

**CITY OF PELLA, IOWA
PRELIMINARY SUMMARY MINUTES
CITY OF PELLA, IOWA
December 15, 2015**

A. CALL TO ORDER BY MAYOR AND ROLL CALL

The City Council of the City of Pella, Iowa, met in regular session at the Public Safety Complex meeting room at 7:00 p.m., Mayor James Mueller presiding. Members present were: Mark De Jong, Dan L. Vander Beek, Harold Van Stryland, Bruce Schiebout, and Larry Peterson. Absent: Dave Vander Horst. City Administrator Mike Nardini, City Attorney Bob Stuyvesant, and City Clerk Ronda Brown were present. Nine staff members and nineteen members of the general public signed the register.

B. MAYOR'S COMMENTS

M-1 Proclamation Thanking Councilmember Dave Vander Horst for His Service was moved to the beginning of the Mayor's comments. Dave's wife, Brenda, received the proclamation on Dave's behalf.

1. Announce Policy and Planning Meeting following the regular Council meeting to discuss:
 - a. Cellar Peanut Pub Request.
2. Approval of tentative agenda. Councilmember Vander Beek moved to approve the tentative agenda, seconded by Councilmember Schiebout. On roll call the vote was: AYES: Vander Beek, Schiebout, Peterson, De Jong, Van Stryland.
3. Reappointment of Marv Tysseling to the Airport Committee. Councilmember Vander Beek moved to approve, seconded by Councilmember De Jong. On roll call the vote was: AYES: Vander Beek, De Jong, Van Stryland, Schiebout, Peterson. NAYS: None. Motion carried.
4. Reappointment of Teresa Thompson to the Community Services Board. Councilmember Van Stryland moved to approve, seconded by Councilmember Schiebout. On roll call the vote was: AYES: Van Stryland, Schiebout, Peterson, De Jong, Vander Beek. NAYS: None. Motion carried.
5. Reappointment of Stephen Fyfe to the Community Services Board. Councilmember Vander Beek moved to approve, seconded by Councilmember De Jong. On roll call the vote was: AYES: Vander Beek, De Jong, Van Stryland, Schiebout, Peterson. NAYS: None. Motion carried.
6. Reappointment of Lauri Amelse to the Community Services Board. Councilmember Vander Beek moved to approve, seconded by Councilmember Van Stryland. On roll call the vote was: AYES: Vander Beek, Van Stryland, Schiebout, Peterson, De Jong. NAYS: None. Motion carried.
7. Reappointment of Arvin Van Zante to the Community Services Board. Councilmember De Jong moved to approve, seconded by Councilmember Schiebout. On roll call the vote was: AYES: De Jong, Schiebout, Peterson, Vander Beek, Van Stryland. NAYS: None. Motion carried.
8. Announce Closed Session pursuant to Iowa Code Chapter 21.5 1 (c) to discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation.

***PUBLIC FORUM (for anyone wishing to address Council regarding agenda items.)**

NONE

C. APPROVAL OF CONSENT AGENDA

Councilmember Vander Beek moved to approve the consent agenda, seconded by Councilmember Van Stryland. On roll call the vote was: AYES: Vander Beek, Van Stryland, Schiebout, Peterson, De Jong. NAYS: None. Motion carried. The following items were approved:

1. Approval of Minutes
 - a. Official Council Minutes for December 1, 2015.
2. Report of Committees
 - a. Policy and Planning Minutes for December 1, 2015.
 - b. Planning and Zoning Commission Minutes for September 28, 2015.
 - c. Library Minutes for November 10, 2015.
3. Petitions and Communications
 - a. Renewal of Class C Liquor License with Class B Wine Permit and Sunday Sales for the Pella Opera House.

- b. Renewal of Special C Liquor License with Sunday Sales for Yamato Japanese Steak House.
- 4. Administration Reports
 - a. None

D. *PUBLIC HEARINGS

(Statutory rule may be waived and ordinance passed without further readings.)

1. a. Public Hearing on a Rezoning Application by Kevin Langstraat to Rezone Property from M1 Limited/Light Industrial District to R2 Two Family Residential District. A written letter was received and was included in the Council packet. Oral comments were received and addressed. Councilmember Vander Beek moved to close the public hearing, seconded by Councilmember De Jong. On roll call the vote was: AYES: Vander Beek, De Jong, Van Stryland, Schiebout, Peterson. NAYS: None. Motion carried.

