

- 1) The Van Meter City Council met for a regular council meeting on Monday, July 13th, 2020 at 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, Adam Coyle, Joe Herman, Lyn Lyon, and Steve Meyer.

Staff present: City Attorney Gary Goudelock, City Engineer Bob Veenstra, City Administrator Kyle Michel, City Clerk Liz Thompson, Public Works Director Dave Herman, Library Director Kathleen Nubel, Recreation Coordinator Jay Olson, and Public Safety Director William Daggett

- 2) Mayor Adams lead the Pledge or Allegiance.
- 3) Mayor Adams read a Civility Statement setting expectations of respect for the meeting.
- 4) Mayor Adams asked for a motion to approve the agenda. Meyer moved supported by Herman to approve the agenda. On roll call the votes were as follows: Brott – YES; Herman – Yes; Lyon – YES; Coyle – YES; Meyer – YES
- 5) Introductions were made
- 6) Citizen Hearing:
 Joel Akers, 2745 Richland Circle, provided a brief update on Community Visioning projects.
 Jackie Link, 811 Park Street, present to voice concern over old park equipment in Johnson Park.
- 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 June 8th, 2020 Council Meeting
 - b. Minutes of the June 16th, 2020 Special Council Meeting
 - c. July Claims list

CLAIMS REPORT

VENDOR	REFERENCE	AMOUNT
911 CUSTOM	PD JUMP STARTER	260.00
A D DISTRIBUTING CO	CITY HALL FLAG	121.79
ACCO	WATER CHEMICALS	1,270.10
ADT SECURITY SERVICES	ALARM MONITORING SERVICE PLAN	180.03
AFLAC	AFLAC PRETAX	329.84
AGSOURCE COOPERATIVE SERVICES	WA TESTING	190.25
ARNOLD MOTOR SUPPLY	FD VEHICLE REPAIR PARTS	98.27
AT&T MOBILITY	PUB SAF WIRELESS SERVICE	148.04
BALDON HARDWARE	WA METER PARTS	27.74
BETH TWEED	LL REFUND	125.00
BLUE SOMBRERRO		9.00
BLUE SOMBRERRO		39.00
BLUE SOMBRERRO		42.00
BOLTON & MENK INC	VN METER/ZONING REGULATIONS	684.50
BREEDING'S TRUE VALUE	CHAIN SAW OIL - PUB WORKS	34.91
CARTER CONSTRUCTION GROUP LLC	WILSON ST SANITARY LINE REPAIR	925.00
CENTURY LINK	LIB PHONE LINE/FD FAX LINE	261.68
COLEMAN MOORE COMPANY	LINER - BOAT RAMP	850.00
CULLIGAN	CITY HALL/LIB/RENTAL	64.06
DALLAS COUNTY NEWS	LEGAL PUBLICATIONS	659.56
DUSTIN BAIRD	VM FARMERS MARKET MUSIC	300.00
EARLHAM SAVINGS BANK		25.00
EFTPS	FED/FICA TAX	3,813.11
EFTPS	FED/FICA TAX	3,653.80
EMILY MARZEN	LL REFUND	70.00
FORTE		9.65
FORTE		164.06
GALLS LLC	PD DAVIS-NEW HIRE	1,754.29
GIS BENEFITS	EMPLOYEE DENTAL/VISION	426.78
GOOSECHASE ADVENTURES	GAME LICENSE	149.00
GREATER DALLAS CO - GDCDA	YEAR MEMBERSHIP GDCDA	7,500.00
CORE & MAIN	WA RUBBER MTR WASHER	37.12

