

- 1) The Van Meter City Council met for a regular council meeting on Monday, November 8th, 2021, at the Veterans Reception Center, 910 Main Street. Mayor Adams called the meeting to order at 7:04PM. The following council members were present upon roll call: Travis Brott, Joe Herman, Lyn Lyon, Adam Coyle, and Steve Meyer.

Staff present: City Attorney John Fatino, City Engineer Bob Veenstra, City Administrator Kyle Michel, Police Chief Bill Daggett, Fire Chief Chris Power, City Clerk Liz Thompson, and Library Director Nancy Studebaker.

- 2) Mayor Adams lead the Pledge of Allegiance.
- 3) Introductions were made.
- 4) Mayor Adams read a Civility Statement setting expectations of respect for the meeting.
- 5) Mayor Adams asked for a motion to approve the agenda. Lyon moved, supported by Coyle, to approve the agenda. On roll call the votes were as follows: Brott – YES; Herman – Yes; Lyon – YES; Meyer – YES; Coyle – YES
- 6) None were present for the Citizen Hearing.
- 7) Mayor Adams reviewed the consent agenda. Mayor Adams asked for a motion to adopt the consent agenda which included the following:
 - a. Minutes of the 10-11-2021 Council Meeting
 - b. Minutes of the 10-25-2021 Special Council Meeting
 - c. November Claims List

CLAIMS REPORT

VENDOR	REFERENCE	AMOUNT
ABBY HUDSON	SOCCER REF	35.00
ACCO	WATER CHEMICALS	412.80
ADAM COYLE	SOCCER REF	215.00
ADMSC	FIELD USAGE	1,250.00
AFLAC	AFLAC PRETAX	102.06
AGSOURCE COOPERATIVE SERVICES	WA TESTING	168.75
ARNOLD MOTOR SUPPLY	OIL & PARTS PARK TRUCK	55.68
AT&T MOBILITY	PD/FD PHONE SERVICE	240.55
AXON ENTERPRISE INC	VMPD DATA MIGRATION	1,987.20
BAKER & TAYLOR	LIBRARY MATERIALS	809.43
BRAYDEN FENNESSEY	SOCCER REFEREE	80.00
BUSINESS FURNITURE WAREHOUSE	CITY HALL OFFICE FURNITURE	676.00
CALLIE FIALA	SOCCER REF	10.00
CODE 4	VM PD SHOULDER PATCHES	1,690.00
CULLIGAN	AUTO RENTAL/COOLER RENTAL	40.95
DALLAS CO RECORDER	BROOKVIEW DOCS	143.00
DALLAS COUNTY NEWS	LEGAL PUBLICATIONS	656.19
DANE BERNHARDT	SOCCER REF	115.00
DELTA DENTAL	VISION & DENTAL INS	380.72
DEMOSPHERE INTERNATIONAL INC	REC ONLINE PAYMENT	150.00
EARLHAM SAVINGS BANK		25.00
EFTPS	FED/FICA TAX	3,639.93
ELLA MUELLER	SOCCER REF	40.00
EVAN OLIVER	SOCCER REFEREE	475.00
FIRE SERVICE TRAINING BUREAU	FF1 FOR A WICKS	50.00
FORTE	POS CC PROCESSING FEES	14.08
FORTE	WEB CC PROCESSING FEES	238.98
FRANCO MANZANO	SOCCER REF	50.00
FRANK DUNN CO	HIGH PERFORMANCE PATCH	210.00
GREATER DM PARTNERSHIP	INVESTOR COMMITMENT	1,000.00
gWORKS	ANNUAL LICENSE FEE 2022	4,852.49
HALLIE LEVI	SOCCER REF	15.00
HEARTLAND COOP	PD TRUCK WEIGHT	10.00
HOTSY CLEANING SYSTEM	REPLACE HOSE, CHG OIL & LABOR	465.02

