

**THE REGULAR MEETING
OF THE BLUE GRASS CITY COUNCIL
BLUE GRASS, IOWA AUGUST 2, 2021**

The Blue Grass City Council met in regular session at 7:00 p.m. on the 2nd day of August 2021, in the City Council Chambers of City Hall, 114 N. Mississippi Street, pursuant to law, with Mayor Brad Schutte presiding, with a Pledge of Allegiance and a moment of reflection.

In order to help stop the spread of the COVID-19 virus and limit the number of attendees, this meeting was held both electronically and in-person in accordance with Chapter 21.8 of the Code of Iowa. Council present: Sampson, Jepsen, Slagle, Kinzer and Brus.

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

Mayor Schutte read aloud the Mayoral Comments.

PUBLIC FORUM: John Hermiston asked of any updates on the nuisance abatement he filed with the City as the home owner has now added boats to their collection. Tonia Dahl reported that she and her husband had purchased a commercial building to run their business from and once they obtain a temporary Occupancy Permit, they can start moving the vehicles to that building. She said that according to the Building Commissioner, they must apply for a Special Use Permit to run a commercial business from an industrial zone. The Clerk reported that according to the City Attorney, a new Site Plan needs to be submitted along with a commitment letter listing the improvements with dates. She said that if the Site Plan has no major changes, the Building Commissioner can approve and give recommendation to the Council that a new Site Plan Agreement be agreed upon. Ms. Dahl added that they are in the process of receiving bids on the improvements. Brus further explained that he has been working with Mrs. Dahl on drafting a new Site Plan reminding the Council that since it is August, it is going to be hard for contractors to do the improvements yet this late in the year. It was the consensus of the Council to get the vehicles moved as soon as possible to the commercial building and that a new Site Plan and commitment letter be submitted to the Building Commissioner.

CONSENT AGENDA: Jepsen moved to adopt the Consent Agenda as presented, seconded by Slagle.

- 1. Minutes of the July 21, 2021 meeting**
- 2. Resolution 2021-41 ref: payment from the accumulated TIF Reserve**
- 3. Resolution 2021-42 ref: payment from the accumulated TIF Reserve**
- 4. Payment of claims**

Roll call: Jepsen-aye, Slagle-aye, Kinzer-nay, Brus-aye and Sampson-aye. Motion carried.

SPECIAL REQUEST:

- 5. Golf Cart Parade:** Community Club representatives Tina Kress and Becky Guy asked the Council for permission to hold a lighted golf cart parade during their September 11, 2021 special event. Discussion was held on the route as Chief Jahns had agreed to draft a safe route for the Club. It was the consensus of the Council that the Club establish a parade route then present to the Council.

BUILDING COMMISSIONER:

- 6. Report:** Mayor Schutte presented the July 2021 Building Commissioner report prepared by Building Commissioner Jim Meyer.

ENGINEER REPORT:

- 7. Report:** City Engineer Mike Janecek presented the July 2021 Engineer's report.
- 8. North Mississippi Street Sidewalks:** Previously, the Engineer and Public Works Director had walked the project with Street Committee member Jepsen noting joint repairs and other areas in need of repair;

however, the City's one year warranty has expired; therefore, these repairs would be at the City's expense.

Jepsen had prepared a summary report listing what type of repairs were needed by address. Discussion was held on whether the City wanted to move forward with the repairs since it is at the City's expense. It was the consensus of the Council to have the Public Works Director and Street Committee member Jepsen move forward and obtain sealed bids.

- 9. NPDES Permit:** Janecek reported that at the request of the City, the Design Phase has been temporarily put on hold.
- 10. Trail/Safety Road Status:** Janecek reported that he had revised the concept plan and preliminary cost opinion to meet DOT specifications for the COVID-19 Relief Grant reporting that the surveying was complete on the east/west section of the trail. He recommended that the City hold off on the project until the grant awards were announced as the overall costs will be substantially higher if awarded the grant due to DOT specifications. The Clerk reported that the COVID-19 Relief Grant would announce their awards on August 15, 2021. It was the consensus of the Council to hold off until the City finds out if they were awarded grant monies or not.
- 11. Drainage Issues:** Janecek reported that he had prepared the contract documents; therefore, the project was ready to put out for bid. He briefly reviewed the project details with an estimated costs of approximately \$99,410.00. Discussion was held. Council expressed concerns on the completion date of setting a November 1st due to supply shortages; COVID-19, etc.; therefore, it was the consensus to set the completion date to June 1, 2022. Jepsen moved to move forward with letting the project out for bid with a June 1, 2022 completion date, seconded by Sampson. Roll call: Jepsen-aye, Sampson-aye, Kinzer-aye, Slagle-aye and Brus-aye. Motion carried.

PUBLIC WORKS:

