

- 1) The Van Meter City Council met for a regular council meeting on Monday, June 14th, 2021 at the Veterans Reception Center, 910 Main Street. Mayor Pro Tem Lyon called the meeting to order at 7:00PM. The following council members were present upon roll call: Travis Brott, Joe Herman, Lyn Lyon, and Steve Meyer. Mayor Adams and Councilmember Coyle were absent.

Staff present: City Attorney Gary Goudelock, City Administrator Kyle Michel, Public Works Director Dave Herman, Police Chief Bill Daggett, Jay Olson Park and Recreation Coordinator, and City Engineer Bob Veenstra.

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

VENDOR	REFERENCE	AMOUNT
AD DISTRIBUTING CO	PUB SAFETY BUILDING FLAGS	225.58
ACCO	WATER CHEMICALS	1,175.60
ADAM COYLE	SOCCER REF	210.00
ADMSC	FIELD USAGE	850.00
AFLAC	AFLAC PRETAX	266.98
AGSOURCE COOPERATIVE SERVICES	WA/SW TESTING	565.00
AINSLEY WATSON	SOCCER REF	30.00
ANDON WATSON	SOCCER REFEREE	60.00
ARNOLD MOTOR SUPPLY	FD PARTS FOR REPAIRS	127.80
AT&T MOBILITY	PD/FD PHONE SERVICE	240.94
BAKER & TAYLOR	LIB MATERIALS	834.28
BOBS AUTO PARTS	PW TORQUE WRENCH	25.00
BOLTON & MENK INC	VM/RICHLAND RD TRAIL	4,209.50
CALLIE FIALA	SOCCER REF	20.00
CULLIGAN	WATER/AUTO RENTAL	39.20
CUSTOM LAWN CARE & LANDSCAPING	STEP 2/WEED CONTROL PARKS	2,078.85
DALLAS COUNTY NEWS	LEGAL PUBLICATIONS	576.76
DANE BERNHARDT	SOCCER REF	80.00
DELTA DENTAL	EMPLOYEE DENTAL & VISION	343.36
DEMCO	LIBRARY OFFICE SUPPLIES	730.50
DOMAIN LISTINGS	ANNUAL WEBSITE DOMAIN LISTING	228.00
DUSTIN BAIRD	VM FARMERS MARKET MUSIC	300.00
EARLHAM SAVINGS BANK	LIBRARY LOT PURCHASE/FEES	100,356.57
EFTPS	FED/FICA TAX	7,546.98
EMILY PIEPMEIER	SOCCER REFEREE	35.00
EVAN OLIVER	SOCCER REFEREE	120.00
FINDAWAY	LIBRARY MATERIALS	649.95
FIRE SERVICE TRAINING BUREAU	HM & FF1 A WICKS	100.00
FORTE	WEB PROCESSING FEES	202.21
FORTE	POS PROCESSING FEES	3.17
FRANCO MANZANO	SOCCER REF	50.00
GALLS LLC	FD GLOVES & LAW PRO, EARPHONE	242.70
GRAHAM TIRE	PD TIES	584.04
HALLIE LEVI	SOCCER REF	20.00
IOWA DEPT OF PUBLIC SAFETY	IA ONLINE WARRANTS & ARTICLES	300.00

