

City of Van Meter, Iowa

City Council Minutes – September 9, 2024

- 1) The Van Meter City Council met for a regular council meeting on Monday, September 9, 2024, at the United Methodist Church located at 100 Hazel Street, Van Meter, IA 50261. Mayor Herman called the meeting to order at 7:00 pm. The following council members were present upon roll call: Joel Akers, Travis Brott, Blake Grolmus, Quin Pelz and Penny Westfall.
 Staff present: City Attorney Fatino, City Engineer Bob Veenstra, Police Chief Mike Brown, Public Works Director Drew McCombs, City Clerk Jessica Drake, and City Administrator Liz Faust.
 Public Present: Rona Jacobs, Randy Johnson, Bart & Kate Jones, Owen Stump, Ben Clark, Allan Adams and Dallas County Attorney Jeanine Ritchie.
- 2) Mayor Herman led the Pledge of Allegiance.
- 3) Introductions were made.
- 4) Mayor Herman read a Civility Statement setting expectations of respect for the meeting.
- 5) Grolmus moved, supported by Akers, to approve the agenda. On roll call the votes were as follows: Akers – YES; Brott – YES; Grolmus – YES; Pelz – YES; Westfall - YES.
- 6) Owen Stump addressed the Council in support of the Livestock Request at 2522 Brookview Court. County Attorney Jeanine Ritchie presented information on the proposed Dallas County Criminal Court Building Bond Referendum on November 5, 2024. Kate & Bart Jones presented the Council with a petition regarding opposition of the Livestock Request at 2522 Brookview Court. Ben Clark addressed the Council regarding the Annexation to be considered in agenda item #18 and requested that the pre-annexation agreement terms be included in the resolution.
- 7) Mayor Herman asked for a motion to adopt the consent agenda which included the following:
 - a. Amended Minutes of the July 15, 2024 Planning & Zoning Meeting
 - b. Minutes of the August 12, 2024 City Council Meeting
 - c. Minutes of the August 26, 2024 City Council Workshop
 - d. Minutes of the August 28, 2024 Planning & Zoning Meeting
 - e. September Claims List

CLAIMS REPORT

VENDOR	REFERENCE	AMOUNT
ACCO	WATER CHEMICALS	1,232.20
ACCUJET LLC	SEWER VAC	21,680.01
AFLAC	AFLAC PRETAX	102.06
AGSOURCE COOPERATIVE SERVICES	DRINKING WATER TESTING	1,007.50
ALL AMERICAN TURF BEAUTY	IRRIGATION REPAIR - PR	222.4
AMAZON CAPITAL SERVICES	JULY AUGUST PURCHASES	5,352.97
AT&T MOBILITY	PD PHONE CHARGES	277.43
BANNER FIRE EQUIPMENT	BUNKER GEAR-FD	12,035.56
BASE	FSA ADMINISTRATION	30
BIBLIONIX	APALLO SUBSCRIPTION	1,320.00
BOUND TREE MEDICAL LLC	CYLINDER STANDS (X12)	155.98
BRODART	MCNAUGHTON ADULT	15,024.00
BRYAN ROCK PRODUCTS, INC	REC COMPLEX BALL DIAMOND DIRT	4,268.16
COMPASS BUSINESS SOLUTIONS	UB ENVELOPES	2,396.09
CORE & MAIN	CEMETERY	195
CUSTOM LAWN CARE & LANDSCAPING	STEP 4 PR LAWN CARE	3,088.90
D AND G AUTO GROUP	PD TAHOE MAINT.	1,697.56
DALLAS CO FAIR	STORYBOOK MINI	32
GATEHOUSE MEDIA IA HOLDINGS	RFP PUBLICATIONS DCN	46.86
GATEHOUSE MEDIA IA HOLDINGS	RFP PUBLISH DSMR	56.86
DMACC	WASTE WATER TRAINING	625
DREW MCCOMBS	DW1 REMIBURSE	42.54
EARLHAM SAVINGS BANK	EBANK EFT ACH FEES	25
EFTPS	FED/FICA TAX	7,338.73
ELITE SPORTS	FLAG FB UNIFORMS	3,382.00
FENIX USA LLC	SETFLOW HOSTING	289.3
FIRE SAFETY USA	LADDER LOCKS	141
FIRE SERVICE TRAINING BUREAU	INSTR2 FOR K.DAVIS	100
FREEDOM TIRE AND AUTO	PD TAHOE TIRES	704