IEMSA	PD CONFERENCE	340.00
IOWA LEAGUE OF CITIES	2021 FALL SESSION	224.00
IOWA ONE CALL	EMAIL LOCATES	27.10
IOWA RURAL WATER ASSOC	2022 MEMBERSHIP DUES	275.00
IPERS	PROTECT IPERS	4,912.81
JAY CUDDEBACK	SOCCER REFEREE	10.00
JAY OLSON	REC PROGRAMMING SERVICES	1,850.00
JENNA STRECK	SOCCER REF	95.00
JESTER INSURANCE SERVICE	POLICY CHAGE '18 FORD/'22 FORD	33.00
KADENCE WIGANT	SOCCER REFEREE	85.00
KAEGAN WIGANT	SOCCER REFEREE	155.00
KAHLEN LUYAAS	SOCCER REF	20.00
KATE OLIVER	SOCCER REFEREE	20.00
KATIE NICHOLS	SOCCER REF	290.00
KYLE MICHEL	PERSONAL CC USED FOR CITY BIZ	994.64
LAURA KUNKEL	CLEANING SERVICES	100.00
LEVI LUKAN	SOCCER REF	20.00
	ANNUAL LAW ENFORCEMENT	
LEXIPOL LLC	MANUAL	2,371.00
LOGAN SCHAFFER	SOCCER REFEREE	40.00
LOWE'S	PUB WORKS/PD EXPENSES	438.34
LUKAS HETLAND	SOCCER REFEREE	205.00
MATHESON TRI GAS INC	OXYGEN	200.70
MEDIACOM	INTERNET SERVICES	286.90
MENARDS	CAR COUNTER HARDWARE	30.68
METERING & TECHNOLOGY		
SOLUTION	METERS & PARTS	1,229.82
MIDAMERICAN ENERGY	GAS/ELEC	2,033.35
MMIT BUSINESS SOLUTIONS GROUP	COPIER CONTRACT	348.76
NIC WIGANT	SOCCER REF	230.00
OFFICE DEPOT	ENVELOPES & TAPE - CITY HALL	132.58
OMNIGO SOFTWARE	ANNUAL SUBSCRIPTION	1,587.60
OVERDRIVE INC	LIBRARY MATERIALS	359.99
PEEK SALES & SERVICE	MOWER REPAIRS	259.01
POSITIVE PROMOTIONS INC	FIRE DEPARTMENT PROMO ITEMS	977.62
PUBLIC AGENCY TRAINING COUNCIL	INTERNAL AFFAIRS CONFERENCE	575.00
RANGEMASTERS TRAINING CTR	AMMO	195.00
REGAN BERNHARDT	SOCCER REF	35.00
SAFE BUILDING LLC	BLDG INSPECT SERVICES	3,195.27
SAM'S CLUB MC/SYNCB	PUBLIC WORKS PURCHASE	38.30
SCHEELS - DES MOINES	PD SIGHTS & SLING	1,053.92
SHAE BERNHARDT	SOCCER REF	85.00
STEVEN HEPWORTH	SOCCER REFEREE	220.00
STRYKER SALES CORP	AED INFANT/CHILD REDU	111.59
SYDNEY KHUSE	SOCCER REF	70.00
SYNCB/AMAZON	LIB MATERIALS & SUPPLIES	2,108.94
TESSA SCHAFFER	SOCCER REF	165.00
THE HARTFORD	LIFE & DISABILITY INS	188.06
THE HARTFORD	ENTRY ERROR	0.80
TREAS - ST OF IA SALES TX	3RD 2021 QRT SALES TAX	339.00
TREAS - ST OF IA SALES TX	3RD QRT 2021 WET	1,708.00
TREAS - STATE OF IOWA W/H	STATE TAXES	1,325.00
TREVOR COYLE	SOCCER REF	25.00
TYSON SCHOENLEBER	SOCCER REFEREE	20.00
UMB BANK NA	SERIES 2013 INTEREST PAYMENT	10,668.75
US POSTMASTER	NOV UT BILLS/NEWSLETTERS	228.96
VC3 INC	IT N BOX	1,656.94
VEENSTRA & KIMM INC	PARTIAL PAY 1 RICHLAND CIR ST	54,518.84
VERIZON WIRELESS	CELL PH & OFFICE PH CHARGES	691.62
VM YOUTH WRESTLING	YOUTH WRESTLING REG FEES	4,335.00