IOWA DEPARTMENT OF NATURAL RES	OPERATOR RENEWAL FEE ALEXAND	120.00
IOWA LEAGUE OF CITIES	GRANTFINDER SUB 21/22	50.00
IOWA ONE CALL	EMAIL LOCATES	56.70
IOWA PUMP WORKS INC	REPAIR & INSPECT PUMP STATION	490.00
IOWA SOCCER ASSOCIATION	PLAYER/COACH FEES	924.00
IPERS	PROTECT IPERS	4,646.73
Iread	LIBRARY MATERIALS	193.80
JAY OLSON	REC PROGRAMMING SERVICES	1,850.00
JENNA STRECK	SOCCER REF	120.00
JESSE JASPERS	VM FARMERS MARKET MUSIC	300.00
JEWISH FED OF GREATER DSM	FIELD RENTAL	1,650.00
JGs OLD FURNITURE SYSTEMS	OFFICE FURNITURE	450.00
KADENCE WIGANT	SOCCER REFEREE	120.00
KAEGAN WIGANT	SOCCER REFEREE	105.00
KATIE NICHOLS	SOCCER REF	250.00
LAURA KUNKEL	CLEANING SERVICES	125.00
LAURA STRECK	SOCCER REF	30.00
LOGAN SCHAFFER	SOCCER REFEREE	10.00
LOWE'S	FD BUILDING SUPPLIES	21.44
MARAH LEVI	SOCCER REFEREE	20.00
MATHESON TRI GAS INC	OXYGEN	110.44
MEDIACOM	INTERNET SERVICES	286.90
MENARDS	PRO STRIPING PAINT WHITE	59.98
MIDAMERICAN ENERGY	GAS/ELEC	2,127.56
MIDWEST RADAR & EQUIP	PD EQUIPMENT MAINTANCE	160.00
NIC WIGANT	SOCCER REF	180.00
OFFICE DEPOT	OFFICE SUPPLIES	222.30
OFFICE OF AUDITOR OF STATE	AUDIT SERVICE YUEAR END 6/2020	14,849.66
OVERDRIVE INC	LIBRARY MATERIALS	500.00
CITY OF VAN METER PARKS & REC	CASH TO PAY LL UMPIRES	1,145.00
PATRESA HARTMAN	VM FARMERS MARKET MUSIC	300.00
PEEK SALES & SERVICE	MOWER REPAIRS/MAINTENANCE	48.85
PLS INVESTMENTS	PD STORAGE RENTAL	65.00
REGAN BERNHARDT	SOCCER REF	210.00
RYNE DOUGHTY	VM FARMERS MARKET MUSIC	300.00
SAFE BUILDING LLC	BLDG INSPECT SERVICES	5,001.03
SAM'S CLUB MC/SYNCB	PW SHOP SUPPLIES	57.46
SAMUEL PETERS	SOCCER REF	35.00
SANDRY FIRE SUPPLY LLC	FIRE DEPT EQUIPMENT REPAIR	13,585.00
SHAE BERNHARDT	SOCCER REF	220.00
SHELLY JAMES	OFFICE CLEANING FEB-MAY 2021	360.00
SIG SAUER	2 X P226 9MM HANDGUN	1,419.18
SO DALLAS LITTLE LEAGUE	ADDITIONAL PLAYER FEES	40.00
SUNFLOWER WRESTLING	SOCCER NET	172.04
SYNCB/AMAZON	LIB MATERIALS/PD ITEMS	3,731.00
TESSA SCHAFFER	SOCCER REF	50.00
THE HARTFORD	EMPLY DISAB & LIFE	146.31
TODD PARTRIDGE	FARMERS MARKET MUSIC	300.00
TREAS - ST OF IA SALES TX	MAY 2021 WET	1,356.00
TREAS - STATE OF IOWA W/H	STATE TAX	1,210.00
TREVIN JENSEN	SOCCER REF	50.00
TREVOR COYLE	SOCCER REF	125.00
TYLER BESCHEN	SOCCER REF	130.00
	FEES/2011 SERIES REPAYMENT	
UMB BANK NA	FINAL	189,096.39
US POSTMASTER	JUNE UT BILLS/NEWSLETTERS	285.81
VANESSA ELLSBURY	VM FARMERS MARKET MUSIC	300.00
VC3 INC	IT N BOX	1,552.44
VEENSTRA & KIMM INC	GRAND ESTATES PLAT 1	4,796.54
VERIZON WIRELESS	PHONE SERVICES/OFFICE & CELL	694.44

WASTE CONNECTIONS	GARBAGE CONTRACT	8,447.82
WASTE SOLUTIONS OF IA	KYBOS – PARKS	1,745.00
WATCHGUARD VIDEO	CAMERA CLIPS & CHARGING BASE	225.00
WELLS FARGO CC	CREDIT CARD EXPENSES	2,481.06
WEX BANK	PD GAS	1,433.29
WHITFIELD & EDDY PLC	LEGAL SERVICES	2,726.00
ZIEGLER INC	SERVICE MAINTENANCE CONTRACT	1,065.08
Accounts Payable Total		400,113.22

c. May Financial Statements

FUND	RECEIVED	DISBURSED
GENERAL	25,732.75	181,428.58
PARK OPERATIONS	26,983.08	16,836.81
ROAD USE TAX	10,352.65	5,594.53
EMPLOYEE BENEFITS	2,516.63	3,158.11
EMERGENCY FUND	304.39	0.00
LOCAL OPTION SALES TAX	17,848.94	0.00
TIF-CR ESTATE	2,861.75	0.00
PARK TRUST FUND	3,290.00	0.00
REC TRUST	500.00	0.00
LIBRARY TRUST FUND	0.00	4,949.72
VM COMMUNITY BETTERMENT	0.00	7,707.18
REC CAPTIAL FUND	0.00	1,486.13
DEBT SERVICE	3,463.01	189,096.39
WATER	29,326.12	32,191.87
SEWER	19,712.74	12,035.85
*****REPORT TOTAL*****	142,892.06	454,485.17

d. Resolution 2021-32 FY21 EOY Transfers

e. Resolution 2021-33 2021 Board and Commission Appointments

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

8) Tax Abatement Applications:

- a. 4955 Bulldog Ave – Residential New Construction
- b. 4975 Bulldog Ave – Residential New Construction

Herman Moved, supported by Brott to approve the tax abatement applications. On a roll call the votes were as follows: Brott – YES; Lyon – YES; Herman – YES; Meyer – NO

9) Lynette Seigley was present to provide the Council with an update and overview of Iowa Project Aware which will be cleaning up the south Raccoon River in July. The project includes cleaning the river adjacent to the City of Van Meter with an overnight camping event and educational series at the VRC.