GATEHOUSE MEDIA IA HOLDINGS	20240812 MINUTES	428.8
GATEHOUSE MEDIA IA HOLDINGS	PH CHAPTER 47 PARK RULES	39.29
GATEHOUSE MEDIA IA HOLDINGS	PH CHAPTER 1 LIGHTING STAND	39.29
GATEHOUSE MEDIA IA HOLDINGS	PH TR2 AGREEMENT AMEND	80.7
GATEHOUSE MEDIA IA HOLDINGS	PH CHAPTER 23 P&Z	29.2
GATEHOUSE MEDIA IA HOLDINGS	PH 24 LEGISLATIVE UPDATES	60.5
GATEHOUSE MEDIA IA HOLDINGS	ORD 2024-20 CHPT 55 & 57	751.6
GATEHOUSE MEDIA IA HOLDINGS	ORD 2024-19 CHAPTER 70	59.8
GATEHOUSE MEDIA IA HOLDINGS	PH BROOKVIEW ANNEXATION	241.29
GATEHOUSE MEDIA IA HOLDINGS	8/26 MINUTE PUBLICATION	69.4
GATR TRUCK CENTER	839 REPAIRS	1,812.00
HAWKEYE TRUCK EQUIPMENT	BOSS SNOWBLADE - 24FORD	9,650.00
HEARTLAND BUSINESSES SYSTEM	AUGUST MANAGED SERVICES	4,398.47
HEARTLAND COOP	SUMMER LP FILL	850.49
INDUSTRIAL CHEM LABS	LIFT STATION DEGREASER	1,210.39
INTERSTATE ALL BATTERY CENTER	PD EXPLORER BATTERY	228.55
IOWA DEPARTMENT OF NATURAL RES	2024 PERMIT ANNUAL FEE	210
IOWA PRISON INDUSTRIES	STREET SIGNS	962.28
IOWA PUMP WORKS INC	NEW AIR RELEASE VALVES	3,051.59
IPERS	PROTECT IPERS	8,979.54
IPERS	JULY FEE	44.73
JESSICA DRAKE	FSA REIMBURSE	185
JESTER INSURANCE SERVICE	ADD 601 MAIN	1,625.00
JEWISH FED OF GREATER DSM	FIELD RENTAL	270
JMT TRUCKING	RIPRAP CEMETERY	874.95
KONICA MINOLTA	SEPT COPIER MAINTENANCE	35.2
LIBERTY READY MIX	CEMETERY ROAD ROCK	265
LIZ FAUST	Q3 MILAGE REMIBURSE	154.4
LOWE'S	AUGUST LOWES CHARGES	678.06
MIDAMERICAN ENERGY	GAS/ELEC	3,477.44
MIDWEST RADAR & EQUIP	PD EQUIPMENT	164
MIDWEST TAPE LLC	HOOPLA ADVANCED PYMT	2,000.00
MUNICIPAL SUPPLY INC	FLEXNET ANNUAL SUPPORT	7,540.50
NATIONWIDE TRAILERS	16K DUMP TRAILER	12,918.00
ORKIN	SEPT PEST CONTROL	69.25
PARKING LOT SPECIALTIES	STREET PAINTING	6,020.00
PIONEER MANUFACTURING CO	FIELD PAINT	770.95
PLAYWAY PRODUCTS	PLAYAWAY LAUNCHPADS	4,418.55
PRAIRIE AG SUPPLY	MOWER PARTS	94.76
QUALITY TRAFFIC CONTROL	50 CHANNELIZERS 2DAY	100
SAM CHIA	DROP OFF GRANT APP	39.2
STACK PAY - REC FEES	REC FEE REFUND	377.48
STAR EQUIPMENT LTD	HARLEY RAKE	990
STATE HYGIENIC LAB	WATER SUPPLY TESTING	87
SUNSET LAW ENFORCEMENT	AMMO - PD	1,339.60
TREAS - ST OF IA SALES TX	AUG WET	2,055.14
TREAS - STATE OF IOWA W/H	STATE TAXES	2,057.02
TWISTED YOGA 108-MARGO SUCKOW	2024 YOGA IN THE PARK	252
US POSTMASTER	AUGUST UB POSTAGE	342.37
VEENSTRA & KIMM INC	WATER MAIN REPLACEMENT - P1	25,674.69
VERIZON WIRELESS	CELL PHONE CHARGES	759.5
VM YOUTH FOOTBALL	2024FB REGISTRATION FEES	7,652.80
WASTE CONNECTIONS	GARBAGE CONTRACT	12,453.54
WAUKEE POWER EQUIPMENT	PW CHAINSAW	499.99
WELLS FARGO CC	BEANSTACK YR3	6,000.57
WELLS FARGO CC	CREDIT CARD EXPENSES	0.63

