:

9. Report: Building Commissioner Jim Meyrer presented the September 2023 Building Commissioner report.

PUBLIC WORKS:

10. Report: Public Works Director Jim Meyrer presented the September 2023 Public Works Department report.

11. 2024 Trail Tarring of joints: Jepsen reported that he had received a quote for the tar sealing of joints on the trail from River City Cutting & Coring totaling \$14,350.00 for Spring of 2024. Discussion was held. Jepsen moved to accept River City Cutting & Coring's quote in the amount of \$14,350.00 for the Spring of 2024 tar sealing, seconded by Rhoades. Roll call: Jepsen-aye, Rhoades-aye, Hermann-aye and Sampson-aye. Motion carried.

12. Sidewalks/Striping/Trail Construction & 2023 Street Projects: Mayor Schutte reported that the sidewalks, striping, trail construction and street projects were complete.

13. Building Construction Status: Mayor Schutte reported that the Public Works building was complete with the exception of the restroom as Public Works had agreed to finish. He commended Brus Construction as the building looks phenomenal as they did a great.

FINANCIAL ASS'T GRANT:

14. LMI Application: Meyrer reported that he had done a whole-home inspection on Ms. Susan Piercy as she had submitted an application reporting his findings and safety concerns. Discussion was held on prioritizing the safety items. The Clerk reported that according to the income limits, Ms. Piercy qualifies. Sampson moved to have the Building Commissioner oversee the following: trees removed; gas valves replaced and reported electrical repairs and that bids be obtained on the remaining items with an amount not to exceed the maximum \$18,000.00 with the City paying 90 percent and Ms. Piercy paying the remaining 10 percent, seconded by Hermann. Roll call: Jepsen-aye, Hermann-aye, Sampson-aye, and Rhoades-aye. Motion carried. Meyrer agreed to type up the bids sheets and oversee the approved projects.

NUISANCE ABATEMENT(S):

15. Nuisance Abatements(s): Rhoades reported that the property at 302 S. Mississippi was in violation of several nuisances and expressed safety concerns on kids driving a homemade dirt bike. Mayor Schutte reported that there were already complaints on the dirt bike; therefore, it is being taken care of and requested that a nuisance letter be sent to 302 S. Mississippi Street.

16. Scott County Nuisance Abatement: Discussion was held in regards to the nuisance abatement that was abated by Public Works and billed to Scott County for the lack of maintenance on their sign totaling \$915.00. Mayor Schutte asked that this item be discussed when member Brus is present as he believes there may have been some miscommunication.

ORDINANCE/RESOLUTION(S):

17. First reading of Ordinance Amendment 2023-03: Sampson moved to accept the first reading of Amendment 2023-03 in reference to Chapter 17.46 Site Plan review, seconded by Rhoades. Roll call: Sampson-aye, Rhoades-aye, Jepsen-aye and Hermann-aye. Motion carried.

- 18. First reading of Ordinance Amendment 2023-04:** Hermann moved to accept the first reading of Amendment 2023-04 in reference to Chapter 17.64 Board of Adjustment, seconded by Jepsen. Roll call: Hermann-aye, Jepsen-aye, Sampson-aye and Rhoades-aye. Motion carried.
- 19. First reading of Ordinance Amendment 2023-05:** Rhoades moved to accept the first reading of Amendment 2023-05 in reference to Chapter 16.16 Preliminary Plat, seconded by Sampson. Roll call: Rhoades-aye, Sampson-aye, Hermann-aye and Jepsen-aye. Motion carried.
- 20. First reading of Ordinance Amendment 2023-06:** Rhoades moved to accept the first reading of Amendment 2023-06 in reference to Chapter 16.20 Final Plat, seconded by Jepsen. Roll call: Rhoades-aye, Jepsen-aye, Sampson-aye and Hermann-aye. Motion carried.

POLICY & ADMINISTRATION:

- 21. Scott County West Business Park:** The Clerk reported that both she and the City Attorney had a telephone conference with the City's Bonding Attorney and it was the recommendation to wait until a project comes forward to create a new Urban Renewal Area; otherwise, there are no advantages at this time to extend the Tax Incrementing Financing. Council agreed.
- 22. Council Resignation/Withdrawal:** Mayor Schutte reported that a Council member had submitted a letter of resignation on September 20, 2023 to be effective October 1, 2023 and then on September 28, 2023 withdrew his resignation before the October 1, 2023; therefore, there was no vacancy as it was null and void.

COMMENTS AND FUTURE AGENDA ITEMS: Rhoades asked if the house next to Casey's was still vacant. Mayor Schutte replied yes.

ADJOURNMENT: Sampson motioned for adjournment, seconded by Jepsen. Roll call: Sampson-aye, Jepsen-aye, Rhoades-aye and Hermann-aye. Motion carried. The meeting adjourned at 7:55 p.m.

Mayor Brad Schutte

Attest: Ann M. Schmidt, City Clerk/Financial Officer

CLAIMS REPORT

BP	VEH OPER	1,099.56
CASEY'S	VEH OPER	1,159.07
CENTRAL STATES H & W FUND	HEALTH INSURANCE	16,288.00
CENTURYLINK	FAX	129.92
DINGES FIRE CO.	EQUIP OPER	462.70
HEUER CONSTR.	TRAIL DEV.	109,045.90
IOWA LAW ENFORCEMENT ACADEMY	PROF FEES	10.00
MARTIN & WHITACRE SURVEYORS	ENGINEERING SVS	8,127.25
MCCULLOUGH, WM.	LEGAL SVS	2,337.50
MED-TECH RESOURCE	EQUIP OPER	235.22
MEDIACOM	INTERNET SVS	44.97
MENARDS	OPER SUPPLIES/BLDG & GRNDS	157.25
MIDAMERICAN ENERGY	UTILITIES	1,707.93
OFFICE MACHINE CONSULT	EQUIP OPER	156.79
QC POWER EQUIPMENT	EQUIP OPER	570.00
QC POWER GRAFX	SAFETY EQUIP	552.06
QUAD CITY TIMES	ADVERTISING & PUBLICATIONS	720.68
R.P. LUMBER CO.	BLDG & GRNDS MAINT	131.85
RNJ DISTRIB.	BLDG & GRNDS MAINT	9.20
TC AUTO	VEH OPER	50.46
UNIFORM DEN	UNIFORM ALLOW	89.95
VERIZON	TELEPHONE/FAX/INTERNET SVS	937.66
TOTAL:		144,023.92

TOTAL FUNDS:

GENERAL	126,030.25
ROAD USE	853.17
EMPLOYEE BENEFITS	16,288.00
TAX INCREMENT FINANCING	852.50
TOTAL FUNDS:	144,023.92