



CITY OF PELLA

CITY COUNCIL PRELIMINARY SUMMARY MINUTES

January 16, 2018

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. Council members present were: Mark De Jong, Tony Bokhoven, Lynn Branderhorst, Harold Van Stryland, Bruce Schiebout. Absent: Larry Peterson. City Administrator Mike Nardini, Acting City Attorney John Judisch, and City Clerk Mandy Smith were present. Six staff members and thirteen members of the general public signed the register.

B. MAYOR'S COMMENTS

1. No Policy and Planning meeting will be held following the regular Council meeting.
2. Approval of tentative agenda. Van Stryland moved to approve the tentative agenda, seconded by Bokhoven. On roll call the vote was: AYES: Van Stryland, Bokhoven, Branderhorst, Schiebout, De Jong. NAYS: None. Motion carried.
3. Reappointment of Mark De Jong as Mayor Pro Tem. Bokhoven moved to approve, seconded by Schiebout. On roll call the vote was: AYES: Bokhoven, Schiebout, Branderhorst, Van Stryland. NAYS: None. ABSTAIN: De Jong. Motion carried.
4. Reappointment of Mandy Smith as City Clerk. Schiebout moved to approve, seconded by Van Stryland. On roll call the vote was: AYES: Schiebout, Van Stryland, De Jong, Bokhoven, Branderhorst. NAYS: None. Motion carried.
5. Reappointment of Doug Van Gorkom as Fire Chief. Bokhoven moved to approve, seconded by De Jong. On roll call the vote was: AYES: Bokhoven, De Jong, Branderhorst, Van Stryland, Schiebout. NAYS: None. Motion carried.
6. Reappointment of Kathy Bruxvoort to the Historic Preservation Commission. Schiebout moved to approve, seconded by De Jong. On roll call the vote was: AYES: Schiebout, De Jong, Bokhoven, Branderhorst, Van Stryland. NAYS: None. Motion carried.
7. Reappointment of Rhonda Kermode to the Historic Preservation Commission. Branderhorst moved to approve, seconded by De Jong. On roll call the vote was: AYES: Branderhorst, De Jong, Bokhoven, Van Stryland, Schiebout. 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
9. 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)**

No comments were received.

C. APPROVAL OF CONSENT AGENDA

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

1. Approval of Minutes
 - a. Official Council Minutes for January 2, 2018
 - b. Official Council Work Session Minutes for January 8, 2018
2. Report of Committees
 - a. Policy and Planning Minutes for January 2, 2018
3. Petitions and Communications
 - a. Renewal of Class B Liquor License with Catering Privilege, Outdoor Service, and Sunday Sales for Monarchs
4. Administration Reports – None

