

**THE REGULAR MEETING
OF THE BLUE GRASS CITY COUNCIL
BLUE GRASS, IOWA AUGUST 5, 2024**

The Blue Grass City Council met in regular session at 7:00 p.m. on the 5th day of August 2024, 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: Hermann, Smith, Bowman and Brandenburg. Absent was member Blok.

APPROVAL OF AGENDA: Bowman moved to approve the Agenda as presented, seconded by Smith. Roll call: Bowman-aye, Smith-aye, Hermann-aye and Brandenburg-aye. Motion carried.

Mayor Schutte read aloud the Mayoral Comments.

PUBLIC FORUM: Resident Jim Colberg expressed liability concerns regarding damages to the street curb in front of his house from the City’s snowplows asking that it be repaired. Discussion was held as it was the consensus of the Council to have it repaired accordingly.

Mark Petrach expressed safety concerns on the 35 m.p.h. speed limit with him backing out of his driveway asking that a sign be placed as such to warn motorists and then asked that the City not plow all the snow onto his driveway as when they are plowing, they plow the snow onto his property. Mayor Schutte said that they would look into both issues.

CONSENT AGENDA: Brandenburg moved to adopt the Consent Agenda as presented, seconded by Bowman.

1. **July 16, 2024 Minutes**
2. **Resolution 2024-44 ref: authorizing a payment from the accumulated TIF**
3. **Payment of claims**

Roll call: Brandenburg-aye, Bowman-aye, Hermann-aye and Smith-aye. Motion carried.

ZONING BOARD (ZBA):

4. **Drake Variance:** The ZBA had held a public hearing on July 31, 2024 on the request from Nichelle Drake as she was requesting a Variance on the rear yard setback in order to construct a 1,200 square foot detached metal garage at which meeting the Board concurred that there was a hardship due to her having to meet three rear yard setbacks; therefore, granted Ms. Drake a Variance.

Attorney William Stengel introduced himself stating that he was in attendance to represent Michael Krebs asking that the Council reconsider Ms. Drake’s Variance request as Ms. Drake has no legal hardship. Mayor Schutte referred to Section 17.64.180 of the Municipal Code. Council referred to the City Attorney’s letter in reference to Ms. Drake’s Variance; whereas, “in summary, he suggested that the Board carefully consider whether under the facts and circumstances given by the applicant that a hardship exists in this instance and that it was his opinion that under the facts presented that there may not be a legal hardship to grant the Variance”; therefore, Brandenburg moved to hold a joint meeting with the ZBA and remand Ms. Drake’s Variance back for further study, seconded by Bowman. Roll call: Brandenburg-aye, Bowman-aye, Smith-aye and Hermann-aye. Motion carried.

ENGINEER REPORT:

5. **Report:** Mayor Schutte presented the July 2024 Engineer’s report prepared by the City Engineer Mike Janecek.
6. **Lamphere Drive Reconstruction Project:** Mayor Schutte referred to the Engineer’s report reporting that there has been a lot of progress on the Lamphere Drive project reporting that Aero Concrete had completed the construction of all the water and storm sewer improvements and completed the pavement on both the north and south halves of Lamphere Drive and that the construction staking was ongoing.

BUILDING COMMISSIONER:

7. Report: Building Commissioner Jim Meyrer presented the July 2024 Building Commissioner report.

FINANCIAL ASS'T GRANT:

8. LMI Bids: Previously, a Financial Assistance grant application was presented to the Council at their May 6, 2024 meeting from Mr. Cal Henning requesting a grant, and after reviewing the Building Commissioner's findings, the Council requested that bids be obtained.

Meyrer presented a bid that he obtained from Olde Town Roofing in the amount of \$15,722.00 and to upgrade the furnace, add an additional \$1,571.00. He expressed concerns on trying to get contractors to bid such small projects as they either do not want the job and/or are too busy; therefore, recommended that the Council, in this particular situation approve the one bid. A rather lengthy discussion was held as Council preferred that two bids be obtained, but after reviewing the project agreed that in this particular situation, accept the one bid. Smith moved to accept Olde Town Roofing's bid leaving it up to the resident to upgrade the furnace or not with the City paying 90 percent and the applicant paying 10 percent, seconded by Brandenburg. Roll call: Smith-aye, Brandenburg-aye, Hermann-aye and Bowman-aye. Motion carried.

9. LMI Application: Meyrer reported that he had completed a whole-home inspection on Mr. Loerzel as he had submitted an application presenting a list of his findings. The Clerk reported that according to the income limits, Mr. Loerzel qualifies. Council reviewed the Commissioner's findings requesting that bids be obtained on his findings prioritizing the safety items first.

10. LMI Application: Meyrer reported that he had completed a whole-home inspection on Ms. Marlowe as she had submitted an application presenting a list of his findings. The Clerk reported that according to the income limits, Ms. Marlowe qualifies. Council reviewed the Commissioner's findings agreeing to not replace the garage roof as per the applicant's request based on the Commissioner's inspection and inquire with the resident to see if she is interested in pursuing the walk-in tub/shower and if so, requested that bids be obtained.

