

**THE REGULAR MEETING
OF THE BLUE GRASS CITY COUNCIL
BLUE GRASS, IOWA SEPTEMBER 3, 2024**

The Blue Grass City Council met in regular session at 7:00 p.m. on the 3rd day of September 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 recognizing the passing of Verne Ehrecke.

Council present: Hermann, Smith, Bowman and Brandenburg. Absent was member Blok.

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

OATH OF OFFICE: Mayor Schutte administered the Oath of Office to the City’s newest Police Officer Robert Dearnore. Mayor and Council congratulated Officer Dearnore welcoming him aboard.

Mayor Schutte read aloud the Mayoral Comments.

PUBLIC FORUM: Tim Rhoades announced the Fall City Wide Garage Sale dates of September 20th and 21st from 8:00 a.m. to 3:00 p.m.

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

1. **August 19, 2024 minutes**
2. **August 28, 2024 minutes**
3. **Resolution 2024-52 ref: Authorizing an expenditure from the accumulated TIF Reserve**
4. **Payment of claims**

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

ENGINEER REPORT:

5. **Report:** Mayor Schutte presented the August 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 the Aero Concrete has completed all the water and storm sewer improvements reporting that mailboxes would be installed soon reporting a completion date of September 30, 2024.

POLICE DEPARTMENT:

7. **Report:** Chief Mike Meier presented the August 2024 Police Department report.

BUILDING COMMISSIONER:

8. **Report:** Building Commissioner Jim Meyrer presented the August 2024 Building Commissioner report.

FINANCIAL ASS’T GRANT:

9. **LMI Application:** Meyrer reported that he had completed a whole-home inspection on Ms. Richardson as she had submitted an application to replace her roof. He said after his inspection, it appears minor repairs to the roof are needed as it was only 11 years old and then presented a list of safety issues. The Clerk reported that according to the income limits, Ms. Richardson qualifies. Council reviewed the Commissioner’s findings agreeing that the gas valve and electrical findings be addressed immediately and to obtain bids on repairing Ms. Richardson’s roof.

10. **LMI Bids:** Previously, a Financial Assistance grant application was presented to the Council from Mr. Joseph Loerzel requesting a grant to replace his furnace/AC; however, after reviewing the Building

Commissioner's findings, it appears there were a few safety issues that need to be addressed; therefore, the Council requested that bids be obtained.

Meyrer presented the following bids: FOPS, LLC for an 80% furnace/AC totaling \$7,500.00; Olde Town Roofing to replace stoop and rear deck totaling \$9,637.00 and with a 95% furnace/AC quote of \$13,315.00 or an 80% furnace/AC quote of \$12,287.00. Discussion was held as Council preferred that more bids be obtained on the stoop and deck at which time Meyrer expressed concerns that it was becoming more and more difficult to get a contractor to bid such a small job.

PUBLIC WORKS:

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

12. Micro-Surfacing: Previously, the Council had agreed to apply the micro-surfacing sealant on the remaining streets over a three-year period; therefore, Meyrer presented a quote from Microsurfacing Contractors broken down into a three-year project all totaling \$509,074.60; however, he also presented a quote combining all three projects into one-year totaling \$509,074.60 with a total saving of \$85,470.30. The Clerk gave a budget report. Council compared the price per square foot reduction and savings if they do all three projects at one time that it was worth the savings; therefore, Smith moved to approve the Microsurfacing Contractor's quote totaling \$423,604.30 at \$5.95 per square-yard and do all three projects in one-year, seconded by Hermann. Roll call: Smith-aye, Hermann-aye, Brandenburg-aye and Bowman-aye. Motion carried.

PLANNING & ZONING:

13. Recommendations: McCullough reported that the Commission had held individual public hearings at their August 26, 2024 meeting on the request from Brian and Jene Fuller; Jeff and Tina Delf; Thomas and Jolene Hoffmann and the City of Blue Grass to rezone certain properties from A-1 Agricultural to C-1 General Commercial at which meeting residents for and against the rezoning were considered; however, after much discussion and in the best interest of the City of Blue Grass, the Commission recommended that the City Council rezone the four properties. He reminded the Council that their decision tonight was to decide whether the rezoning of the four properties was in the best interest of the City after all facts are presented and if the Council does move forward and approve the four rezoning requests, the City Clerk would then prepare an Ordinance Amendment amending the City's Zoning Map.