HACH	WATER CHEMICALS	744.25
IA CMA	20/21 MEMBERSHIP DUES	120.00
ICMA	20/21 MEMBERSHIP DUES	576.00
IMPACT7G	CRESTVIEW SOIL TESTING	2,800.00
INTOXIMETERS INC	PD SUPPLIES	790.00
IOWA DEPT OF PUBLIC SAFETY	IOWA ON-LINE WARRANTS SYSTEM	600.00
IOWA DEPARTMENT OF NATURAL RES	ANNUAL WA SUPPLY FEE FY21	120.37
IOWA LEAGUE OF CITIES	MEMBER DUES 20/21	849.00
IOWA ONE CALL	EMAIL LOCATES	50.60
IOWA PRISON INDUSTRIES	PD UNIFORM ITEMS	150.00
IPERS	PROTECT IPERS	4,814.20
JAY OLSON	REC PROGRAMMING SERVICES	1,800.00
JENNIFER TRUITT	2020 LL REFUND	75.00
JESSE JASPERS	VM FARMERS MARKET MUSIC	300.00
JORDAN MESSEROLE	VM FARMERS MARKET MUSIC	300.00
JOSH DAVIS	VM FARMERS MARKET	300.00
K & W COATINGS LLC	TANK REPAIR & COATING	8,323.00
LAURA KUNKEL	CLEANING SERVICES	100.00
LILLIE PLUMBING	CITY HALL AC REPAIR	599.20
LILY SUE DESIGNS	MUGS & TSHIRTS	820.00
LN CURTIS AND SONS	PD UNIFORM ITEMS	481.00
LOWE'S	WA DEPT MISC/DEHUMIDIFIERS	237.17
MATHESON TRI GAS INC	OXYGEN	107.20
MEDIACOM	INTERNET SERVICES	276.90
MENARDS	PARKS & REC SUPPLIES	137.91
MIDAMERICAN ENERGY	GAS/ELEC	1,927.41
MIDAMERICAN ENERGY	GAS/ELEC	2,560.18
MIDWEST RADAR & EQUIP	PD RADAR REPAIRS	160.00
MITEL	PHONE SERVICES	255.52
OFFICE DEPOT	CITY HALL PAPER	36.63
OFFICE OF AUDITOR OF STATE	AUDIT SERVICES YE JUNE 2019	13,668.40
PEEK SALES & SERVICE	LAWN MOWER BLADES	70.68
RYNE DOUGHTY	VM FARMERS MARKET MUSIC	300.00
SAM'S CLUB MC/SYNCB	PUB WORKS SHOP MISC	50.95
SOPHICITY	ITnB	2,932.34
STIVERS FORD	PD VEHICLE REPAIRS	450.60
SYNCB/AMAZON	LIB MATERIALS & PROGRAMMING	678.38
THE HARTFORD	LIFE AND DISAB	220.49
TODD PARTRIDGE	FARMERS MARKET MUSIC	300.00
TREAS - ST OF IA SALES TX	MAY 2020 WET	1,096.00
TREAS - ST OF IA SALES TX	2ND QRT 2020 SALES TAX	250.00
TREAS - ST OF IA SALES TX	2ND QRT 2020 WET	1,167.00
TREAS - STATE OF IOWA W/H	STATE TAX	1,317.00
UMB BANK NA	GO 2011 BOND FEES	250.00
UMB BANK NA	GO 2013 BOND ADMIN FEES	250.00
US POSTMASTER	JULY 2020 UT BILLS/NEWLSETTERS	218.00
VEENSTRA & KIMM INC	ENG GRAND ESTATES & B PERMITS	6,119.90
VERIZON WIRELESS	CELL PHONE CHARGES	274.89
VERIZON WIRELESS	CELL PHONE CHARGES	294.71
VICKI LYON	SUPPLIES FOR FIREWORKS	105.55
W DES MOINES WATER WORKS	VM-WAUKEE BILLING JAN-JUNE	4,264.98
WASTE CONNECTIONS	GARBAGE CONTRACT	8,203.18
WASTE SOLUTIONS OF IA	PARKS KYBOS	405.00
WAUKEE HARDWARE & RENT IT	PD KEYS	15.53
WELLMARK	EMPLOYEE HEALTH INS	7,646.07
WELLS FARGO CC	T SHEETS	577.26
WELLS FARGO CC	CREDIT CARD EXPENSES	1,290.54
WES SEFRIT	LL REFUND	60.00
WEX BANK	GAS/MERCH	991.60
WHITFIELD & EDDY PLC	LEGAL SERVICES	1,792.00

