

**THE REGULAR MEETING  
OF THE BLUE GRASS CITY COUNCIL  
BLUE GRASS, IOWA                      APRIL 7, 2025**

The Blue Grass City Council met in regular session at 7:00 p.m. on the 7<sup>th</sup> day of April 2025, 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: Smith, Bowman, Hermann and Brandenburg. Absent was member Blok.

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

Mayor Schutte read aloud the Mayoral Comments.

**PUBLIC FORUM:** Resident Tim Rhoades announced the following dates: 4<sup>th</sup> Annual Easter Egg hunt at the Drive-In theater on April 19, 2025 and City-wide garage sale dates of April 25 and 26, 2025.

Resident Mike Houy asked what the status was on the improvements to the drainage ditch at Laurretta Park expressing concerns that there was over two feet of stagnant water lying in the ditch. Mayor Schutte said that he would have Public Works meet with both Brus Construction and the landowner Mike Barnes.

**CONSENT AGENDA:** Smith moved to adopt the Consent Agenda as presented, seconded by Hermann.

**1. March 17, 2025 minutes**

**2. Resolution 2025-07 ref: authorizing payment from the TIF LMI Reserve**

**3. Payment of claims**

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

**INFORMATIONAL:**

**4. St. Andrew Church:** Jill Halligan, Office Manager for St. Andrew Church asked the City for permission to hold a children's bicycle rodeo closing off one-lane on Lotte, Moselle and Juniata Streets set for May 4, 2025. Mayor Schutte said that both Fire and Police would assist in the event.

Brandenburg moved to approve the requested street closings, seconded by Smith. Roll call: Brandenburg-aye, Smith-aye, Hermann-aye and Bowman-aye. Motion carried.

**SPECIAL EVENTS:**

**5. Blue Grass Community Center (BGCC):** President Donna Porter and race coordinator Brinson Kinzer, both representing the BGCC asked for permission to hold their upcoming Blue Grass Days event June 6<sup>th</sup> and 7<sup>th</sup> reviewing the timeline of events. Smith moved to allow the BGCC to close off the proposed various streets; hold their annual fireworks display; use of City Streets for their parade and 5K/1 mile fun-run races during their Blue Grass Days events scheduled for June 6 and June 7, 2025, seconded by Bowman. Roll call: Smith-aye, Bowman-aye, Brandenburg-aye and Hermann-aye. Motion carried.

**BUSINESS LICENSING:**

**6. Business License Request:** Justin Smith representing Ameripro Roofing was requesting to obtain a Business License to go door-to-door offering free exterior home inspections and estimates. Hermann moved to approve Ameripro Roofing Business License for the remainder of 2025, setting a license fee of \$1,000.00, seconded by Bowman. Roll call: Hermann-aye, Bowman-aye, Smith-aye and Brandenburg-aye. Motion carried.

**ENGINEER REPORT:**

**7. Report:** Mayor Schutte presented the March 2025 Engineer's report prepared by the City Engineer Mike Janecek.

**8. Lamphere Drive Reconstruction Project:** Mayor Schutte referred to the Engineer's report reporting the status of the Lamphere Drive Reconstruction Project.

**BID OPENING:**

**9. Bid Opening:** Mayor Schutte announced that no bids were submitted asking the Council how they wanted to move forward reporting that there has been a lot of interest; however, ran the idea of the City erecting a bulletin board on the parcel. Council was interested in pursuing cost estimates. Mayor Schutte said that he would have staff do more research.

**10. Set Public Hearing Date:** Due to no bids being received, no public hearing date was set.

**ECONOMIC DEVELOPMENT:**

**11. The Cottages on Mayne:** Previously, Mr. Dale Grunwald representing Grunwald Land Development presented "The Cottages on Mayne" subdivision consisting of 30 duplexes on his property located on East Mayne Street. Because the item was not on the Agenda, Council requested that Mr. Grunwald's proposal be on the next meeting agenda for further discussion.

Mr. Grunwald presented cost estimates to construct The Cottages on Mayne proposal stating that if he does not receive any assistance from the City it would not be feasible for him to construct. The Clerk expressed concerns that if the City were to rezone the property to R-2 Two-Family it would be considered "spot zoning" as the rezoning would only benefit the landowner. She briefly explained the new Tax Increment Financing timelines. Council agreed that multi-family housing would conflict with the abutting I-1 Industrial zoned properties and the fact that the City would be spot zoning. It was the consensus that multi-family was not a suitable zoning for this particular piece of property as Council felt that the property was prime frontage commercial property as they would like to see commercial development due to the lack of commercial property in Blue Grass. Discussion was held on constructing the proposed duplexes on lot #59 in Grunwald's Black Bear 2<sup>nd</sup> Addition, as it was already zoned R-3 Multi-Family. A rather lengthy discussion was held. Mr. Grunwald expressed his disappointment as he felt Blue Grass does not want to grow; therefore, he would continue to build in Eldridge and let his land sit for another 20 years, inviting anyone to contact him for suggestions.