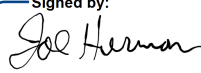
WELLS FARGO CC	CREDIT CARD EXPENSES	2,852.49
WEX BANK	PD GAS	2,493.55
WHITFIELD & EDDY PLC	LEGAL SERVICES - 601 MAIN	3,082.64
Accounts Payable Total		226,738.29
Invoices: Paid		47,219.50
Invoices: Scheduled		179,518.79
GENERAL		83,320.35
PARK OPERATIONS		34,861.16
ROAD USE TAX		9,966.46
EMPLOYEE BENEFITS		185
LIBRARY TRUST FUND		29,299.58
CIP - BUILDING PROJECT		1,456.14
WATER SUPPLY IMPROVEMENTS		12,488.18
WATER		20,045.07
SEWER		35,116.35
TOTAL FUNDS		226,738.29

- f. August Financial Statements
- g. August Building Permit Report
- h. IPAIT Update – August 2024
- i. SICOG Update – August 2024
- j. Mayor’s Beggars Night Notice – Thursday, October 31, 2024
- k. Resolution #2024-99 Assigning an Address to the Meter Pit of the Grand Ridge Estates Townhoms
- l. Resolution #2024-100 Approval of an Agreement for Professional Services with Veenstra & Kimm – Microsoft Development

Grolmus moved, supported by Westfall, to adopt the consent agenda. On roll call the votes were as follows: Akers – YES; Brott – YES; Grolmus – YES; Pelz – YES; Westfall – YES.

- 8) Discussion ensued regarding the Livestock Request at 2522 Brookview Court. Paul Cunningham stated that they consider their goats as pets and not livestock. They also provided supporting documentation from a medical provider regarding the goats. Council thanked them for the presentation and stated that they would follow up on the exception request by end of day September 16, 2024.
- 9) Brott moved, supported by Grolmus, to open the Public Hearing regarding proposed code amendments as a result of the 2024 Iowa Legislative Session at 7:16pm . Motion carried. No comments were received prior to or during the hearing. Brott moved, supported by Grolmus, to close the hearing at 7:17pm. Motion carried.
- 10) Akers moved, supported by Westfall, to adopt Ordinance #2024-21to Amend Certain Sections of the Code of Ordinances of the City of Van Meter due to the 2024 Legislative Session and waive subsequent readings. On roll call the votes were as follows: Akers – YES; Brott – YES; Grolmus – YES; Pelz – YES; Westfall - YES.
- 11) Akers moved, supported by Grolmus, to open the Public Hearing regarding a proposed amendment to Chapter 23 – Planning and Zoning of the Code of Ordinances of the City of Van Meter at 7:18pm. Motion carried. No comments were received prior to or during the hearing. Grolmus moved, supported by Akers, to close the hearing at 7:19pm. Motion carried.
- 12) Brott moved, supported by Akers, to adopt Ordinance #2024-22 to Amend Chapter 23 Planning & Zoning Commission of the Code of Ordinances of the City of Van Meter and waive subsequent readings. On roll call the votes were as follows: Akers – YES; Brott – YES; Grolmus – YES; Pelz – YES; Westfall - YES.
- 13) Brott moved, supported by Grolmus, to open the Public Hearing regarding a proposed amendment to Chapter 167 Site Plan Regulations regarding Lighting Standards of the Code of Ordinances of the City of Van Meter at 7:20pm. Motion carried. No comments were received prior to or during the hearing. Grolmus moved, supported by Brott, to close the hearing at 7:21pm. Motion carried.
- 14) Grolmus moved, supported by Akers, to adopt Ordinance #2024-23 to Amend Chapter 167 Site Plan Regulations and waive subsequent readings. On roll call the votes were as follows: Akers – YES; Brott – YES; Grolmus – YES; Pelz – YES; Westfall - YES.
- 15) Akers moved, supported by Grolmus, to open the Public Hearing regarding a proposed Amended Development Agreement with Trindle Ridge LLC at 7:22pm. Motion carried. Ben Clark asked what the net impact of the amendment is. City Clerk Drake stated that the amendment increases the \$ cap of the infrastructure (extending sewer to phase 2 of the development) and added 3 additional parcels. No additional comments or questions were received. Grolmus moved, supported by Akers, to close the hearing at 7:23pm. Motion carried.
- 16) Grolmus moved, supported by Brott, to adopt Resolution #2024-101 Approving an Amended Development Agreement with Trindle Ridge, LLC Authorizing Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement. On roll call the votes were as follows: Akers – YES; Brott – YES; Grolmus – YES; Pelz – YES; Westfall – YES.