PUBLIC HEARINGS:

14. Request to rezone A-1 to C-1 ref: Brian and Jene Fuller: Bowman moved to close the regular meeting and open the public hearing, seconded by Smith. Roll call: Bowman-aye, Smith-aye, Hermann-aye and Brandenburg-aye. Motion carried. Mayor Schutte opened the hearing for discussion. Brian Fuller, owner of the property at 440 W. Laretta Street, Blue Grass, was requesting to rezone his property from A-1 Agricultural to C-1 General Commercial. Brandon Schadt representing "Southern Mud Sports", explained that he is looking at opening a business on the Fuller property that would customize in shallow water boats and motors, adding in unique lighting, interiors and electronic features providing job opportunities to Blue Grass and will be a clean and well-maintained business. He provided a packet for the Council showing what the business will look like once constructed, listing the products they will be providing, with estimated revenues to the City as well as maps of how traffic will flow. Council reviewed the City's future land-use map as it shows this property being zoned residential; however, the map, being dated 1998 was drafted prior to construction of the bypass; therefore, Council discussed what the proper use should be on this particular piece of property being next to the bypass and having the interchange close by as with any new business, it would provide much needed growth and taxes to the City. Residents for and against the request were present. Mayor Schutte asked for further discussion, since there were none, Brandenburg moved to close the public hearing and reopen the regular meeting, seconded by Bowman. Roll call: Brandenburg-aye, Bowman-aye, Smith-aye and Hermann-aye. Motion carried.

- 15. Resolution 2024-48:** Brandenburg moved to adopt Resolution 2024-48 approving the rezoning request from Brian and Jene Fuller to rezone certain properties from A-1 Agricultural to C-1 General Commercial, seconded by Bowman. Roll call: Brandenburg-aye, Bowman-aye, Smith-aye and Hermann-aye. Motion carried.
- 16. Request to rezone A-1 to C-1 ref: Jeff and Tina Delf:** Hermann moved to close the regular meeting and open the public hearing, seconded by Bowman. Roll call: Hermann-aye, Bowman-aye, Smith-aye and Brandenburg-aye. Motion carried. Mayor Schutte opened the hearing for discussion. Jeff Delf, owner of the property at 320 W. Laretta Street, Blue Grass, was requesting to rezone his property from A-1 Agricultural to C-1 General Commercial explaining that for the last 24 years the Scott County Assessor has taxed his property commercial as that is the primary use of the land; however, the City has his property zoned agricultural. Again, the Council reviewed the City's future land-use map as it shows this property being zoned residential; however, the map, being dated 1998 was drafted prior to construction of the bypass. Residents for and against the request were present. Mayor Schutte asked for further discussion, since there were none, Smith moved to close the public hearing and reopen the regular meeting, seconded by Brandenburg. Roll call: Smith-aye, Brandenburg-aye, Bowman-aye and Hermann-aye. Motion carried.
- 17. Resolution 2024-49:** Brandenburg moved to adopt Resolution 2024-49 approving the rezoning request from Jeff and Tina Delf to rezone certain properties from A-1 Agricultural to C-1 General Commercial, seconded by Bowman. Roll call: Brandenburg-aye, Bowman-aye, Smith-aye and Hermann-aye. Motion carried.
- 18. Request to rezone A-1 to C-1 ref: Thomas and Jolene Hoffmann:** Hermann moved to close the regular meeting and open the public hearing, seconded by Smith. Roll call: Hermann-aye, Smith-aye, Bowman-aye and Brandenburg-aye. Motion carried. Mayor Schutte opened the hearing for discussion. Property owners at 404 W. Laretta Street, Blue Grass, Thomas or Jolene Hoffmann were not present; however, Mrs. Hoffman was present during the Planning and Zoning Commission public hearing requesting that their land be rezoned from A-1 Agricultural to C-1 General Commercial. Again, the Council reviewed the City's future land-use map as it shows this property being zoned residential; however, the map, being dated 1998 was drafted prior to construction of the bypass. Residents for and against the request were present. Mayor Schutte asked for further discussion, since there were none, Bowman moved to close the public hearing and reopen the regular meeting, seconded by Hermann-aye. Roll call: Bowman-aye, Hermann-aye, Brandenburg-aye and Smith-aye. Motion carried.
- 19. Resolution 2024-50:** Brandenburg moved to adopt Resolution 2024-50 approving the rezoning request from Thomas and Jolene Hoffman to rezone certain properties from A-1 Agricultural to C-1 General Commercial, seconded by Bowman. Roll call: Brandenburg-aye, Bowman-aye, Smith-aye and Hermann-aye. Motion carried.
- 20. Request to rezone A-1 to C-1 ref: City of Blue Grass:** Bowman moved to close the regular meeting and open the public hearing, seconded by Smith. Roll call: Bowman-aye, Smith-aye, Hermann-aye and Brandenburg-aye. Motion carried. Mayor Schutte opened the hearing for discussion. McCullough explained that the City was requesting to rezone a parcel of land owned by the City located on W. Laretta Street, Blue Grass from A-1 Agricultural to C-1 General Commercial containing approximately .39 acres more or less that is adjacent to the Fuller property as the City may choose to eventually sell. Again, the Council reviewed the City's future land-use map as it shows this property being zoned residential; however, the map, being dated 1998 was drafted prior to construction of the bypass. Residents for and against the request were present. Mayor Schutte asked for further discussion, since there were none, Bowman-aye moved to close the public hearing and reopen the regular meeting, seconded by Hermann. Roll call: Bowman-aye, Hermann-aye, Brandenburg-aye and Smith-aye. Motion carried.

