

COUNCIL PROCEEDINGS

City of Steamboat Rock • Dec. 12, 2022

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The Steamboat Rock City Council met in regular session December 12th, 2022, 6:30 p.m. in the City Council chambers and available via zoom. Present were Mayor Stearns and the following council members: Adam Blackburn, Dave Mull, Kevin Pieters, and Jon Schurman. Absent: Cory Schurman. Also present were JJ Veld, John and Joan Schuller, Deb Crosser, Melissa Johanson, and Renee Oltrogge. Scott Williams arrived later.

Mayor Stearns called the meeting to order. Blackburn moved, seconded by J. Schurman to approve the posted agenda. Motion carried unanimously. Absent: C. Schurman.

Pieters moved, seconded by Mull to approve the minutes from November 14th, 2022. Motion carried unanimously. Absent: C. Schurman. Pieters moved, seconded by J. Schurman the motion to approve City bills as presented. Motion carried unanimously. Absent: C. Schurman. Hours were presented for Renee Oltrogge, City Clerk and Kelly Haskin, Water/Sewer Supervisor. Pieters moved, Blackburn seconded the motion to approve hours as presented. Motion carried unanimously. Absent: C. Schurman.

Public comments: Mayor Stearns introduced Deb Crosser as the new interim Economic Development Director for Hardin County. A keeping of animals permit for 207 Madison Street was presented by potential new owners, Gabriela & Indalecio Macedo signed by all neighbors as requested for 5 hens and 4 horses. J. Schurman moved, Mull seconded the motion to approve the permit. Motion carried unanimously. Absent: C. Schurman.

Melissa Johanson, Librarian presented the library report. The tree lighting was a great success! Currently working with Hardin County ISU Extension on a spring gardening program. Other events include blind date with a book and working on summer programs. Discussed

the history and potential formula adjustments of the annual distribution from Hardin County given to the libraries. Blackburn suggested councilpersons write a letter or make an official statement stating we support the libraries to give to the Supervisors. Johanson mentioned about 33% of materials checked out are to folks outside the City limits. PO #202211122022 Baker and Taylor \$204.18. Pieters moved, seconded by J. Schurman to approve the PO as presented. Motion carried unanimously. Absent: C. Schuman.

Fire Department report: Fire Chief Scott Williams unavailable. Pieters advised the bunker gear is arriving. PO #83 Norby's \$50.00, PO #84 Hardin County Tire \$3,000.00, 6 tires for #674 Ambulance, Interstate Batteries for #85 \$162.00. J. Schurman moved, seconded by Mull to approve the PO's as presented. Motion carried unanimously. Absent: C. Schurman. Williams later added the department is finalizing their by-laws and will have annual elections. This year all of the officers stayed. J. Schurman moved, seconded by Blackburn to approve Scott Williams as Fire Chief as voted by department. Motion carried unanimously. Absent: C. Schurman.

JJ Veld presented the public works report. Mayor Stearns asked about hydrant flushing and Veld advised it was done twice this year. Mayor Stearns advised City Attorney Taylor stated if we need to enter the homes to check on the type of pipes, it will take a while to get the paperwork together. Veld advised Bill with Blacktop came down to review the streets since they were our last vendor and quoted blacktop at \$65,000 on 30 foot wide 2 blocks and \$8,000-9,000 for gypsum/limestone rock down.

Mayor Stearns advised on distressed properties; No new activity on 106 4th St. 208 3rd St we are in the 60 day waiting period. No new activity on 301 W Market St. Building permit fee was paid for 308 6th St & 601 W Sycamore St for his re-

port every 30 days.

Nuisance Reporting had no activity.

Grant status per Oltrogge: FEMA Hazard Mitigation assistance Grant for the lift station backup generator is on phase 5 of questions and still need quotes. Application for a USDA Grant to be used for a sewer line on the west side of the river has been reviewed, waiting on approval of certification documents. The asbestos study has been completed and the receipt for payment will be submitted for reimbursement by the grant today. The gym lights have arrived and installed and viewed.

Hardin County Conservation & Sewer Hook Up: Mayor Stearns advised they are moving forward with our grant application and the County is willing to help in some manner.

J. Schurman reported on street repairs activity. Everything has been measured to get quotes.

Nuisance Ordinance Update. Draft complete, final should be available for next meeting.

Municipal Infractions Ordinance Update. Draft complete, final should be available for next meeting.

Animal Control Code Ordinance update. Draft complete, final should be available for next meeting.

Gym lights were shown in person and Mayor Stearns advised many residents have thanked the city for this amazing upgrade!

Making the 4-way stop intersection at the end of the River's Edge Trail and adjacent to the RockStop safe for pedestrian and bike traffic was discussed. Mayor Stearns discussed with City attorney and installing crosswalks does not increase any liability to the City. Any crosswalk would need to be American Disability Act compliant which are very expensive. Consider putting up some signage to watch for pedestrians and bicyclists. Veld advised this is not city property, this is county property.

