

1. The Van Meter City Council met for a regular council meeting on Tuesday, June 16<sup>th</sup>, 2020 online via Zoom. This meeting occurred remotely due to the COVI-19 pandemic and the need to encourage social distancing. Additionally, the City Council was unable to meet at the Veterans Reception Center due to COVID-19 prevention measures put in place by the Veterans Reception Center. Mayor Allan Adams called the meeting to order at 7:00PM. The following council members were present upon roll call: Travis Brott, Lyn Lyon, Adam Coyle, Joe Herman, and Steve Meyer.
2. Mayor Adams asked for a motion to approve the agenda. Lyon moved supported by Herman to approve the agenda. On roll call the votes were as follows: Brott – YES; Lyon – YES; Coyle – YES; Meyer – YES; Herman – YES
3. Resolution 2020-41 Regarding Grand Estates Plat 1 – Preliminary Plat
  - a. Report from the Planning & Zoning Commission  
Joel Akers was preset to provide an overview of deliberations and discussions held by the Planning & Zoning Commission on Monday, June 1<sup>st</sup>, 2020. Akers recommended approval of the preliminary plat to the City Council subject to the conditions indicated by the City Administrator.
  - b. Engineer Comments  
Paul Clausen, CEC, provided an overview of adjustments made to the preliminary plat based on comments received from City Engineer Bob Veenstra and City Administrator Kyle Michel. Clausen also provided a construction timetable and explained the phasing intents of the project.

Council discussion ensued regarding the increased lot widths adjacent to Crestview Estates, potential pedestrian trail routing, Van Meter Schools interests in the project, potential commercial uses, proposed home types, and potential covenants for Grand Estates.

Lyon moved to provide conditional approval of the Preliminary Plat for Grand Estates Plat 1 subject to satisfactory resolution of the zoning issues associated with the requested Planned Unit Development designation and the remaining comments raised by the City Engineer, supported by Herman to approve the resolution. On roll call the votes were as follows: Brott – YES; Lyon – YES; Coyle – YES; Meyer – YES; Herman – YES

4. Resolution 2020-42 Setting a Date for Public Hearing Regarding First Reading of an Ordinance Amending Van Meter Code of Ordinances Chapter 165.06.06 “R-5” Planned Unit Development District  
City Administrator Michel gave an overview of the current Planned Unit Development District zoning designation and the limitations of the current language. Michel recommended that a public hearing be set for July 13<sup>th</sup> to make the first reading of an ordinance to amend Chapter 165.06.06 “R-5” Planned Unit Development District.  
Herman moved supported by Lyon to approve the resolution. On roll call the votes were as follows: Brott – YES; Lyon – YES; Coyle – YES; Meyer – YES; Herman – YES
5. Resolution 2020-43 Setting Date for Public Hearing Regarding Rezoning Request – Grand Estates PUD  
City Administrator Michel gave an overview of the current Planned Unit Development District zoning designation. Michel recommended that a public hearing be set for July 13<sup>th</sup> to make the first reading of an ordinance to rezone Grand Estates from the respective zoning designations to the Grand Estates PUD.  
Coyle moved supported by Herman to approve the resolution. On roll call the votes were as follows: Brott – YES; Lyon – YES; Coyle – YES; Meyer – YES; Herman – YES

6. Resolution 2020-40 Approving Development Agreement with Van Meter Land Co., Authorizing Annual Appropriation Tax Increment Payments and Pledge Certain Tax Increment Revenues to the Payment of the Agreement

City Administrator Michel indicated that the required public hearing for the Development Agreement occurred on June 8<sup>th</sup>, 2020 during the regularly scheduled business meeting of the Van Meter City Council. Action on the resolution to approve the agreement was tabled subject to further discussion with Van Meter Schools and the developers.

Council discussion ensued regarding the utilization of TIF for large public infrastructure projects and the availability of new taxable increment to the School and City as a result of Grand Estates. Councilman Coyle indicated that a portion of the agreement covered the installation of public water and sewer improvements that would benefit surrounding properties and open additional properties to municipal utility services.

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

7. Mayor Adams asked for a motion to adjourn. Coyle moved, supported by Meyer. Passed unanimously. The meeting was adjourned at 8:21 p.m.

Allan B. Adams Allan B. Adams, Mayor

ATTEST

Liz Thompson Liz Thompson, City Clerk