- 12. Report:** Public Works Director Lonnie Robertson presented the July 2021 Public Works report.
- 13. Sewer Report:** Robertson reported that since N.J. Miller had grinded the two manholes, there has been no issues; however, as a precaution he did push some water through. The Item would remain on the Agenda until the Council is ready to accept the project.
- 14. Street lighting:** Previously, Robertson presented a quote from Eastern Iowa Light & Power (REC) in the amount of \$2,651.49 per decorative light including installation for Industrial Drive in the Scott County West Business Park; however, the Council tabled the Item until more information was provided.
Robertson reported that after staggering and spacing the poles on Industrial Drive, it appears that there would need to be 18 poles installed at \$2,651.49 each totaling \$47,726.82. He said that he had spoken with the City Clerk and since the project is infrastructure related, the monies would come from the Tax Increment Reserve. Sampson moved to approve REC's quote for installation of 18 poles on Industrial Drive with monies from the Tax Increment Reserve, seconded by Kinzer. Roll call: Sampson-aye, Kinzer-aye, Brus-aye, Slagle-nay and Jepsen-aye. Motion carried.
- 15. Street lighting:** Robertson reported that 4 additional poles were needed to complete the street lighting on West Mayne Street; therefore, he obtained a quote from REC in the amount of \$800.00 each with the stipulation that additional wiring may be needed which would be an added costs. Discussion was held as this project was also infrastructure related; therefore, the monies would come from the Tax Increment Reserve. Brus moved to approve REC's quote for 4 poles on West Mayne Street with monies from the Tax Increment Reserve, seconded by Jepsen. Roll call: Brus-aye, Jepsen-aye, Slagle-aye, Sampson-aye and Kinzer-aye. Motion carried.

NUISANCE ABATEMENT(S):

- 16. Nuisance Abatement(s):** Mayor Schutte reported that there were no nuisance abatements filed.

LOW TO MODERATE:

17. LMI Financial Assistance Grant: Mayor Schutte requested that this Item be tabled. Slagle moved to table Ms. White’s LMI Financial Assistance Grant, seconded by Jepsen. Roll call: Slagle-aye, Jepsen-aye, Brus-aye, Sampson-aye and Kinzer-aye. Motion carried.

ECONOMIC DEVELOPMENT:

18. 2021 Urban Renewal Area (URA): The Clerk had previously reported that she had received a proposal from Mr. Dale Grunwald breaking his 2nd Addition into 4 phases requesting to rezone from R-3 Multi-Family to R-2 Two-Family and rezone the C-1 Commercial to R-3 Multi-Family; however, the Council requested that Mr. Grunwald submit cost estimates for each phase along with valuation estimates before meeting.

The Clerk reported that she has had no response from Mr. Grunwald as she had emailed him requesting that he submit cost estimates for each phase along with valuation estimates.

ORDINANCE(S) & RESOLUTION(S):

19. Second reading Ordinance Amendment 2021-06: Jepsen moved to approve the second reading of Ordinance Amendment 2021-06 Designating an area of Blue Grass, Iowa, as the 2021 Blue Grass West Business Park URA, seconded by Sampson. Roll call: Jepsen-aye, Sampson-aye, Kinzer-aye, Slagle-aye and Brus-aye. Motion carried.

POLICY & ADMINISTRATION:

20. American Rescue Plan (ARP): The Clerk had previously reported that Iowa would receive \$1.6 billion in State relief and \$1.1 billion in local fiscal relief from President Biden’s ARP; however, according to the U.S. Treasury, there are four categories of eligible uses that must be spent by December 31, 2024. She also reported that according to the Iowa Department of Management, Blue Grass was expected to receive \$247,528.30 in two payments.

The Clerk reported that she had received confirmation that the City would be receiving their first half of the ARP payment within the next month or two. She added that the State of Iowa was also granting all 942 cities in Iowa a total of \$9,500.00 each to purchase laptops using monies from the CARES Act Funds. The Clerk said that the laptops were to allow cities to mobilize their workforce; therefore, the City was able to purchase 7 laptops and 6 webcams.

COMMENTS AND FUTURE AGENDA ITEMS: From those in attendance, there were none.

ADJOURNMENT: Slagle made a motion to adjourn, seconded by Brus. Roll call: Slagle-aye, Brus-aye, Jepsen-aye, Sampson-aye and Kinzer-aye. Motion carried. The meeting adjourned at 7:40 p.m.

Mayor Brad Schutte

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

CLAIMS REPORT

BABE'S TERMITE	BLDG & GRNDS MAINT	45.00
BATTERIES PLUS	EQUIP OPER	50.02
BP	VEH OPER	781.63
CASEY'S	VEH OPER	1,152.33
CENTURYLINK	FAX	71.60
DES MOINES STAMP	OFFICE OPER	19.40
FIRE SERVICE TRAINING BUREAU	TRAINING	50.00
GRAINGER	EQUIP OPER	76.80
H & H TOWING	PROF FEES	437.50
INTERSTATE POWER SYSTEMS	BLDG & GRNDS MAINT	526.74
INTOXIMETERS	EQUIP OPER	125.00
IOWA ONE CALL	PROF FEES	28.80
L L PELLING	STREET IMPROVEMENTS	54,823.90
MARTIN & WHITACRE SURVEYORS	ENGINEERING	6,807.70
MCCULLOUGH, WILLIAM	LEGAL SVS	1,350.00
MED-TECH RESOURCE	EQUIP OPER	239.62
MIDAMERICAN ENERGY	UTILITIES	3,856.84
NAPA	VEH OPER	71.45
PS3 ENTERPRISES	BLDG & GRNDS MAINT	817.11
QUAD CITY TIMES	ADVERTISING & PUBLICATIONS	110.09
R.P. LUMBER CO.	EQUIP OPER/BLDG & GRNDS	284.67
ROSS MEDICAL SUPPLY CO.	EQUIP OPER	12.54
SANDRY FIRE SUPPLY	EQUIP OPER	2,784.82
SINCLAIR TRACTOR	EQUIP OPER	345.23
STANDARD BEARINGS	EQUIP OPER	54.09
VERIZON	TELEPHONE/FAX/INTERNET SVS	890.06
TOTAL:		75,812.94

TOTAL FUNDS:

GENERAL	13,850.66
ROAD USE	54,837.43
TAX INCREMENT FINANCING	4,324.45
SEWER	2,800.40
TOTAL FUNDS:	75,812.94