21. Resolution 2024-51: Brandenburg moved to adopt Resolution 2024-51 approving the rezoning request from the City of Blue Grass to rezone certain properties from A-1 Agricultural to C-1 General Commercial, seconded by Bowman. Roll call: Brandenburg-aye, Bowman-aye, Smith-aye and Hermann-aye. Motion carried.

NUISANCE ABATEMENT(S):

22. Nuisance Abatement(s): Mayor Schutte reported that a letter was sent in regards to a tree overhanging onto a sidewalk at which time the resident reported that they had already hired a contractor; otherwise, there were no other nuisances reported.

POLICY & ADMINISTRATION:

23. City Hall Renovations: Mayor Schutte reported that he had had the Public Works Director obtain quotes on replacing the chamber doors as they are becoming a safety hazard and make the West entrance door handicap accessible. Meyrer reported that his total estimate was \$43,500.00 which includes special order doors; converting the West service doors handicap accessible; concrete sawing; electrical and miscellaneous materials such as lumber and drywall. He said that Public Works would do the installation and framing of the new doors. Brandenburg expressed concerns on spending that type of money to renovate City Hall when there is plenty of room at the Public Safety Building to hold meetings. Further discussion was held as Council felt that more discussion should be held before making a decision; therefore, Brandenburg moved to table the City Hall Renovations until the next meeting, seconded by Bowman. Roll call: Brandenburg-aye, Bowman-aye, Hermann-aye and Smith-aye. Motion carried.

COMMENTS AND FUTURE AGENDA ITEMS: There were no comments.

ADJOURNMENT: Brandenburg made a motion to adjourn, seconded by Bowman. Roll call: Brandenburg-aye, Bowman-aye, Hermann-aye and Smith-aye. Motion carried. The meeting adjourned at 8:13 p.m.

Mayor Brad Schutte

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

CLAIMS REPORT

AHERN FIRE	BLDG & GRNDS MAINT	276.00
ALL SEASONS CARWASH	VEH OPER	39.25
BP	VEH OPER	576.66
CASEY'S	VEH OPER	1,827.50
CENTRAL STATES H & W FUND	HEALTH INSURANCE	18,253.10
CENTURYLINK	FAX-FIRE DEPT	145.03
COLUMN SOFTWARE	ADVERTISING & PUBLICATIONS	1,134.08
IOWA LAW ENFORCEMENT ACADEMY	TESTING	150.00
MACQUEEN	EQUIP OPER	1,886.90
MARTIN & WHITACRE SURVEYORS	ENGINEERING SVS	3,713.31
MCCULLOUGH, WM.	LEGAL SVS	1,031.25
MEDIACOM LLC	INTERNET SVS	1,314.29
MENARDS	BLDG & GRNDS MAINT	63.29
OFFICE MACHINE CONSULT	EQUIP OPER	146.19
R.P. LUMBER	BLDG & GRNDS MAINT	51.97
REPUBLIC SVS	GARBAGE/RECYCLING	10,185.75
RNJ DISTRIBUTION	BLDG & GRNDS MAINT	36.30
TATMAN, DR. ANTHONY	TESTING	150.00
VERIZON	TELEPHONE/FAX/INTERNET	923.62
WITMER PUBLIC SAFETY GROUP	EQUIP OPER	54.21
TOTAL:		41,958.70

TOTAL FUNDS:

GENERAL	13,457.35
EMPLOYEE BENEFIT FUND	18,253.10
TAX INCREMENT FINANCING	62.50
SANITATION	10,185.75
TOTAL FUNDS:	41,958.70