

City of Elk Run Heights
Regular Council Meeting
September 8, 2020 - 6:00 p.m.

Mayor Lundy called the meeting to order at 6:00 pm. All present recited the Pledge of Allegiance. Roll call of Council Members: Present - Bass, Sallis, Smock, Ratchford, and Wilson. Quorum present.

Wilson/Ratchford motion to approve the September 15, 2020 Agenda. Ayes-Five. Motion carried.

Ratchford/Bass to open closed session at 6:03 p.m. pursuant to Chapter 21.5 (1) (j) of the Iowa code: To discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property. Ayes-Five. Motion carried.

Ratchford/Smock to leave closed session at 6:23 p.m. Ayes-Five. Motion carried.

Wilson/Ratchford motion to move forward with decision made in closed session regarding the sale of City property located at 100 Toneff Drive. Ayes-Five. Motion carried.

Review of City Ordinances:

Building code: Councilor Bass pointed out a note made in the current code stating anything over \$1,000 requires a permit, but it was previously decided that would be \$2,000. Mayor Lundy stated that ordinance was never completed. It was discussed what the exceptions mean in the chapter and if they should be included in the code. It was decided to keep our code listed the way we have it now.

Plumbing code: it was discussed that as long as the company has an approved licensed worker the city will accept that and therefore it was agreed to remove the plumbers bond. The rest of the code will remain the same.

Electrical code: City Clerk Eastman pointed out that the state is who issues the license and inspects as the city building inspector is not certified. The state is currently following the 2017 version of the code so our code will need to be updated to the latest version of the state code. The code also needs to state that work done will need to be inspected by qualified personnel. It was agreed to look at hiring a local resident for electrical inspections thus, allowing the city to issue the permits vs. the state.

There were zero changes to the Mechanical code. However, Councilor Smock wants to make sure that it states that there needs to be a permit as the reading of the code is a little misleading. During this discussion, City Clerk Eastman stated that she will work on determining if it is best practice to follow the latest version of the mechanical code or if the versions of the codes being followed is acceptable.

Erosion and Sediment code: Councilor Smock said she spoke with Mike Dryden, the city engineer, because he is the one who wrote the code. Dryden highly suggested leaving the code as is, as he prefers the current version of the code over the standard code. Council agreed. Mayor Lundy added this was required by the DNR and is part of our NPDES permit.

Dangerous Buildings code: zero changes.

General Subdivision code: Councilor Bass pointed out that there are two different subdivisions: major and minor. Councilor Smock asked why there were two. Councilor Bass said it is for those who want to sell off a portion of their land, it makes the process easier. Mayor Lundy explained a minor subdivision is two lots, a major subdivision is three or more. Smock stated she liked the newer version of the code better but would like it to have major and minor subdivision sections. It was agreed to go with the newer version and add the two separate subdivisions.

Zoning code: It was agreed to remove “mobile home/trailer park” and state that they are not allowed in any zoning districts. It was determined not to make any other changes to the zoning ordinance since that is what the city has been built on and changes have been made along the way as needed. Councilor Smocks wants to make sure the code states that a privacy fence is allowed from front corner of house or garage to the rear of the property line.

Ratchford/Bass to adjourn at 7:45 p.m. Ayes-Five. Motion carried.

Attest:

Kristi Lundy, Mayor

Julie Eastman, City Clerk