1. b. Ordinance No. 904 entitled, "AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF PELLA, IOWA, BY AMENDING THE BOUNDARIES OF THE R2 DISTRICT TO INCLUDE THE PROPERTY LEGALLY DESCRIBED IN "EXHIBIT A" AND DIRECTING THE ZONING ADMINISTRATOR TO NOTE THE ORDINANCE NUMBER AND DATE OF THIS CHANGE ON THE OFFICIAL ZONING MAP". Councilmember Schiebout moved to place Ordinance No. 904 on its first reading, seconded by Councilmember Vander Beek. On roll call the vote was: AYES: Schiebout, Vander Beek, Van Stryland, Peterson, De Jong. NAYS: None. Motion carried.

2. a. Resolution No. 5642 entitled, "RESOLUTION RATIFYING, CONFIRMING AND APPROVING THE PUBLICATION OF A NOTICE OF PUBLIC HEARING FOR THE AUTHORIZATION TO ENTER INTO AN AMENDMENT TO THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF PELLA AND MILL FARM PARTNERS, LLC.". Councilmember Schiebout moved to approve, seconded by Councilmember Peterson. On roll call the vote was: AYES: Schiebout, Peterson, De Jong, Vander Beek, Van Stryland. NAYS: None. Motion carried.

2. b. Public Hearing on the Proposal to Enter into an Amendment to the Development Agreement by and between the City of Pella and Mill Farm Partners, LLC. No written or oral comments were received. Councilmember Vander Beek moved to close the public hearing, seconded by Councilmember Van Stryland. On roll call the vote was: AYES: Vander Beek, Van Stryland, Schiebout, Peterson, De Jong. NAYS: None. Motion carried.

2. c. Resolution No. 5643 entitled, "RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF AN AMENDMENT TO THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF PELLA AND MILL FARM PARTNERS, LLC.". Councilmember Vander Beek moved to approve, seconded by Councilmember De Jong. On roll call the vote was: AYES: Vander Beek, De Jong, Van Stryland, Schiebout, Peterson. NAYS: None. Motion carried.

E. PETITIONS & COMMUNICATIONS

NONE

F. PLANNING AND ZONING ITEMS

NONE

G. ADMINISTRATION REPORTS

NONE

H. RESOLUTIONS

1. Resolution No. 5644 entitled, "RESOLUTION APPROVING MORATORIUM ON THE ISSUANCE OF BUILDING PERMITS FOR SINGLE OR TWO FAMILY NEW CONSTRUCTION IN THE MAIN STREET AND WASHINGTON STREET GATEWAY CORRIDOR DISTRICTS". Councilmember Peterson moved to approve, seconded by Councilmember De Jong. On roll call the vote was: AYES: Peterson, De Jong, Van Stryland, Schiebout. NAYS: None. ABSTENTION: Dan Vander Beek. Motion carried.

2. Resolution No. 5645 entitled, "RESOLUTION ORDERING SPECIFICATIONS, FORM OF CONTRACT, NOTICE TO BIDDERS, SETTING DATE FOR PUBLIC HEARING, AND AUTHORIZING THE TAKING OF BIDS AND AUTHORIZING THE BID OPENING IN CONNECTION WITH THE 69 KV RING BUS IMPROVEMENTS FOR FURNISHING 69 KV CONTROL PANELS FOR THE CITY OF PELLA". Councilmember Schiebout moved to approve, seconded by Councilmember Vander Beek. On roll call the vote was: AYES: Schiebout, Vander Beek, Van Stryland, Peterson, De Jong. NAYS: None. Motion carried.

3. Resolution No. 5646 entitled, "RESOLUTION APPOINTING BANKERS TRUST COMPANY OF DES MOINES, IOWA, TO SERVE AS PAYING AGENT, NOTE REGISTRAR, AND TRANSFER AGENT, APPROVING THE PAYING AGENT AND NOTE REGISTRAR AND TRANSFER AGENT AGREEMENT AND AUTHORIZING THE EXECUTION OF THE AGREEMENT". Councilmember Schiebout moved to approve, seconded by Councilmember Peterson. On roll call the vote was: AYES: Schiebout, Peterson, De Jong, Vander Beek, Van Stryland. NAYS: None. Motion carried.

