

**PUBLIC NOTICE
CLAYTON COUNTY
PLANNING & ZONING**

**BOARD OF ADJUSTMENT
MEETING**

There will be a Zoning Board of Adjustment Meeting on Tuesday, September 20, 2022, beginning at 6:00 p.m. at the Public Meeting Room, Clayton County Office Building, 600 Gunder Road, Elkader, Iowa, to hear the following appeal:

Appeal application #2022-08: Brent Hackman Special Exception to the Use to locate a shed for B&B Construction on 2.25 acres (parcel #0601476001 and #0601427001) in Section 1, Township 94, Range 5 West of the Fifth Principal Meridian, Clayton County, Iowa.

Public comments are welcomed and all and any public can attend this meeting.

If you have any questions, feel free to contact the Zoning Office at 563.245.2451 or by email pruff@claytoncountya.gov

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**PUBLIC NOTICE
CLAYTON COUNTY
PLANNING & ZONING**

**PLANNING & ZONING
COMMISSION MEETING**

There will be a Planning and Zoning Commission Meeting on Tuesday, September 20, 2022 beginning at 7:00 p.m. in the Public Meeting Room at 600 Gunder Road, Elkader. Please contact the Health and Zoning Office at 563-245-2451 or email pruff@claytoncountya.gov for more information.

The agenda will consist of the following items:

AGENDA

1. Call Meeting to Order.
 2. Approval of Agenda.
 3. Approval of August 2022 Meeting Minutes.
 4. Application #5-2022: Clayton County Recycling is requesting rezoning from Agriculture to Heavy Industrial due to expansion of operations located at 11645 Echo Ave. Monona, on Lot 4 in the NE 1/4 of the SE 1/4 of Section 9, Township 95, Range 5 West of the Fifth Principal Meridian, Clayton County, Iowa.
 5. Adjourn
- Any and all public are welcome to attend.

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PUBLIC NOTICE CITY OF LUANA

**LUANA CITY COUNCIL MINUTES
OF SEPTEMBER 1, 2022**

The Luana City Council held their regular monthly meeting Thursday September 1, 2022, at 7:00 pm. with Council Members Lonnie Baade, Kevin Boddicker, Todd Olson, Jackie Radloff-Schneider, Luke Steege present. Absent: None.

Mayor Jerry Schroeder called meeting to order at 7:00 pm.

Minutes of August meeting were reviewed and approved upon a motion by Steege second by Radloff-Schneider, carried unanimously. Boddicker motioned to pay all monthly claims totaling \$14,390.19, Steege second, carried unanimously. Receipts for the month totaled \$32,979.62. Olson motioned to pass Res. 9-2022 T.O.F, Steege second, carried unanimously. Council reviewed reconciled reports.

Steege motioned to support the MFL MarMac Athletic Booster Club in the amount of \$75. Olson second, carried unanimously.

Radloff-Schneider motioned to approve FY2022 Annual Urban Renewal Report, Res. 9.1-2022, Boddicker second, carried unanimously. Boddicker motioned to approve building permit for 24'X30' garage at 105 X-16, Olson second building permit, carried unanimously.

Council review Junk Ordinance violations on Old Hwy 18 & 52. Violators will be notified by mail and in person by mayor and council member.

PWS, Kleinow, informed council of roof leaking at city shop. Consensus of council to have roof leaks repaired.

Next regular council meeting will be held October 6, 2022, at 7:00 pm.

Mayor Schroeder adjourned the meeting at 7:45 pm.

Tammy Humble,
City Administrator

Monthly Expenditures
\$14,390.19: ACCO \$374.13; Alliant Energy \$2,042.76; Black Hills Energy \$153.50; Certified Letter \$7.85; Deposit Return \$600.00; Federal Taxes \$1,029.24; IPERS \$1,046.88; John Deere Financial \$199.22 (City supplies); Microbac \$139.25 (Water testing); Mid-America Publishing \$51.48; Murphy Helwig Library \$1,075.00 (Contract services); NEIT \$89.15; Wages \$5,541.62; Waste Management \$2,040.11.

Fire Department Expenditures \$0; General Fund Expenditures \$13,239.06; Proprietary Expenditures \$1,151.13; Road Use Tax Expenditures \$0; TIF Expenditures \$0.

Monthly Revenue \$32,979.62: American Rescue \$20,858.45; Franchise Tax (Black Hills) \$36.48; Interest \$450.63; Local Option \$2,845.54; RUT \$1,407.52; Utilities \$7,381.00.