TOTAL FUNDS**109,896.17**

d. June Financial Statements

FUND	RECEIVED	DISBURSED
GENERAL	22,249.64	103,534.20
VEHICLE REPLACEMENT-POLICE	16,150.00	0.00
PARK OPERATIONS	106,619.26	7,384.81
GAS/ELEC FRANCHISE FEE	0.00	50,000.00
ROAD USE TAX	51,080.50	7,025.71
EMPLOYEE BENEFITS	628.72	5,468.11
EMERGENCY FUND	54.76	0.00
LOCAL OPTION SALES TAX	16,338.00	0.00
TIF – CR ESTATES	158.92	81,303.00
TIF ORIGINAL (420+844)	863.69	0.00
REC TRUST	0.00	5,000.00
LIBRARY TRUST FUND	0.00	9,371.14
VM COMMUNITY BETTERMENT	473.00	2,705.55
REC CAPITAL FUND	0.00	5,000.00
DEBT SERVICE	81,723.37	500.00
WATER	29,010.65	68,634.61
SEWER	18,444.46	15,891.45
*****REPORT TOTAL*****	343,794.97	361,818.58

- e. Quarterly Investment Report
- f. Liquor License – Riverfront Mixed Grill
- g. Resolution 2020 - 47 Depository Resolution
- h. Resolution 2020 – 48 FY21 Budgeted Transfers

Coyle moved, supported by Brott, to remove Board and Commission appointments for separate consideration. On roll call the votes were as follows: Brott – YES; Lyon – YES; Coyle – YES; Meyer – YES Lyon moved, supported by Meyer, to approve the remainder of the Consent Agenda. On roll call the votes were as follows: Brott – YES; Lyon – YES; Coyle – YES; Meyer – YES

i. Board and Commission Appointments

Lyon moved, supported by Brott, to appoint Garret Hulse to the Planning & Zoning Commission for a term expiring June 30th, 2025, motion carried unanimously.
 Coyle moved, supported by Lyon, to appoint Jenny Bruins to the Planning & Zoning Commission for a term expiring June 30th, 2024, motion carried unanimously.
 Herman moved, supported by Lyon, to confirm the Mayor’s appointment of Jesse Adams to the Park & Rec Board for a term expiring June 30th, 2025, motion carried unanimously.
 Coyle moved, supported by Meyer, to confirm the Mayor’s appointment of Andrew Burkhardt to the Park & Rec Board for a term expiring June 30th, 2024.

8) Tax Abatement Applications

a. 5250 Bulldog Avenue – Single Family New Construction

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

9) Public Hearing on Ordinance Amending Chapter 165, Section 06.06, Planned Unit Development of the Van Meter Code of Ordinances.

Mayor Adams opened the Public Hearing at 7:30 p.m., opening the floor for comment from the public City Administrator Michel provided an overview of the proposed amendment as well as a report and recommendation from the Planning & Zoning Commission.
 Hearing no further comment from the public, Mayor Adams closed the Public Hearing at 7:32 p.m.

10) Ordinance 2020-06 Ordinance to Amend Chapter 165, Section 06.06, Planned Unit Development of the Van Meter Code of Ordinances.

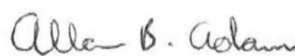
Motion by Coyle to approve the first and final reading of Ordinance 2020-06, waiving the requirement for subsequent readings and moving to approval and adoption, support by Herman. On roll call the votes were as follows: Brott – YES; Lyon – YES; Coyle – YES; Meyer – YES


11) Public Hearing on Proposed Planned Unit Development – Grand Estates

Mayor Adams opened the Public Hearing at 7:35 p.m., opening the floor for comment from the public. Ron Gebhardt was present to request that efforts be made to control trash produced by construction operations.