4. Approval of Tax Exemption Certificate. Councilmember Schiebout moved to approve, seconded by Councilmember De Jong. On roll call the vote was: AYES: Schiebout, De Jong, Vander Beek, Van Stryland, Peterson. NAYS: None. Motion carried.

5. Approval of Continuing Disclosure Certificate. Councilmember Schiebout moved to approve, seconded by Councilmember Peterson. On roll call the vote was: AYES: Schiebout, Peterson, De Jong, Vander Beek, Van Stryland. NAYS: None. Motion carried.

6. Resolution No. 5647 entitled, "A RESOLUTION APPROVING AND AUTHORIZING A FORM OF LOAN AGREEMENT AND AUTHORIZING AND PROVIDING FOR THE ISSUANCE AND SECURING THE PAYMENT OF \$4,000,000 ELECTRIC REVENUE CAPITAL LOAN NOTES, SERIES 2015, OF THE CITY OF PELLA, STATE OF IOWA, UNDER THE PROVISIONS OF THE CITY CODE OF IOWA, AND PROVIDING FOR A METHOD OF PAYMENT OF THE NOTES". Councilmember De Jong moved to approve, seconded by Councilmember Schiebout. On roll call the vote was: AYES: De Jong, Schiebout, Peterson, Vander Beek, Van Stryland. NAYS: None. Motion carried.

7. Resolution No. 5648 entitled, "RESOLUTION APPROVING CENTRAL IOWA REGIONAL TRANSPORTATION PLANNING ALLIANCE'S REPRESENTATION FOR 2016". Councilmember Vander Beek moved to approve, seconded by Councilmember De Jong. On roll call the vote was: AYES: Vander Beek, De Jong, Van Stryland, Schiebout, Peterson. NAYS: None. Motion carried.

8. Resolution No. 5649 entitled, "RESOLUTION AUTHORIZING THE SUBMITTAL OF THE FIVE YEAR CAPITAL IMPROVEMENT PROGRAM FOR THE PELLA MUNICIPAL AIRPORT FOR POSSIBLE FY 2017 THROUGH FY 2021 FEDERAL AVIATION ADMINISTRATION GRANTS". Councilmember Vander Beek moved to approve, seconded by Councilmember Van Stryland. On roll call the vote was: AYES: Vander Beek, Van Stryland, Schiebout, Peterson, De Jong. NAYS: None. Motion carried.

9. Resolution No. 5650 entitled, "RESOLUTION APPROVING CHANGE ORDER #1 WITH PELLA CONCRETE CONTRACTORS FOR THE JEFFERSON STREET RECONSTRUCTION PROJECT". Councilmember Schiebout moved to approve, seconded by Councilmember Peterson. On roll call the vote was: AYES: Schiebout, Peterson, De Jong, Vander Beek, Van Stryland. NAYS: None. Motion carried.

I. ORDINANCES

(Statutory rule may be waived and ordinance passed without further readings.)

NONE

J. CLAIMS

1. Abstract of bills No. 1949. Councilmember Schiebout moved to approve, seconded by Councilmember Van Stryland. On roll call the vote was: AYES: Schiebout, Van Stryland, Peterson, De Jong, Vander Beek. NAYS: None. Motion carried.

K. OTHER BUSINESS/*PUBLIC FORUM (any additional comments from the Public)

NONE

L. CLOSED SESSION

1. At 8:00 p.m., Councilmember Peterson moved to enter into closed session pursuant to Iowa Code Chapter 21.5 1 (c) to discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation, seconded by Councilmember Vander Beek. On roll call the vote was: AYES: Peterson, Vander Beek, Van Stryland, Schiebout, De Jong. NAYS: None. At 8:15 p.m., Councilmember Vander Beek moved to reconvene to regular session, seconded by Councilmember De Jong. On roll call the vote was: AYES: Vander Beek, De Jong, Van Stryland, Schiebout, Peterson. NAYS: None. Motion carried. No action was taken regarding this closed session.

M. PROCLAMTION

1. Proclamation Thanking Councilmember Dave Vander Horst for His Service. This proclamation was presented at the beginning of the meeting.

N. ADJOURNMENT

There being no further business claiming their attention, Councilmember Vander Beek moved to adjourn, seconded by Councilmember De Jong. On roll call the vote was: AYES: Vander Beek, De Jong, Van Stryland, Schiebout, Peterson. NAYS: None. Motion carried. Meeting adjourned at 8:18 p.m.