**BUILDING COMMISSIONER:**

**12. Report:** Building Commissioner Jim Meyrer presented the March 2025 Building Commissioner report.

**PUBLIC WORKS:**

**13. Report:** Public Works Director Jim Meyrer presented the March 2025 Public Works Department report.

**14. Street Improvements:** Meyrer reported that he was proposing to let out for bids on several various street improvements in the Towne & Country Manor Subdivision that need to be expended in the current fiscal year. Council reviewed the bid proposal and asked that Meyrer obtain bids.

**NUISANCE ABATEMENT(S):**

**15. Nuisance Abatement(s):** Mayor Schutte reported that there were no new nuisance abatements reported. Discussion was held on a residential property that was in need of cleaning up along with another property adjacent to this particular property.

**ORDINANCE/RESOLUTIONS:**

**16. First reading of Amendment 2025-05:** Smith moved to accept the first reading of Amendment 2025-05 in reference to Chapter 17.12, Section 17.12.030 Zoning Map, seconded by Hermann. Roll call: Smith-aye, Hermann-aye, Bowman-aye and Brandenburg-aye. Motion carried.

**POLICY & ADMINISTRATION:**

**17. Strategic Planning:** Previously, Brandenburg drafted a "Strategic Planning-Goals" document that he would like to have discussed at a special meeting with a full Council.

Council tentatively set two dates: May 6 and/or May 20 requesting that all departments attend. The Clerk said she would contact those individuals and let the Council know what date works best.

**18. Future Land Use Map:** Previously, the Clerk reported that both she and the Building Commissioner had marked the City's 1998 Future Land Use map accordingly based on previous rezonings and/or new development and presented to the Planning & Zoning Commission and after much discussion and review, the Commission recommended that the Council approve the revisions.

The Clerk asked the Council if they had time to review the requested revisions. Council unanimously agreed to proceed with the revisions.

**COMMENTS AND FUTURE AGENDA ITEMS:** Mayor Schutte reminded the Council of the proposed Tax Levy Public Hearing set for April 8, 2025 at 5:00 p.m. and immediately following at approximately 5:15 p.m. another meeting to set the City's Fiscal Year '25-'26 Budget public hearing date.

**ADJOURNMENT:** Brandenburg made a motion to adjourn, seconded by Smith. Roll call: Brandenburg-aye, Smith-aye, Hermann-aye and Bowman-aye. Motion carried. The meeting was adjourned at 8:58 p.m.

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Mayor Brad Schutte

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

**CLAIMS REPORT**

1-800-RADIATOR	EQUIP OPER	504.00
A 1 QUALITY TIRE	EQUIP OPER	508.00
A-TEAM FRAMING	PROF FEES (LMI)	10,345.75
ALEX AIR APPARATUS	EQUIP OPER	461.00
ALL SEASONS CARWASH	VEH OPER	105.00
BI-STATE REGIONAL COMM.	QTR DUES	283.75
BP	VEH OPER	479.90
CASEY'S	VEH OPER	1,662.59
CENTRAL STATES H & W FUND	HEALTH INSURANCE	15,067.50
CENTURYLINK	FAX	150.09
COLUMN SOFTWARE	ADVERTISING & PUBLICATION	659.17
DEPT OF ADMIN. SVS	457 PLAN FEES	50.00
DINGES FIRE CO.	EQUIP OPER	1,005.23
EDMUNDS GOVTECH	COMP SOFTWARE	4,375.00
HENDERSON PRODUCTS	EQUIP OPER	271.92
IA ASSO OF MUNI UTILITIES	QTR DUES	676.00
IOWA ONE CALL	LOCATES	22.50
J & J ACCESS & SECURITY	BLDG & GRNDS MAINT	130.00
J & M DISPLAYS	FIREWORKS SPONSORSHIP	3,000.00
JOHNSON DISTRIBUTING	BLDG & GRNDS MAINT	28.00
LEGACY FIRE APPARATUS	EQUIP OPER	1,822.99
MACQUEEN	EQUIP OPER	527.50
MARTIN & WHITACRE SURVEYORS	ENGINEERING SVS	189.05
MED-TECH RESOURCE	EQUIP OPER	133.83
MEDIACOM	TELEPHONE/FAX/INTERNET	736.04
MENARDS	BLDG & GRNDS MAINT	452.21
MIDAMERICAN ENERGY	UTILITIES	3,260.10
OFFICE MACHINE CONSULT	EQUIP OPER	93.61
PANTHER UNIFORMS	UNIFORM ALLOW	765.40
PORTER INSURANCE AGENCY	INSURANCE	2,765.33
Q.C. TRANSPORT	EQUIP OPER	124.89
R.P. LUMBER CO.	BLDG & GRNDS MAINT	204.13
RIVERSTONE GROUP	COLD MIX	243.00
ROSS MEDICAL SUPPLY CO.	EQUIP OPER	116.53
VERIZON	TELEPHONE/FAX/INTERNET	923.42
WALCOTT COLLISION	VEH OPER	9,464.94
<b>TOTAL:</b>		<b>61,608.37</b>

**TOTAL FUNDS:**

GENERAL	44,329.00
RESERVES - CITY HALL BLDG	24.37
EMPLOYEE BENEFIT FUND	15,067.50
SANITATION	2,187.50
<b>TOTAL FUNDS:</b>	<b>61,608.37</b>