

- 1) The Van Meter City Council met for a regular council meeting on Monday, August 9<sup>th</sup>, 2021, at the Veterans Reception Center, 910 Main Street. Mayor Adams called the meeting to order at 7:00PM. The following council members were present upon roll call: Travis Brott, Joe Herman, Lyn Lyon, Adam Coyle, and Steve Meyer.

Staff present: City Attorney Gary Goudelock, City Administrator Kyle Michel, City Clerk Liz Thompson, Library Director Nancy Studebaker, Police Chief Bill Daggett, Park Director Jay Olson, and City Engineer Bob Veenstra.

- 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 Meyer, to approve the agenda with the emergency addition of a Resolution supporting IDNR REAP Grant Applications to the Consent Agenda. On roll call the votes were as follows: Brott – YES; Herman – Yes; Lyon – YES; Meyer – YES; Coyle - YES
- 6) Chelsy Zimmerman, 5325 Kelsey Drive, was present to provide an overview of her intentions to pursue an IEDA Community Catalyst Grant for a project located at 419 Grant Street. Chelsy wanted to make Council aware of the existing conditions of the building located at 419 Grant Street and requested that Council consider changes in Code or policy to ensure buildings in Van Meter are better maintained. Joel Akers, 2745 Richland Circle, voiced support for improvements to Code and policy, citing efforts made by the Community Visioning process as well as the Vision Van Meter 2040 Comprehensive Plan that focuses on downtown revitalization efforts.
- 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 7-12-2021 Council Meeting
  - b. Minutes of the 7-21-2021 Council Workshop
  - c. August Claims list

**CLAIMS REPORT**

<b>VENDOR</b>	<b>REFERENCE</b>	<b>AMOUNT</b>
AFLAC	AFLAC PRETAX	102.06
AGSOURCE COOPERATIVE SERVICES	WA TESTING	143.00
BAKER & TAYLOR	LIB MATERIALS	555.93
BALDON & SON HARDWARE	SHOP SUPPLIES	30.48
BIBLIONIX	APOLLO ANNUAL SUBSCRIPTION	1,100.00
BLUE SOMBRERRO		3.00
CULLIGAN	WATER/AUTO RENTAL	68.05
CUSTOM LAWN CARE & LANDSCAPING	STEP 3 FERTILIZER/WEED CONTROL	974.00
DELTA DENTAL	DENTAL & VISION INS	267.40
DEMOSPHERE INTERNATIONAL INC	REC ONLINE PAYMENT	150.00
EARLHAM SAVINGS BANK		25.00
EFTPS	FED/FICA TAX	4,192.95
EFTPS	FED/FICA TAX	3,504.66
EVANS SIGN & DISPLAY	CHRISTMAS LIGHTING/DECORATIONS	400.00
FORTE	POS CREDIT CARD PROCESSING	11.92
FORTE	WEB CREDIT CARD PROCESSING	201.78
GALLS LLC	PD DUTY HOLSTER	571.58
GRAHAM TIRE	PD TIRES	560.04
GREATER DALLAS CO - GDCDA	ONE YR MEMBERSHIP GDCDA	7,500.00
HEARTLAND COOP	PD WEIGHING	30.00
IOWA DEPARTMENT OF NATURAL RES	NPDES ANNUAL FEE	210.00
IOWA ONE CALL	EMAIL LOCATES	93.70
IOWA RURAL WATER ASSOC	2021 FALL CONFERENCE	160.00
IOWA SOCCER ASSOCIATION	594406215	200.00
IPERS	PROTECT IPERS	2,276.54
JAY OLSON	REC PROGRAMMING SERVICES	1,850.00
JESTER INSURANCE SERVICE	COMMERCIAL CYBER PRIVACY LIAB	1,200.00
JUNGMANN CORPORATION	ROADSTONE	435.67