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**PUBLIC NOTICE
CLAYTON COUNTY BOARD OF SUPERVISORS**

AUGUST 23, 2022

Meeting of the Clayton County Board of Supervisors at 600 Gunder Road NE, Elkader, Iowa.

Present: Steve Doeppke and Ray Peterson

Absent: Sharon Keehner
Guests: Casey Stickfort, Eli Garms, Jenna Pollock, and Jennifer Garms

Doeppke moved, Peterson seconded to approve the minutes of the August 16, 2022 meeting. Ayes: Doeppke, Peterson. Motion carried.

Doeppke moved, Peterson seconded to approve the claims as presented totaling \$159,694.44. Ayes: Doeppke, Peterson. Motion carried.

Doeppke moved, Peterson seconded to award the Motor Mill Inn Restoration bid to Steege Construction, Waverly, in the amount of \$639,450.00. Ayes: Doeppke, Peterson. Motion carried.

Doeppke moved, Peterson seconded to authorize he chair to sign Rural Heritage Revitalization Grant (RHRG) reimbursement requests as they are received. Ayes: Doeppke, Peterson. Motion carried.

Doeppke moved, Peterson seconded to hire Matt Sherman as Information Technology Director certifying salary wage at \$30.77/hr. Ayes: Doeppke, Peterson. Motion carried.

Doeppke moved, Peterson seconded to appoint Casey Stickfort as the County Engineer and sign employment contract certifying salary

wage at \$105,000.00. Ayes: Doeppke, Peterson. Motion carried.

Doeppke moved, Peterson seconded to approve resolution #26-2022 "Farm to Market Completion of Work and Final Acceptance". Roll Call Vote: Doeppke-aye, Keehner-absent, Peterson-aye. Motion carried.

**RESOLUTION #26-2022
FARM TO MARKET COMPLETION OF WORK AND FINAL ACCEPTANCE**

BE IT RESOLVED by the Board of Supervisors of Clayton County, Iowa, that Casey Stickfort, the County Engineer of Clayton County, Iowa, be and is hereby designated, authorized, and empowered on behalf of the Board of Supervisors of said County to execute the certification of completion of work and final acceptance thereof in accordance with plans and specifications in connection with all Farm-to-Market and Federal or State aid construction projects in this county beginning August 29, 2022.

The Board discussed county real estate lease agreements and sent out notice to vacate letters ahead of the bidding process.

/s/ Ray Peterson,
Board of Supervisors Chair
Attest: Jennifer Garms,
Clayton County Auditor

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**PUBLIC NOTICE
CLAYTON COUNTY BOARD OF SUPERVISORS**

AUGUST 16, 2022

Meeting of the Clayton County Board of Supervisors at 600 Gunder Road NE, Elkader, Iowa.

Present: Steve Doeppke, Sharon Keehner, and Ray Peterson

Guests: Sue Meyer, Peg Connor, Bart Burgin, Mike Dorsey, Willis Patenaude, Mike Tschirgi, Patti Ruff, Brittany Hubanks, David Meyer, Dan Sage, James Ganze, Larry Stone, George Duff, Ann Duff, Glenna Whitford, Forrest Whitford, Julie Meyers, Dave Meyers, Samantha Rumph and Jennifer Garms

Doeppke moved, Keehner seconded to approve the minutes of the August 9, 2022 meeting. Ayes: Doeppke, Keehner, Peterson. Motion carried.

Keehner moved, Doeppke seconded to approve the claims as presented totaling \$197,368.63. Ayes: Doeppke, Keehner, Peterson. Motion carried.

Doeppke moved, Keehner seconded to approve changes to the Secondary Roads Handbook. Ayes: Doeppke, Keehner, Peterson. Motion carried.

Keehner moved, Doeppke seconded to approve a cigarette permit for American Eagle 4300 LLC DBA Elkader Fast Trak. Ayes: Doeppke, Keehner, Peterson. Motion carried.

Doeppke moved, Keehner seconded to approve a Class C Liquor License with Sunday Sales for Maggie's Diner LLC. Ayes: Doeppke, Keehner, Peterson. Motion carried.

Keehner moved, Doeppke seconded to appoint Natasha Hegmann to the Conservation Board. Ayes: Doeppke, Keehner, Peterson. Motion carried.

Keehner moved, Doeppke seconded to set a public hearing regarding rezoning from Agricultural to Riverside Recreational for recreational cabins on 2.45 acres located at 10437 Golden Avenue owned by Paul & Paula Rasmussen for 10:30

AM on August 30, 2022. Ayes: Doeppke, Keehner, Peterson. Motion carried.