WASTE CONNECTIONS	GARBAGE CONTRACT	8,455.08
WASTE SOLUTIONS OF IA	KYBOS - PARKS	690.00
WATCHGUARD VIDEO	VISTA BATTERY KIT W/FOAM	75.00
WELLMARK	EMPLOYEE INS BENEFITS	6,909.18
WELLS FARGO CC	CREDIT CARD EXPENSES	1,386.65
WEX BANK	PD GAS PURCHASE	1,180.48
WHITFIELD & EDDY PLC	LEGAL SERVICES	3,560.00
Accounts Payable Total		146,302.11

d. October Financial Statements

FUND	RECEIVED	DISBURSED
GENERAL	198,598.33	57,219.26
PARK OPERATIONS	7,094.34	19,157.88
GAS/ELEC FRANCHISE FEE	17,006.91	0.00
ROAD USE TAX	16,484.92	13,692.07
EMPLOYEE BENEFITS	17,156.64	9,523.42
EMERGENCY FUND	5,217.04	0.00
LOCAL OPTION SALES TAX	26,156.26	0.00
TIF-CR ESTATE	760.11	1,549.00
PART TRUST FUND	0.00	3,000.00
REC TRUST	100.00	
LIBRARY TRUST FUND	0.00	8,520.59
DEBT SERVICE	73,871.25	10,668.75
TRINDLE CITY PROJECTS	29,200.00	2,809.29
WATER SUPPLY IMPROVEMENTS	0.00	2,700.00
CEMETERY – PERPETUAL CARE	1,000.00	0.00
WATER	28,072.58	19,664.43
SEWER	23,025.20	12,536.26
*****REPORT TOTAL*****	443,743.58	161,040.95

- e. FY21 Street Finance Report
- f. FY21 Annual Financial Report
- g. FY21 TIF Reconciliation
- h. Resolution 2021-74 FY21 Annual Urban Renewal Report
- i. Liquor License Renewal Approval – Casey’s General Stores
- j. Resolution 2021-75 Public Safety Roster Update
- k. Resolution 2021-76 for Weight Limit Permit Fees
- l. Resolution 2021-77 Management Intern Appointment

Meyer moved, supported by Lyon, to approve the Consent Agenda. On roll call the votes were as follows: Brott – YES; Lyon – YES; Herman – YES; Meyer – Yes; Coyle – YES

8) Tax Abatement Applications

- a. 4970 Bulldog Ave – Residential New Construction
- b. 5115 Katelyn Ave – Residential New Construction

Lyon moved, supported by Herman, to approve the applications. On roll call the votes were as follows: Brott – YES; Herman – Yes; Lyon – YES; Meyer – NO; Coyle – YES

9) Mayor’s Proclamation Relating to EMS as an Essential Service

Mayor Adams read a proclamation calling for elected officials at all levels in Dallas County to support EMS as an essential service and request that the County Board of Supervisors consider instituting a tax levy rate in support of EMS services as provided by Iowa Code.

10) Resolution 2021-78 Providing for Approval of the Grand Ridge Estates Plat 1 Final Plat Documents

Paul Clausen, CEC, provided an overview of the Final Plat to Council, indicating the status of outstanding punch list items relating to the public infrastructure components of the project. City Administrator Michel indicated that the approval would be for legal documents associated with the final platting process to allow for the Final Plat to be recorded. Public infrastructure approvals and acceptance would be reserved for future action of Council once improvements were completed to the satisfaction of the City. City Engineer Veenstra recommended that the Council approve the final platting documents subject to the City not issuing any certificates of occupancy until such time as public improvements were approved and accepted by the City. Coyle moved, supported by Herman, to approve the Resolution as recommended. On roll call the votes were as follows: Brott – YES; Herman – Yes; Lyon – YES; Meyer – YES; Coyle - YES

11) Public Hearing – Voluntary Annexation Application for Property Owned by Susan K Terry Knapp Revocable Trust.

Mayor Adams opened the public hearing at 7:23PM. Paul Clausen, CEC, requested that Council approve the annexation and rezoning request so that the Hudson Heights Plat 2 project could move forward as planned. Hearing no further comment, Mayor Adams closed the public hearing at 7:24PM.

- 12) Resolution 2021-79 Approving the Voluntary Annexation of Property Owned by Susan K Terry Knapp Revocable Trust.
Lyon moved, supported by Meyer, to approve the Resolution.
On roll call the votes were as follows: Brott – YES; Herman – Yes; Lyon – YES; Meyer – YES; Coyle - YES

- 13) Public Hearing – Rezoning Request for Property Owned by Susan K Terry Knapp Revocable Trust from A – Agriculture District to R2 – Two Family Residence District.
Mayor Adams opened the public hearing at 7:24PM.
Hearing no comment from the public, Mayor Adams closed the public hearing at 7:25PM.

