

**CITY OF PELLA, IOWA  
CITY COUNCIL  
PRELIMINARY SUMMARY MINUTES  
October 4, 2016**

**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 Jim Mueller presiding. Members present were: Mark De Jong, Tony Bokhoven, Dan L. Vander Beek, Harold Van Stryland, Bruce Schiebout, Larry Peterson. Absent: None. City Administrator Mike Nardini, City Attorney Bob Stuyvesant, Attorney John Webber and City Clerk Ronda Brown were present. Seven staff members and fifty five members of the general public signed the register.

**B. MAYOR'S COMMENTS**

1. Announce Policy and Planning Meeting following the regular Council meeting to discuss:
  - a. None
2. Approval of tentative agenda. Councilmember Vander Beek moved to approve the tentative agenda, seconded by Councilmember Van Stryland. On roll call the vote was: AYES: Vander Beek, Van Stryland, Schiebout, Peterson, De Jong, Bokhoven. NAYS: None. Motion carried.
3. Announce Closed Session pursuant to Iowa Code Chapter 21.5 1 (j) to discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property.

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

Comments were received and addressed.

**C. APPROVAL OF CONSENT AGENDA**

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

1. Approval of Minutes
  - a. Official Council Minutes for September 20, 2016.
2. Report of Committees
  - a. Policy and Planning Minutes for September 20, 2016.
  - b. Library Board Minutes for August 9, 2016.
  - c. Community Services Board Minutes for May 19, 2016.
  - d. Board of Adjustment Minutes for August 9, 2016.
  - e. Planning and Zoning Commission Minutes for August 22, 2016.
3. Petitions and Communications
  - a. Renewal of Class B Beer Permit with Sunday Sales for Happy Joe's Pizza & Ice Cream Parlor
4. Administration Reports
  - a. None

Councilmember Bokhoven moved to enter into the record a letter from Casey's General Stores, Inc concerning fume/vapors and Stage 1 Vapor Recovery Systems. It was seconded by Councilmember Schiebout. On roll call the vote was: AYES: Bokhoven, Schiebout, Peterson, De Jong, Van Stryland. NAYS: None. ABSTAIN: Vander Beek. Motion carried.

Councilmember Peterson moved to enter into the record a written statement and pictures concerning asbestos on the proposed Casey's site. It was seconded by Councilmember Schiebout. On roll call the vote was: Peterson, Schiebout, De Jong, Van Stryland. NAYS: Bokhoven. ABSTAIN: Vander Beek.

#### **D. \*PUBLIC HEARINGS**

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

1. a. Public Hearing on FURNISHING 15 KV SWITCHGEAR AND 15 KV SWITCHGEAR PANEL DOORS FOR THE CITY OF PELLA, IOWA". No written comments were received. Oral comments were received. Councilmember Bokhoven moved to close the public hearing, seconded by Councilmember Schiebout. On roll call the vote was: AYES: Bokhoven, Schiebout, Peterson, De Jong, Vander Beek, Van Stryland. NAYS: None. Motion carried.

1. b. Resolution No. 5724 entitled, "RESOLUTION APPROVING PLANS AND SPECIFICATIONS, FORM OF CONTRACT, ESTIMATE OF COSTS, RECEIVING BIDS AND MAKING AWARD OF MATERIALS IN CONNECTION WITH THE WEST SUBSTATION 69 KV RING BUS IMPROVEMENTS FOR FURNISHING 15 KV SWITCHGEAR AND 15 KV SWITCHGEAR PANEL DOORS". Councilmember Schiebout moved to approve, seconded by Councilmember Van Stryland. On roll call the vote was: AYES: Schiebout, Van Stryland, Peterson, De Jong, Bokhoven, Vander Beek. NAYS: None. Motion carried.

#### **E. PETITIONS & COMMUNICATIONS**

1. Outdoor Service Privilege on a Class C Liquor License for The Cellar Peanut Pub for October 8, 2016. Councilmember Bokhoven moved to approve, seconded by Councilmember Vander Beek. On roll call the vote was: AYES: Bokhoven, Vander Beek, Van Stryland, Schiebout, Peterson, De Jong. NAYS: None. Motion carried.