KONICA MINOLTA	ANNUAL CONTRACT COVERAGE	178.18
LAURA KUNKEL	CLEANING SERVICES	125.00
LOWE'S	FD EXPENSES	360.05
MATHESON TRI GAS INC	OXYGEN	110.44
MENARDS	REC COMPLEX SUPPLIES	199.06
OFFICE DEPOT	OFFICE PAPER	85.98
OVERDRIVE INC	LIB MATERIALS	1,000.00
PEEK SALES & SERVICE	OIL FILTER AND MOWER PARTS	88.58
PLS INVESTMENTS	AUG-DEC 2021	325.00
SAFE BUILDING LLC	BLDG INSPECT SERVICES	300.00
SANDRY FIRE SUPPLY LLC	FD PARTS	600.00
SIMMERING-CORY INC	CODIFICATION UPDATES	1,236.00
TASC GROUP SERVICES PLAN	RENEWAL FEE/ADMIN FEE	662.52
THE HARTFORD	LIFE & DISAB	188.86
TREAS - ST OF IA SALES TX	2021 2nd QRT SALES TAX	306.00
TREAS - ST OF IA SALES TX	2021 2nd QRT WET	1,580.00
TREAS - STATE OF IOWA W/H	STATE TAX	589.00
US POSTMASTER	AUG UT BILLS/NEWSLETTERS	220.83
VC3 INC	IT N BOX	3,291.92
VEENSTRA & KIMM INC	RICHLAND CIRCLE ST IMPROVEMENT	40,269.17
VISION SOCCER ACADEMY	ACADEMY CURRICULUM	750.00
VM YOUTH FOOTBALL	REGISTRATION FEES	6,449.88
VM YOUTH WRESTLING	YOUTH WRESTLING REG FEES	1,962.60
WASTE CONNECTIONS	GARBAGE CONTRACT	8,443.48
WASTE SOLUTIONS OF IA	KYBOS - PARKS	690.00
WELLMARK	EMPLOYEE HEALTH INS	5,291.54
WEX BANK	PD GAS	1,598.98
WHITFIELD & EDDY PLC	LEGAL SERVICES	2,310.50
<b>Accounts Payable Total</b>		<b>106,031.33</b>

d. July Financial Statements

FUND	RECEIVED	DISBURSED
GENERAL	30,044.19	70,265.50
FARMERS MARKET	80.00	300.00
PARK OPERATIONS	25,174.73	13,537.21
GAS/ELEC FRANCHISE FEE	12,667.32	0.00
ROAD USE TAX	15,893.10	4,533.04
EMPLOYEE BENEFITS	1,258.29	7,606.07
EMERGENCY FUND	152.20	0.00
LOCAL OPTION SALES TAX	17,848.94	0.00
TIF-CR ESTATE	489.45	0.00
PARK TRUST FUND	0.00	2,210.00
REC TRUST	10,000.00	0.00
LIBRARY TRUST FUND	0.00	7,192.20
DEBT SERVICE	1,637.00	0.00
CEMETERY – PERPETUAL CARE	2,500.00	0.00
WATER	41,631.98	24,546.88
SEWER	22,585.13	7,982.58
<b>*****REPORT TOTAL*****</b>	<b>181,962.33</b>	<b>138,173.48</b>

- e. Resolution 2021-43 Appointing Rhonda Baldwin to the Park and Recreation Board
- f. Resolution 2021-44 Approving Training Reimbursement Agreements for Kari Davis and David Johnson
- g. Resolution 2021-45 Setting a Hearing Date for Ordinances Amending the Van Meter Code of Ordinances Regarding the 2021 Legislative Cycle Updates
- h. Resolution 2021-46 Livestock Request for Shawn and Steffany Warren – 211 Division Ave
- i. Resolution 2021-47 Supporting Grant Applications to IDNR REAP
- j. Road Closure Approvals – Van Meter Visitor Festival 2021

Coyle moved, supported by Herman, to remove item H for separate consideration and approve the Consent Agenda. On roll call the votes were as follows: Brott – YES; Lyon – YES; Herman – YES; Meyer – Yes; Coyle – YES

- h. Resolution 2021-46 Livestock Request for Shawn and Steffany Warren – 211 Division Ave

Steffany Warren was present to describe her daughters 4-H project and desire to raise chickens to show at the County Fair. The request included 6 chickens, no roosters. Steffany indicated that they discussed the project with their neighbors, and none voiced concern.

Coyle indicated that chickens should not be allowed within City limits as he deals with numerous chicken related complaints at his daily job with the City of West Des Moines.

City Clerk Thompson indicated precedence had been set by previous Councils approving chicken requests in the City of Van Meter.

City Administrator Michel indicated that in 2020 the Council approved livestock requests for goats at Van Meter Schools and longhorn cattle for 3569 Richland Circle.