- 14) Ordinance 2021-17 Rezoning Property Owned by Susan K Terry Knapp Revocable Trust from A – Agriculture District to R2 – Two Family Residence District and Amending the Zoning Map.
City Administrator Michel indicated to Council that this Ordinance would not be published until such time as the annexation of the affected property was completed and confirmed by the State.
Brott moved, supported by Lyon, to make the first and final reading of Ordinance 2021- , waiving the requirement for subsequent readings and moving to approval and adoption.
On roll call the votes were as follows: Brott – YES; Herman – Yes; Lyon – YES; Meyer – YES; Coyle - YES

- 15) Public Hearing – Voluntary Annexation Applications OMG Midwest, Inc., Knapp Abel Bluffs, LC, Lauterbach Family Farm Limited Partnership, and Donna M Lauterbach 2015 Family Trust, Including Nonconsenting Property.
Mayor Adams opened the public hearing at 7:26PM.
Connor O’Brien, River Woods lot owner, requested that Council reconsider annexing River Woods without the consent of owners as the lot owners wanted to live in a rural community.
Chris Gillotti, River Woods lot owner, requested that Council reconsider annexing River Woods without the consent of owners as there are already a few homes built in the development and the lot owners want to maintain their rural living feeling.
Jill Esser, River Woods lot owner, requested that Council reconsider annexing River Woods without the consent of owners as her home was already completed and she no longer has the option to back out of her lot purchase or build. The annexation would potentially have a \$6,000 a year financial impact on her family.
Brandon Petersen, River Woods lot owner, asked that Council back down on what appears to be a greedy tax grab.
Josh Ehlen, River woods lot owner, challenged the annexation, suggesting that it created an island which would conflict with Iowa code.
Gerald Graves, 28249 360th Street, challenged that the annexation would create an island and appeared to offer no benefits to River Woods.
Wayne Lesley, River Woods lot owner, requested that Council reconsider the annexation of River Woods, indicating the desire to remain a rural community.
Dave Wetch, representing the developer for River Woods, challenged that Council did not annex River Woods prior to the development moving forward when the City could have negotiated an annexation with the developer. Wetch argued that the annexation didn’t not square off the boundaries of the City and appeared to create an island.
James Nelsen, River Woods lot owner, voiced opposition to the annexation as it would equate to roughly a 42% increase in property taxes due.
Luke Krammer, River Woods lot owner, requested that the Council reconsider as the annexation would not extend City services.
Kate Lehman, LEH property owner, voiced concerns of encroachment from Waukee and West Des Moines and asked that the Council not move forward with the annexation.
Al Wille, River Woods lot owner and River Woods developer, requested that Council reconsider the annexation, indicating that attempts were made by the City to voluntarily annex River Woods prior to development that ultimately failed.
Hearing no further comment, Mayor Adams closed the public hearing at 7:43PM.

- 16) Resolution 2021-80 Approving Pre-Annexation Agreement with Lauterbach Family Farm Limited Partnership
Lyon moved, supported by Brott, to approve the Resolution.
On roll call the votes were as follows: Brott – YES; Herman – Yes; Lyon – YES; Meyer – YES; Coyle - YES