10) Central Iowa Water Trails Discussion and Action.

Discussion ensued as to whether the City should financially participate in the Central Iowa Water Trails initiative as well as the soon to be formed ICON water trails system and management agreement. Herman moved, supported by Meyer, to not participate in the Central Iowa Water Trails initiative, citing lack of benefit to Van Meter and the City’s water access point, lack of inclusions or participation by Dallas County Conservation and their Puckerbrush and Booneville river access points, and better uses for the anticipated participation fees that would be owed to ICON on a yearly basis.

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

11) Discussion and Action Regarding Hudson Heights Plat 1 – Preliminary Plat

Paul Clausen, CEC, attended to represent the project and provide Council with an overview of the amended preliminary plat based on feedback received during the May 10th Council meeting. The Planning & Zoning Commission indicated satisfaction with the amended plat submittal as well as the proposed future street connectivity plan, recommending approval of the preliminary plat as submitted.

Council discussion ensued with Herman citing that the plat still failed to adequately address connectivity and failed to address storm water management. Clausen indicated that the proposed storm water management plan satisfied the City’s requirements and went beyond the minimum requirements to also help address any potential runoff from adjacent properties to the north of the proposed development. City Engineer Veenstra indicated that the costs associated with extending a bridge from Hazel westerly into the development would likely be too costly for the developer to absorb.

Herman moved, supported by Meyer, to table the preliminary plat submittal.

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

12) Resolution 2021-34 Trindle Ridge – Preliminary Plat

Jon Sieck was present to represent Trindle Ridge and provide an overview of the project to the City Council. City Engineer Veenstra provided an overview of outstanding comments that need addressed, including those comments related to the storm water management plan. Joel Akers spoke regarding the Planning & Zoning Commission's concerns regarding storm water management and asked the Council to include conditions should approval be granted. City Engineer Veenstra indicated that storm water management was being addressed by Mr. Sieck's engineer, but additional field work would be required prior to finalizing a storm water management plan submittal.

Meyer moved, supported by Herman, to approve the preliminary plat for Trindle Ridge, waiving the subdivision requirement with regards to maximum length of a cul-de-sac with the condition of addressing storm water management to the satisfaction of the City Engineer.

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

13) Resolution 2021-35 Professional Services Agreement – Richland Circle Improvements

City Engineer Veenstra provided an overview of the proposed paving of a portion of Richland Circle as part of the Trindle Ridge development project. The services agreement would direct the City Engineer to commence design work so that the project could go to bid and be constructed in conjunction with the Trindle Ridge infrastructure improvements. City Administrator Michel indicated that the funding mechanism for this paving project would be through Tax Increment Finance generated by the new homes being constructed in Trindle Ridge.

Meyer moved, supported by Herman, to approve the agreement.

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

14) Resolution 2021-36 Deleting Property from the Van Meter Urban Renewal Area

City Administrator Michel provided an overview of the need to delete the Trindle Ridge area properties from the existing Urban Renewal Area as part of the proposed TIF rebate developer agreement. Michel referenced the proceedings that occurred as part of the Grand Estates developer agreement as a reminder to Council of the process taken to ensure a successful developer agreement. The City will take subsequent action to add the properties back into the Urban Renewal Areas so that a developer agreement could be approved in August with the inclusion of the proposed development project.

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

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

15) Ordinance 2021-08 Deleting Property from the Tax Increment Financing District of the Van Meter Urban Renewal Area of the City of Van Meter, Iowa, Pursuant to Section 403.19 of the Code of Iowa

Brott moved, supported by Lyon, to approve the Ordinance.

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

16) Resolution 2021-37 Setting Date for Public Hearing of the Expanded Van Meter Urban Renewal Area and on Urban Renewal Plan Amendment

Motion by Brott, supported by Herman, to set the public hearing for July 12th, 2021 during the regularly scheduled City Council meeting.

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

17) Rural Innovation Grant Update and Action.

City Administrator Michel provided notice that the City had been awarded the Rural Innovation grant by IEDA for the creation of downtown architectural façade renderings as part of downtown redevelopment efforts. Michel asked that Council, by way of motion, authorize the publishing of a request for proposals for architectural services as well as the establishment of a proposal scoring committee that would bring recommendation to Council in August.

Brott moved, supported by Herman, to authorize the release of the request for proposals and appointment of a scoring committee as determined by the City Administrator.

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

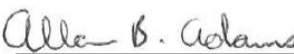
18) Reports:

Cari Lavallee reported that over 50 participants attended the first Art in the Park event. City Engineer Veenstra provided an update on water treatment and wellfield development efforts.

19) Adjournment

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

Mayor Pro Tem Lyon adjourned the meeting at 8:45 P.M.

 Allan B. Adams, Mayor

ATTEST

 Liz Thompson, City Clerk