#### **F. PLANNING AND ZONING ITEMS**

NONE

#### **G. ADMINISTRATION REPORTS**

NONE

#### **H. RESOLUTIONS**

1. Resolution No. 5725 entitled, "A RESOLUTION ENTERING INTO A CONTRACT WITH THE GOVERNOR'S TRAFFIC SAFETY BUREAU FOR THE PURPOSE OF SPECIAL TRAFFIC ENFORCEMENT IN THE CITY OF PELLA." Councilmember Vander Beek moved to approve, seconded by Councilmember Bokhoven. On roll call the vote was: AYES: Vander Beek, Bokhoven, Van Stryland, Schiebout, Peterson, De Jong. NAYS: None. Motion carried.

#### **I. ORDINANCES**

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

1. Ordinance No. 914 entitled, "AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF PELLA, IOWA, BY AMENDING THE BOUNDARIES OF THE INS 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 Vander Beek moved to place Ordinance No. 914 on its third and final reading, seconded by Councilmember Van Stryland. On roll call the vote was: AYES: Vander Beek, Van Stryland, Schiebout, Peterson, De Jong, Bokhoven. NAYS: None. Motion carried. Councilmember Schiebout moved that Ordinance No. 914 be adopted, seconded by Councilmember Vander Beek. On roll call the vote was: AYES: Schiebout, Vander Beek, Van Stryland, Peterson, De Jong, Bokhoven. NAYS: None. Mayor Mueller declared the motion carried and the ordinance duly passed and adopted.

Prior to the Planned Unit Development Ordinance No. 915 vote, John Webber, legal counsel for the City of Pella, recapped all the documents considered by Council in relation to the PUD ordinance. These included public input, memos, PowerPoints, traffic study, public letters/petitions and minutes from the Planning and Zoning meeting of August 22, 2016 and Council meetings on September 6 and 20, 2016, and October 4, 2016.

2. Ordinance No. 915 entitled, "AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF PELLA, IOWA, BY CHANGING THE ZONING CLASSIFICATION OF PROPERTY LOCATED AT 505-513 MAIN

STREET, AND 705 UNION STREET, CITY OF PELLA, MARION COUNTY, IOWA". Councilmember Bokhoven moved to place Ordinance No. 915 on its third and final reading, seconded by Councilmember Peterson. On roll call the vote was: AYES: Bokhoven, Peterson, De Jong, Van Stryland. NAYS: Schiebout. ABSTAIN: Vander Beek. Motion carried. Councilmember Bokhoven moved that Ordinance No. 915 be adopted, seconded by Councilmember De Jong. On roll call the vote was: AYES: Bokhoven, De Jong, Van Stryland, Schiebout, Peterson. NAYS: None. ABSTAIN: Vander Beek. Mayor Mueller declared the motion carried and the ordinance duly passed and adopted.

3. Ordinance No. 916 entitled, "AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF PELLA, IOWA, BY AMENDING THE BOUNDARIES OF THE INS 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 Vander Beek moved to place Ordinance No. 916 on its second reading, seconded by Councilmember Van Stryland. On roll call the vote was: AYES: Vander Beek, Van Stryland, Schiebout, Peterson, De Jong, Bokhoven. NAYS: None. Motion carried.

#### **J. CLAIMS**

1. Abstract of bills No. 1968. 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, Bokhoven. NAYS: None. Motion carried.

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

Comments were received.

#### **L. CLOSED SESSION**

1. At 8:20 p.m., Councilmember Vander Beek moved to enter into closed session pursuant to Iowa Code Chapter 21.5 1 (j) to discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property, seconded by Councilmember Bokhoven. On roll call the vote was: AYES: Vander Beek, Bokhoven, Van Stryland, Schiebout, Peterson, De Jong. NAYS: None. At 8:50 p.m., Councilmember Vander Beek moved to reconvene to regular session, seconded by Councilmember Bokhoven. On roll call the vote was: AYES: Vander Beek, Bokhoven, Van Stryland, Schiebout, Peterson, De Jong. NAYS: None. Motion carried. No action was taken regarding this closed session.

#### **M. ADJOURNMENT**

There being no further business claiming their attention, Councilmember Vander Beek moved to adjourn, seconded by Councilmember Schiebout. On roll call the vote was: AYES: Vander Beek, Schiebout, Peterson, De Jong, Bokhoven, Van Stryland. NAYS: None. Motion carried. Meeting adjourned at 8:55 p.m.