- 17) Resolution 2021-81 Approving Pre-Annexation Agreement with Donna M Lauterbach 2015 Family Trust
Lyon moved, supported by Brott, to approve the Resolution.
On roll call the votes were as follows: Brott – YES; Herman – Yes; Lyon – YES; Meyer – YES; Coyle – YES
- 18) Resolution Approving Pre-Annexation Agreement with OMG Midwest, Inc.
Lyon moved, supported by Brott, to table the Resolution until December 13th, 2021.
On roll call the votes were as follows: Brott – YES; Herman – Yes; Lyon – YES; Meyer – YES; Coyle – YES
- 19) Resolution Approving Annexation of Property Owned by OMG Midwest, Inc., Knapp Abel Bluffs, LC., Lauterbach Family Farm Limited Partnership, and Donna M Lauterbach 2015 Family Trust, Including Nonconsenting Property
Lyon moved, supported by Brott, to table the Resolution until December 13th, 2021.
On roll call the votes were as follows: Brott – YES; Herman – Yes; Lyon – YES; Meyer – YES; Coyle – YES
- 20) Public Hearing on an Ordinance Rezoning Property Owned by OMG Midwest, Inc., from Ag to I2 Heavy Industrial District.
Mayor Adams opened the public hearing at 8:15PM. Hearing no comment from the public, Mayor Adams closed the public hearing at 8:16PM.
- 21) Ordinance 2021-18 Rezoning Property Owned by OMG Midwest, Inc., from A – Agricultural District to I2 – Heavy Industry District and Amending the Zoning Map.
Brott moved, supported by Lyon, to make the first and final reading of the Ordinance, waiving the requirement for subsequent readings, and moving to approval and adoption.
On roll call the votes were as follows: Brott – YES; Herman – Yes; Lyon – YES; Meyer – YES; Coyle – YES
- 22) Public Hearing on an Ordinance Rezoning Property Owned by Lauterbach Family Farm Limited Partnership and Donna M Lauterbach 2015 Family Trust from Ag to Light Industrial.
Mayor Adams opened the public hearing at 8:17PM. Kathy Lehman, LEH Properties, voiced concerns of allowing any development around her properties, indicating that her family at one time owned the properties in question. Hearing no comment from the public, Mayor Adams closed the public hearing at 8:20PM.
- 23) Ordinance 2021-19 Rezoning Property Owned by Lauterbach Family Farm Limited Partnership and Donna M Lauterbach 2015 Family Trust and Amending the Zoning Map.
Brott moved, supported by Meyer, to make the first and final reading of the Ordinance, waiving the requirement for subsequent readings, and moving to approval and adoption.
On roll call the votes were as follows: Brott – YES; Herman – Yes; Lyon – YES; Meyer – YES; Coyle – YES
- 24) Public Hearing on Annexation Moratorium Agreement Between the City of Van Meter and the City of Waukee.
Mayor Adams opened the public hearing at 8:22PM. Hearing no comment from the public, Mayor Adams closed the public hearing at 8:23PM.
- 25) Resolution 2021-82 Approving an Annexation Moratorium Agreement Between the City of Van Meter and the City of Waukee.
Herman moved, supported by Coyle, to approve the Resolution.
On roll call the votes were as follows: Brott – YES; Herman – Yes; Lyon – YES; Meyer – YES; Coyle – YES
- 26) Resolution 2021-83 Authorizing and Approving a Certain Loan Agreement, Providing for the Issuance of \$2,790,00 General Obligation Corporate Purpose Bonds, Series 2021 and Providing for the Levy of Taxes to Pay the Same.
Meyer moved, supported by Lyon, to approve the Resolution.
On roll call the votes were as follows: Brott – YES; Herman – Yes; Lyon – YES; Meyer – YES; Coyle – YES
- 27) Resolution 2021-84 Adopting and Approving Tax Compliance Procedures Relating to Tax-Exempt Bonds
Lyon moved, supported by Meyer, to approve the Resolution.
On roll call the votes were as follows: Brott – YES; Herman – Yes; Lyon – YES; Meyer – YES; Coyle – YES

28) Resolution 2021-85 Approving a Scope of Services with Bolton & Menk Regarding Pocket Park Design Services.

Brott moved, supported by Meyer, to approve the Resolution.

On roll call the votes were as follows: Brott – YES; Herman – NO; Lyon – YES; Meyer – YES; Coyle – YES

29) Resolution 2021-86 Approving Health Insurance Renewals

Meyer moved, supported by Brott, to approve the Resolution.

On roll call the votes were as follows: Brott – YES; Herman – Yes; Lyon – YES; Meyer – YES; Coyle – YES

30) Fire Department Tanker Replacement Proposal

Fire Chief Power and Public Safety Director Daggett advised Council of an intent to pursue a grant for a new tanker truck for the fire department. As part of that grant, the City would need to pursue a new tanker as opposed to a used tanker. A future request of Council would be made to authorize the grant application and pursue the purchase of a new tanker.

31) Hudson Heights Plat 1 Hazel Access Lot

Meyer moved, supported by Lyon, to authorize a lot purchase amount not to exceed \$65,000.

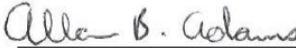
On roll call the votes were as follows: Brott – NO; Herman – Yes; Lyon – YES; Meyer – YES; Coyle – YES

32) City Administrator Michel indicated that there would be a City and School workshop meeting in January or February.

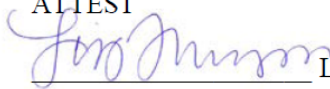
33) Adjournment

Lyon moved, supported by Meyer, to adjourn the meeting. Motion carried unanimously.

Mayor Adams adjourned the meeting at 8:56PM

 Allan B. Adams, Mayor

ATTEST



Liz Thompson, City Clerk