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

- 8) Mayor Adams opened a public hearing on a proposed amendment to the Van Meter Urban Renewal Area at 7:35PM. City Administrator Michel provided an overview of the amendment as it related to the Trindle Ridge Housing Development project. Hearing no comment from the public, Mayor Adams closed the public hearing at 7:36PM
- 9) Resolution 2021-48 to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Van Meter Urban Renewal Area. Lyon moved, supported by Herman, to approve the resolution.  
On roll call the votes were as follows: Brott – YES; Herman – Yes; Lyon – YES; Meyer – YES; Coyle - YES
- 10) Ordinance 2021-09 Providing for the Division of Taxes Levied on Taxable Property in the August 2021 Addition to the Van Meter Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa  
Meyer moved, supported by Herman, to make this the first and final reading of Ordinance 2021-09, waiving the statutory requirement for subsequent readings, and adopting said Ordinance.  
On roll call the votes were as follows: Brott – YES; Herman – Yes; Lyon – YES; Meyer – YES; Coyle – YES
- 11) Resolution 2021-49 Setting a Date of Meeting at Which it is Proposed to Approve a Development Agreement with Trindle Ridge, LLC, Including Annual Appropriation Tax Increment Payments.  
Lyon moved, supported by Herman, to approve the Resolution and set a date for a meeting of August 23<sup>rd</sup>, 2021, 6:00PM at City Hall, 310 Mill Street.  
On roll call the votes were as follows: Brott – YES; Herman – Yes; Lyon – YES; Meyer – YES; Coyle – YES
- 12) Resolution 2021-50 Ordering Construction of Trindle Ridge Sanitary Sewer Project and Set Date for Public Hearing and Letting of Award for Construction Contract.  
Coyle 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
- 13) Mayor Adams opened a public hearing on the Proposed Plans, Specifications, Form of Contract and Estimate of Cost for the Construction of Richland Circle Street Improvements Project at 7:53PM.  
City Engineer Veenstra provided an overview of bids received and anticipated cost of construction based on the bids received for the paving project.  
Hearing no comment from the public, Mayor Adams closed the public hearing at 7:57PM.
- 14) Resolution 2021-51 Awarding Contract and Approval of Contract and Bond for Richland Circle Street Improvements Project.  
Lyon moved, supported by Coyle, to approve the Resolution, awarding contract to Absolute Construction.  
On roll call the votes were as follows: Brott – YES; Herman – Yes; Lyon – YES; Meyer – YES; Coyle - YES
- 15) City Administrator Michel provided an overview of the Grand Ridge Estates Plat 1 Final Plat, indicated that public infrastructure had not yet been completed and action would be delayed until the September 13<sup>th</sup> meeting of the City Council.
- 16) Resolution 2021-52 Approving a Site Plan and Plat of Survey for Liberty Ready Mix  
City Administrator Michel provided an overview of annexation efforts occurring north of the Raccoon River. JD Dalton was present to represent the proposed concrete plant project for Liberty Ready Mix.  
Discussion ensued regarding lighting plans and screening efforts along County Highway R16.  
Meyer moved, supported by Brott, to approve the site plan and plat of survey subject to receipt of a voluntary annexation petition, resolution of all outstanding comments made by the City Engineer, and

approval of a lighting and screening plan by the City Administrator.

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

17) Resolution 2021-53 Awarding Proposal for Rural Innovation Grant Proposals

City Administrator Michel provided an overview of proposals received in response to the Rural Innovation Downtown Architecture Request for Proposals. Michel provided an overview of the scoring committees recommendation. Discussion ensued regarding cost and work previously conducted for the City by some of the firms that submitted proposals.

Coyle moved, supported by Brott, to award architectural services contract to Confluence.

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

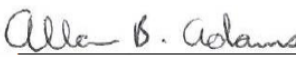
18) Reports

City Administrator Michel provided an update on the Central Iowa Economic Development District and availability of funds for potential projects.

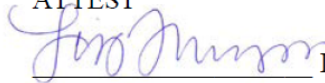
19) Adjournment

Herman moved, supported by Coyle, to adjourn the meeting. Motion carried unanimously.

Mayor Adams adjourned the meeting at 8:36PM

 Allan B. Adams, Mayor

ATTEST

 Liz Thompson, City Clerk