City Administrator Michel provided an overview of the proposed PUD as well as a report and recommendation from the Planning & Zoning Commission.
Hearing no further comment from the public, Mayor Adams closed the Public Hearing at 7:37 p.m.

- 12) Ordinance 2020-07 Ordinance to Adopt the Grand Estates Planned Unit Development and Amend the Zoning Map
Motion by Coyle to approve the first and final reading of Ordinance 2020-07, waiving the requirement for subsequent readings and moving to approval and adoption, support by Herman. On roll call the votes were as follows: Brott – YES; Lyon – YES; Coyle – YES; Meyer – YES
- 13) Resolution 2020-49 Granting Final Approval, Preliminary Plat - Grand Estates – Plat 1
City Administrator Michel reported that the conditions placed on the preliminary plat approval via Resolution 2020-41 have been met and recommended that Council repeal and replace said Resolution in order to provide for final approval of the Preliminary Plat – Grand Estates – Plat 1.
Motion by Coyle, supported by Herman, to adopt the resolution.
On roll call the votes were as follows: Brott – YES; Lyon – YES; Coyle – YES; Meyer – YES
- 14) Grand Estates Developer Agreement – Van Meter Land Co.
Discussion ensued regarding profit loss indicated by the Developer due to lot reconfigurations along the southern lot line of Grand Estates – Plat 1.
Coyle moved, supported by Brott, to direct the City Administrator to indicate to the Developer that the City was open to amending the current Developer Agreement to allow for an additional \$75,000 to be rebated to the Developer for development costs incurred.
On roll call the votes were as follows: Brott – YES; Lyon – YES; Coyle – YES; Meyer – NO
- 15) Resolution 2020-50 Awarding Bid – 205 Grand Street
Brott moved, supported Lyon, to award the winning bid for 205 Grand Street to RM Madden Construction, Inc. with the additional condition that the existing structures be removed within thirty days of closing.
On roll call the votes were as follows: Brott – YES; Lyon – YES; Coyle – YES; Meyer – YES
- 16) Crestview Estates Water Service Line Investigation Report
City Engineer Bob Veenstra provided an overview of the findings from the Impact7G independent soil and ground water sampling project. City Engineer Veenstra indicated that both corrosive soil and corrosive ground water samples were obtained. However, there was no correlation found between the location of corrosive soil conditions, corrosive ground water conditions, and the known locations of faulty private water service lines.
Council requested that City Engineer Veenstra provide his findings in writing so that the findings could be published to the City’s website.
- 17) Johnson Park Equipment Purchases
Rec Coordinator Jay Olson provided Council with a report regarding the status of park equipment in Johnson Park. Mr. Olson presented a potential new equipment and ground matting solution being recommended by the Park & Rec Committee.
Brott moved, supported by Meyer, to authorize Mr. Olson to pursue purchasing new equipment for Johnson Park for an amount not to exceed \$25,000.
On roll call the votes were as follows: Brott – YES; Lyon – NO; Coyle – YES; Meyer – YES
- 18) Council, Staff, and Liaison Reports
City Administrator Michel provided a brief report on the status of the joint water treatment facility project and the need to draft a 28E agreement outlining the relationship between the three participating entities. Mr. Michel provided an additional overview of the most recent finance committee meeting where it was discussed that the City should begin analyzing components of the water treatment facility project to fund during the current fiscal cycle. Public Works Director Dave Herman reported the status of the most recent water tower cleaning.
- 19) Adjournment
Lyon moved, supported by Coyle, to adjourn the meeting. Motion carried unanimously.
Mayor Adams adjourned the meeting at 9:03 P.M.

 Allan B. Adams, Mayor

ATTEST
 Liz Thompson, City Clerk