PUBLIC WORKS:

11. Report: Public Works Director Jim Meyrer presented the July 2024 Public Works Department report.

12. Bid Advertisement: Meyrer reported that the Council had previously approved the bid advertisement for the City's 3.0 bush hog at the July 16, 2024 meeting; however, since then, John Deere had shown interest in trading it in along with the City's flail mower. Discussion was held. Council requested that Meyrer get more information on the trade-in value before advertising.

POLICE DEPARTMENT:

13. Report: Chief Mike Meier presented the July 2024 Police Department report.

NUISANCE ABATEMENT(S):

14. Nuisance Abatement(s): Mayor Schutte reported that there were no new nuisance abatements. A resident requested that a nuisance abatement letter be sent to a resident at 307 Lamphere Drive due to uncut grass and weeds.

COMMENTS AND FUTURE AGENDA ITEMS: Resident Terry Kelly reported that he was in the beginning stages of getting a lawn mower Poker Run together in conjunction with the Community Center to support King's Pet Shelter. Mayor Schutte asked that Mr. Kelly draft a route to include the date and time and present at a Council meeting.

RECESS: Hermann moved to recess for 5 minutes, seconded by Smith. Roll call: Hermann-aye, Smith-aye, Brandenburg-aye and Bowman-aye. Motion carried. Smith moved to reconvene, seconded by Hermann. Roll call: Smith-aye, Hermann-aye, Brandenburg-aye and Bowman-aye. Motion carried.

EMPLOYEE RELATIONS:

15. Review and Select Candidate: Mayor Schutte referred to the Code of Iowa, Section 21.5 (i), stating that the City Council would be going into executive closed session to review and select a candidate for the full-time Police Officer position. Brandenburg moved to close the regular meeting and go into closed session, seconded by Smith. Roll call: Brandenburg-aye, Smith-aye, Hermann-aye and Bowman-aye. Motion carried.

Brandenburg moved to reopen the regular meeting, seconded by Smith. Roll call: Brandenburg-aye, Smith-aye, Hermann-aye and Bowman-aye. Motion carried.

Hermann made a motion to offer applicant "A" the full-time Police Officer's position at \$30.00 per hour and one weeks' vacation with the stipulation that the applicant pass all the applicable pre-employment test, seconded by Brandenburg. Roll call: Hermann-aye, Brandenburg-aye, Bowman-aye and Smith-aye. Motion carried.

ADJOURNMENT: Hermann made a motion to adjourn, seconded by Brandenburg. Roll call: Hermann-aye, Brandenburg-aye, Smith-aye and Bowman-aye. Motion carried. The meeting adjourned at 8:51 p.m.

Mayor Brad Schutte

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

CLAIMS REPORT		
B.G. AUTOMOTIVE	EQUIP OPER	1,472.97
BP	VEH OPER	363.37
CASEY'S	VEH OPER	1,946.50
CENTRAL STATES H & W FUND	HEALTH INSURANCE	14,707.39
CENTURYLINK	FAX	144.52
COLUMN SOFTWARE	ADVERTISING & PUBLICATIONS	620.63
IA ASSO OF MUNI UTILITIES	TRAINING	657.00
IOWA ONE CALL	PROF FEES	25.20
L L PELLING	SEALCOAT	35,625.60
MCCULLOUGH, WM.	LEGAL SVS	1,343.75
MEDIACOM	INTERNET SVS	54.97
MENARDS	BLDG & GRNDS MAINT	209.59
MIDAMERICAN ENERGY	UTILITIES	1,747.60
OFFICE MACHINE CONSULT	EQUIP OPER	108.26
PANTHER UNIFORMS	UNIFORM ALLOW	443.90
R.P. LUMBER CO.	BLDG & GRNDS/SAFETY EQUIP	57.95
RAGAN MECHANICAL	BLDG & GRNDS MAINT	592.00
RED WING SHOE STORE	SAFETY EQUIP	269.99
ROB SAND, AUDITOR OF STATE	FY '23 AUDIT	7,676.00
ROSS MEDICAL SUPPLY CO.	EQUIP OPER	12.00
SIGNS NOW	EQUIP OPER	11,000.00
SINCLAIR TRACTOR	EQUIP OPER	453.53
VERIZON	TELEPHONE/FAX/INTERNET	921.24
VETERINARY AND POULTRY SUPPLY	BLDG & GRNDS MAINT	101.10
TOTAL:		80,555.06

TOTAL FUNDS:	
GENERAL	22,967.14
RESERVES - AUDIT	6,750.00
ROAD USE	35,911.78
EMPLOYEE BENEFITS	14,707.39
TAX INCREMENT FINANCING	218.75
TOTAL FUNDS:	80,555.06