Keehner moved, Doeppke seconded to set a public hearing and first amending the Clayton County Flood Plain Ordinance per National Flood Insurance Program (NFIP) requirements for 9:45 AM on August 30, 2022. Ayes: Doeppke, Keehner, Peterson. Motion carried.

The Board reviewed projects to be paid with American Rescue Plan Act funds. Doeppke moved, Keehner seconded to approve the purchase of overhead doors for the EMA/Maintenance building from J&C Overhead Doors for \$21,167.46. Ayes: Doeppke, Keehner, Peterson. Motion carried.

The Board received an update regarding public health concerns relating to COVID-19 and the Visiting Nurses' Association, including the hiring of Cindy Riniker for Public Health and Sara Kelly for WIC.

Keehner moved, Doeppke seconded to appoint Julie Kemp as an Investigator for Medical Examiner reports. Ayes: Doeppke, Keehner, Peterson. Motion carried.

Doeppke moved to approve rezoning from Agricultural to Riverside Recreational for a seasonal, permanent campground located at 30195 Acre Road owned by Dan Sage. Keehner chose to follow the Planning and Zoning Commission's recommendation and did not second the motion. Peterson abstained from comment. Motion died for lack of second.

The Board discussed the IT Director and Maintenance/Custodial positions.

/s/ Ray Peterson,
Board of Supervisors Chair
Attest: Jennifer Garms,
Clayton County Auditor

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**ORDINANCE
CLAYTON COUNTY BOARD OF SUPERVISORS**

**AMENDMENT # 2-2022 TO
FLOODPLAIN ORDINANCE
BE IT ENACTED BY THE
CLAYTON COUNTY BOARD OF
SUPERVISORS**

PURPOSE: Amend the Ordinance to update language and definitions to comply with the standards adopted by the Iowa Department of Natural Resources and Federal Emergency Management Agency.

Whereas, The Board of Supervisors, after giving proper public notice, held a public hearing regarding this proposed amendment to the Floodplain Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of Clayton County, Iowa, that the Ordinance be amended as follows:

Amend Section 5 by adding the following definition:
ENCLOSED AREA BELOW LOWEST FLOOR - The floor of the lowest enclosed area in a building when all the following criteria are met:

The enclosed area is designed to flood to equalize hydrostatic pressure during flood events with walls or openings that satisfy the provisions of SECTION 9(2)(D)(1) of this Ordinance, and

The enclosed area is unfinished (not carpeted, drywalled, etc.) and used solely for low damage potential uses such as building access, parking, or storage, and

Machinery and service facilities (e.g., hot water heater, furnace, electrical service) contained in the enclosed area are located at least one (1) foot above the base flood elevation, and

The enclosed area is not a "basement" as defined in this section.

Amend definition of LOWEST FLOOR to read as follows: The floor of the lowest enclosed area in a building including a basement except when the criteria listed in the definition of Enclosed Area below Lowest Floor are met.

Amend Section 6(2) by changing the date from July 22, 2020, to September 29, 2022

Amend Section 7 to read as follows:

The floodplain areas within the jurisdiction of this ordinance are hereby divided into the following districts:

Floodway (Overlay) District (FW) - those areas identified as Flood-

way on the Official Floodplain Zoning Map;

Floodway Fringe (Overlay) District (FF) - those areas identified as Zone AE on the Official Floodplain Zoning Map but excluding those areas identified as Floodway, and;

General Floodplain (Overlay) District (GF) - those areas identified as Zone A on the Official Floodplain Zoning Map

Amend Section 9(2) to read as follows:

Performance Standards. All development must be consistent with the need to minimize flood damage and meet the following applicable performance standards. Until a regulatory floodway is designated, no development may increase the Base Flood Elevation more than one (1) foot. The applicant will be responsible for providing the Department of Natural Resources with sufficient technical information to make such determination.

All development shall:
Be designed and adequately anchored to prevent flotation, collapse, or lateral movement.

Amend Section 9(2)(d)(3) to read as follows:

New and substantially improved structures shall be constructed with electric meter, electrical service panel box, hot water heater, heating, air conditioning, ventilation equipment (including ductwork), and other similar machinery and equipment elevated (or in the case of non-residential structures, optionally floodproofed to) a minimum of one (1) foot above the base flood elevation.

New and substantially improved structures shall be constructed with plumbing, gas lines, water/gas meters and other similar service utilities either elevated (or in the case of non-residential structures, optionally floodproofed to) a minimum of one (1) foot above the base flood elevation or designed to be water-tight and withstand inundation to such a level.

Amend Section 9(2)(k) by adding the following wording after Accessory Structures: To Residential Uses

Passed and Approved this day, August 30, 2022.

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