Oltrogge is still doing research on updating our Zoning Code.

Mayor Stearns advised still work-

ing on ATV/UTV Code update.

Mayor Stearns discussed the DNR proposed parking and river access on City property north of the City solar panel array with several grants in play with a total of \$10,000 cost share amounts from the City. Searching for additional grants or county participation to cover the \$10,000. Mayor Stearns will meet with the Visionary Group to discuss raising funds unable to be covered by other sources.

Oltrogge presented her job description and posting for discussion. Pieters moved to approve the description and posting. Mull seconded the motion. Motion carried unanimously. Absent: C. Schurman. Oltrogge will work remotely and have limited in office hours of Saturdays 8am-6pm to assist until a suitable person is trained and in place.

Dave Hagberg was not present to discuss composting.

Mayor Stearns requested a motion to approve the renewal liquor license for RockStop. Pieters moved to approve license, Mull seconded the motion. Motion carried unanimously. Absent: C. Schurman.

Oltrogge presented 2022 Wages to be published. J. Schurman moved to approve wage list, Pieters seconded the motion. Motion carried unanimously. Absent: C. Schurman.

Joan and John Schuller presented a very well prepared 3D rendering presentation requesting the city apply for a Community Catalyst Building Remediation Grant in the amount of \$100,000 for a \$400,000 project. The City is required to make the application, with primarily "in kind" contributions towards the project. The project includes: restoring the old railroad granary near the River's Edge Bike Trail on the west side of the Iowa River, including turning three 30' x 30' spaces into east end retail space or food/bar, the middle section overflow or community area, and the west end of the building into an Air B&B or

fulltime rental. The grant requires a 100% match which the Schuller's will provide. The application is scored on the impact the project will have as a catalyst towards other community development & tourism, along with a number of other scoring objectives. There were two very well written letters of support from citizens. Pieters asked if the City could potentially inherit any liability in this property. Schuller advised they put up the funds and there will be a contract explaining there is no city liability. Mayor Stearns advised he will discuss any potential liability with Jim Thompson, the State program administrator and/or our City attorney. Blackburn asked how the City could justify helping with "in-kind" contributions, if in the future the Schuller's might get a financial gain. John Schuller advised this is not the city giving things out and not gaining anything. John explained we are investing in each other and the city will get more tourism, increased property taxes, sales taxes, possibly hotel/motel tax, and perhaps other new businesses or people wanting to participate in our community. Blackburn is interested in the green initiative for use on future projects. Schuller's invited everyone to tour the building.

Mayor Stearns discussed adding a hotel/motel tax and educating the public about it. Pieters moved to approve the hotel/motel tax at 7%, Mull seconded the motion. Motion carried unanimously. Absent: C. Schurman.

Mayor's comments: Merry Christmas!

Pieters moved to adjourn the meeting. Mull seconded the motion. Motion carried unanimously. Absent: No one. Meeting adjourned at 8:11 pm.

City of Steamboat Rock Claims To Be Approved 12/12/2022

United States Treasury, Payroll..... \$523.42
IPERS, Payroll..... \$538.13
Iowa Department of Revenue, WET Tax..... \$231.45

Alliant Energy, Electric/gas..... \$2,943.03
Heart of Iowa, \$177.35 City, \$34.75 FD, Water \$34.75, \$56.00 Library..... \$302.85
Culligan, Library \$22.95, City \$29.95..... \$52.90
1st Interstate Bank CC, Sewer \$513.00, IT \$176.28, Mntnce \$112.87..... \$802.15
Grundy National Bank, Community Center Loan Payment... \$2,115.00
Library, City contribution & tax levy..... \$300.00
Haskin, Kelly, Payroll..... \$390.30
Johanson, Melissa M, Payroll..... \$897.61
Oltrogge, Renee, Payroll..... \$1,418.98
VandeVoort, Darlene K, Payroll..... \$267.22
Veld, JJ, Contractual earnings..... \$2,300.00
JJ Veld (cleaning), Cleaning Contract..... \$200.00
Veld, JJ (mileage), Mileage.... \$82.00
AgVantage FS, Propane.... \$24.00
Blythe Sanitation, D \$315, Res \$1050, T \$618.20, Rec \$0..... \$1,983.20
Current Electric, Gym furnace..... \$67.50
Eldora Hardware, UPS charges.... \$129.72
Hardin County Sheriff, County Sheriff Contract..... \$613.54
Hardin County Solid Waste, Quarterly Assessment..... \$2,441.25
Havens Electric, Gym lights..... \$5,159.16
Innovative Ag, Propane.... \$125.00
JCJDW Investments LLC, Solar FD \$35.52, City \$948.75..... \$908.79
John Deere (Norby's), FD... \$49.17
Mid America Publishing, Publishing..... \$122.82
Rock Stop, FD..... \$321.72
Shield Pest Control, LLC, Pest control..... \$70.00
United Rentals, Lift for gym lights... \$279.50
USA Blue Book, Water.... \$102.75
TOTAL..... \$25,763.16