- 17) Brott moved, supported by Akers, to open the Public Hearing regarding a proposed Voluntary, Non-Consenting Annexation of Certain Real Estate Identified as Lot 7, Lot 8, Lot 9, Lot 10, Lot 11 and Lot 1 of Van Meter Country Estates Plat 1 and Certain Real Estate Owned by Edith Ann Westfall including Non-Consenting Property Identified Herein. Motion carried. Ben Clark stated that upon further review of the proposed resolution, the pre-annexation terms are adequately addressed and he has no further questions or comments. No additional comments or questions were received. Brott moved, supported by Akers, to close the hearing at 7:25pm. Motion carried.
- 18) Brott moved, supported by Akers, to adopt Resolution #2024-102 Assenting to the Annexation of Certain Real Estate Identified as Lot 7, Lot 8, Lot 9, Lot 10, Lot 11 and Lot 1 of Van Meter Country Estates Plat 1 and Certain Real Estate Owned by Edith Ann Westfall including Non-Consenting Property Identified Herein. Councilwoman Edith Westfall stated that as a party of the annexation proceedings, she would be abstaining from action. On roll call, the votes were as follows: Akers – YES; Brott – YES; Grolmus – YES; Plez – YES; Westfall – ABSTAIN.
- 19) Akers moved, supported by Brott, to open the Public Hearing regarding a proposed amendment to Chapter 47 Park Regulations of the Code of Ordinances of the City of Van Meter at 7:28pm. Motion carried. No comments were received prior to or during the hearing. Grolmus moved, supported by Brott, to close the hearing at 7:28pm. Motion carried.
- 20) Grolmus moved, supported by Brott, to adopt Ordinance #2024-24 to Amend Chapter 47 – Park Regulations and waive subsequent readings. Councilman Grolmus recognized Parks & Rec Director Chia and the Park Board for the effort in amending the rules, noting that the updates were much needed. Councilwoman Westfall stated that the changes incorporated after the last review were good. On roll call, the votes were as follows: Akers – YES; Brott – YES; Grolmus – YES; Plez – YES; Westfall – YES.
- 21) Discussion ensued regarding the Van Meter Fire Department’s request to obtain a used vehicle from the Van Meter Police Department (oldest Explorer in the fleet) at cost of \$10,400 instead of the VMPD trading the vehicle in. The vehicle would not be put into service until the PD Truck has been received and the Explorer had been rebranded. Chief Schmitt stated that he drove the vehicle and it drives fine & would fit the need for an EMS response vehicle. Chief Brown stated that the PD recently had the vehicle serviced & completed necessary repairs. Councilman Plez expressed concerns with the condition of the vehicle and requested that the VMFD provided alternative options for review as well. Councilperson Brott expressed concerns with unknown future repairs of the vehicle and the actual cost savings and requested an inspection of the vehicle. Westfall moved, supported by Grolmus, to table this request until a used car inspection can be completed. On roll call, the votes were as follows: Akers – YES; Brott – YES; Grolmus – YES; Pelz – YES; Westfall – YES.
- 22) Discussion ensued regarding a proposed purchase of equipment for the Public Works Department including 2 sanders and brush mower. The equipment request was previously reviewed by the Public Works Sub-Committee. Councilwomen Westfall asked for confirmation that the proposed purchases had been budgeted for. City Clerk Drake confirmed. Akers moved, supported by Brott, to adopt Resolution #2024-103 Approving Equipment Purchases for Public Works in the amount of \$24,500. On roll call, the votes were as follows: Akers – YES; Brott – YES; Grolmus – YES; Pelz – YES; Westfall – YES.
- 23) City Staff provided written department reports. Administrative staff provided updates on the continued progress of rental registrations & inspections, code enforcement, vacant buildings and dangerous buildings. Public Works provided an update completion of & passing of Grade 1 certification and that Grade 2 certification activities are under way. Police reported that the department responded to 164 calls in August (90 of which were traffic stops). Fire reported on training & community engagement activities and reported 24 total calls of which 5 were responded in De Soto, and 9 in Van Meter. Van Meter Public Library reported fall programming is underway and that the new furniture is starting to arrive. Parks & Rec reported that several grants have been applied for to help fund park development in Grand Ridge and park improvements at Johnson Park.
- 24) Council members reported on monthly committee meetings. Public Safety was commended again for the success of the 1st National Night Out and noted that more current members would like to obtain EMR certification. Public Works committee discussed the preparation plan for snow season. Economic Development discussed downtown & the impact of the vacant & dangerous building codes. Policy committee had no report. The Library Liaison reported that there was an upcoming meeting, no report. Parks & Rec committee members noted the success of the Community Clean Up day. Personnel committee had no report.
- 25) Mayor Herman led a celebratory discussion of the 20 years of service milestone for City Administrator Liz Faust.
- 26) Brott moved, supported by Grolmus, to adjourn the meeting. On roll call, the votes were as follows: Akers – YES; Brott – YES; Grolmus – YES; Pelz – YES; Westfall – YES. Mayor Herman adjourned the meeting at 8:04pm.

Signed by:

 9DE705E097D34B8

Joe Herman, Mayor

DocuSigned by:

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Jessica Drake, City Clerk