

**City of Ida Grove  
City Council Meeting  
September 3, 2019 5:30 p.m.  
City Council Chambers**

Mayor, Devlun Whiteing, called the meeting to order at 5:30 p.m. with the following council members present: Ryan Goodman, Paul Cates, Reynold McLead and Gregor Ernst. Councilman, Jared Bogue, was absent.

Motion by Cates to approve the agenda, second by Ernst. On a unanimous vote, motion carried.

Cody Forch of JEO was asked his opinion in regards to West 6<sup>th</sup> Street. Forch stated he feels the cement plant truck traffic does contribute to wear and tear of West 6<sup>th</sup> Street as well as traffic from the county shed. Forch recommends 8" thick concrete if the council decides to repair the street, which could offer a 15-30 year life span.

Forch reported the wastewater treatment plant upgrade plans have been approved by the DNR. The water facility plans have received preliminary approval with one question from the DNR. The question has been responded to and plans resubmitted, with approval hopefully to come yet this week. Forch stated the next steps would be to submit an intended use plan (IUP) to the Iowa Finance Authority for an SRF loan. They will review the rate study and make determination on grant eligibility. The IUP is set to be submitted in December and the city would then wait to hear on the ruling for grant eligibility.

Mayor Whiteing, Councilman Cates and Forch met this afternoon along 7<sup>th</sup> Street to look at drainage issues stemming from water run off from the High School area. Forch recommends looking into different solutions and possibly re-routing the water. Forch will research options and cost and report back to council at the next meeting.

Cody Lomholt was in attendance to represent the Planning and Zoning Commission on several items. Lomholt explained the commission has been looking at amending zoning regulations related to setback requirements. Motion by Goodman to approve the first reading to amend the following: 17.25.010 Area and Height Requirements to include a new section 17.25.010(7) – special use permit; 17.05.100 Nonconforming buildings, structures and uses to modify the text of section 3 – restrictions to allow alteration, addition and enlargement to nonconforming structures so long as the nature of the nonconformance is not increased; and 17.25.010 – Area and Height Requirements to modify the text of section 3 – front yards to permit a reduced setback on developed blocks where the majority of existing properties have non-conforming front yards, second by McLead. On a unanimous vote, motion carried.

A few months ago, council discussed the possible need for adopting an ordinance that would regulate requirements of rental property. The commission reviewed the documents again and approved proposing to council their recommendation of putting a rental ordinance in place. Goodman abstains due to a possible conflict of interest. Ernst recommends working with Sweeden to come up with ways the city would be able to manage enforcing the ordinance, if it were approved.

Council reviewed and approved the Commission's list of goals and priorities to work on in the upcoming months.

The commission proposed making changes to the recently approved accessory building ordinance (ordinance 562) as they feel it may be too restrictive on the placement of smaller buildings, under 150 square feet. They also recommend adding a section, 4.4, to say any structure built within a utility easement must be portable. Council directed the commission to draft the language for the ordinance amendment and present to council at the next meeting.

Motion by Goodman to approve the consent agenda consisting of the following: claims list, budget/revenue/treasurer reports, minutes of the 8-19-19 and 8-21-19 meetings and a liquor license for Jimmy's (class c liquor and Sunday sales), second by Cates. On a unanimous vote, motion carried.

Motion by Goodman to approve Planning & Zoning's recommendation to undergo a 3<sup>rd</sup> party review of the City Codes for discrepancies and/or legal issues, second by McLead. On a unanimous vote, motion carried.

Sheriff, Wade Harriman, gave the council an update in regards to the Sheriff's office.

Council recently voted to place a stop sign along 2<sup>nd</sup> Street at the intersection of Harold Godbersen Drive in order to stop traffic coming from the High School. Jeff Rasmussen was present to give feedback to council stating it should be removed as it only causes more congestion and confusion. Forch discussed traffic flow studies that were looked at during the planning phase and stated according to that, a stop sign was not needed, however it is up to council discretion. Forch recommends either having a 2-way or 4-way stop instead of 3-way as well as doing a test phase to see what is needed. Motion by Goodman to remove the stop sign, pending a 3-month traffic study to determine if there are any issues with cross traffic, as well as place a "cross traffic does not stop" sign, second by Ernst. On a unanimous vote, motion carried.

Motion by Goodman to approve Resolution 2019-24 approval of Street Finance Report for FY19, second by Ernst. On a unanimous vote, motion carried.

#### RESOLUTION NUMBER 2019-24

#### **RESOLUTION APPROVING THE STREET FINANCE REPORT FOR FY2018-19**

**BE IT HEREBY RESOLVED**, by the City Council of the City of Ida Grove, Iowa that the Street Finance Report (SFR) for the period of July 1, 2018 through June 30, 2019 as submitted by the City Clerk of Ida Grove, IA is hereby approved.

**NOW THEREFORE BE IT RESOLVED**, the City Clerk is approved to submit said SFR to the Iowa Department of Transportation prior to September 30, 2019.

Water and sewer rate increase discussion was tabled until the next meeting.

Motion by Goodman to approve Paul Nepper Jr. to the Rec Center Board, term expiring 6-30-2021, second by Ernst. On a unanimous vote, motion carried.

Motion by Cates to approve Kristy Gilbert to the Rec Center Board, term expiring 6-30-2022, second by Goodman. On a unanimous vote, motion carried.

Motion by Goodman to approve the Badger Creek Park Agreement (A Park for Everyone), second by Cates. On a unanimous vote, motion carried.

Sweeden reported the city has received approval from the DNR on the levee drainage structure pipe rehabilitation project and is now awaiting approval from USACE.

Sweeden updated council on City Hall's top 8 priority projects, no motions were made.

In other business, Mayor Whiteing and Sweeden updated council on the city's nuisance abatement process against Ballard Smith III. Smith has been ordered by the court to pay \$5,250 in municipal infraction fines for 3 of his properties. The city has also been granted permission to clean up the properties and assess the cost to Smith as of September 3, 2019. Smith spoke with city representatives today and is asking for an extension to get the properties cleaned up. Council agreed to allow Smith until September 10, 2019 to clean up the properties; if this is not completed, City Hall was given direction to have the properties cleaned and assess the bill to Smith.

Motion by Goodman to adjourn, second by McLead. On a unanimous vote, motion carried. Meeting adjourned at 7:06 p.m.

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Heather Sweeden, City Clerk

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Devlun Whiteing, Mayor