D. *PUBLIC HEARINGS

- 1a. Public Hearing on the Proposed Southwest Urban Renewal Plan. No written or oral comments were received. Schiebout moved to close the public hearing, seconded by De Jong. On roll call the vote was: AYES: Schiebout, De Jong, Bokhoven, Branderhorst, Van Stryland. NAYS: None. Motion carried.
- 1b. Approval of the Designated Representative Report. Schiebout moved to approve, seconded by De Jong. On roll call the vote was: AYES: Schiebout, De Jong, Bokhoven, Branderhorst, Van Stryland. NAYS: None. Motion carried.
- 1c. Resolution No. 5831 entitled, "RESOLUTION DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING THE SOUTHWEST URBAN RENEWAL PLAN". Bokhoven moved to approve, seconded by Schiebout. On roll call the vote was: AYES: Bokhoven, Schiebout, De Jong, Branderhorst, Van Stryland. NAYS: None. Motion carried.
- 1d. Ordinance No. 929 entitled, "AN ORDINANCE PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON A PORTION OF THE PROPERTY LOCATED WITHIN THE SOUTHWEST URBAN RENEWAL AREA, IN THE CITY OF PELLA, COUNTY OF MARION, STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF PELLA, COUNTY OF MARION, PELLA COMMUNITY SCHOOL DISTRICT, AND OTHER TAXING DISTRICTS, BE PAID TO A SPECIAL FUND FOR PAYMENT OF PRINCIPAL AND INTEREST ON LOANS, MONIES ADVANCED TO AND INDEBTEDNESS, INCLUDING BONDS ISSUED OR TO BE ISSUED, INCURRED BY THE CITY IN CONNECTION WITH THE SOUTHWEST URBAN RENEWAL AREA (SUBAREA 1)". Schiebout moved to place ordinance no. 929 on its first reading, seconded by Bokhoven. On roll call the vote was: AYES: Schiebout, Bokhoven, Branderhorst, Van Stryland, De Jong. NAYS: None. Motion carried. It was moved by Schiebout that the statutory rule requiring said ordinance to be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be finally passed be suspended, seconded by Bokhoven. On roll call the vote was: AYES: Schiebout, Bokhoven, Branderhorst, Van Stryland, De Jong. NAYS: None. Motion carried. Schiebout moved that ordinance no. 929 be adopted, seconded by Bokhoven. On roll call the vote was: AYES: Schiebout, Bokhoven, Branderhorst, Van Stryland, De Jong. NAYS: None. Mayor Mueller declared the motion carried and the ordinance duly passed and adopted.
- 1e. Resolution No. 5832 entitled, "RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF AN AGREEMENT BY AND AMONG THE CITY OF PELLA, THE COUNTY OF MARION, AND THE PELLA COMMUNITY SCHOOL DISTRICT APPROVING THE EXTENSION OF THE DIVISION OF TAX REVENUE IN THE SOUTHWEST URBAN RENEWAL AREA". Van Stryland moved to approve, seconded by Schiebout. On roll call the vote was: AYES: Van Stryland, Schiebout, De Jong, Bokhoven, Branderhorst. NAYS: None. Motion carried.
- 2a. Public Hearing on the Proposal to enter into a Development Agreement with Bos Ridge, LLC. De Jong moved to approve, seconded by Bokhoven. On roll call the vote was: AYES: De Jong, Bokhoven, Branderhorst, Van Stryland, Schiebout. NAYS: None. Motion carried.
- 2b. Resolution No. 5833 entitled, "RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF PELLA AND BOS RIDGE, LLC. Van Stryland moved to approve, seconded by Schiebout. On roll call the vote was: AYES: Van Stryland, Schiebout, De Jong, Bokhoven, Branderhorst. NAYS: None. Motion carried.

E. PETITIONS & COMMUNICATIONS

1. Special Event Permit Request for Snowman Festival. De Jong moved to approve, seconded by Bokhoven. On roll call the vote was: AYES: De Jong, Bokhoven, Branderhorst, Van Stryland, Schiebout. NAYS: None. Motion carried.
2. Fiscal Year 18-19 Funding Request Presentation from Fields for Our Future, Inc. Craig Wassenaar, Fields for Our Future Board Member, presented the funding request proposal to Council. No formal action was taken.

F. PLANNING & ZONING ITEMS – None

G. ADMINISTRATION REPORTS

1. Set Public Hearing Date for Approval of the Fiscal Year 18-19 Annual Budget. Bokhoven moved to approve, seconded by De Jong. On roll call the vote was: AYES: Bokhoven, De Jong, Branderhorst, Van Stryland, Schiebout. NAYS: None. Motion carried.

H. RESOLUTIONS

1. Resolution No. 5834 entitled, "RESOLUTION APPROVING CITY COUNCIL PROCEDURAL RULES". Schiebout moved to approve, seconded by Van Stryland. On roll call the vote was: AYES: Schiebout, Van Stryland, De Jong, Bokhoven, Branderhorst. NAYS: None. Motion carried.
2. Resolution No. 5835 entitled, "RESOLUTION APPROVING CHANGE ORDERS #1, 2, 3 & 4 WITH LAWSON CONSTRUCTION, LLC. FOR CONSTRUCTION OF WATER MAIN RELOCATION PROJECT 2017". Schiebout moved to approve, seconded by De Jong. On roll call the vote was: AYES: Schiebout, De Jong, Bokhoven, Branderhorst, Van Stryland. NAYS: None. Motion carried.
3. Resolution No. 5836 entitled, "RESOLUTION APPROVING ORDERING THE PREPARATION OF PLANS AND SPECIFICATIONS, FORM OF CONTRACT, NOTICE OF HEARING AND NOTICE OF LETTING, SETTING DATE FOR PUBLIC HEARING, AUTHORIZING THE TAKING OF BIDS, AND AUTHORIZING BID OPENING FOR THE SUNKEN GARDENS WINDMILL RENOVATION PROJECT". Bokhoven moved to approve, seconded by Van Stryland. On roll call the vote was: AYES: Bokhoven, Van Stryland, Schiebout, De Jong, Branderhorst. NAYS: None. Motion carried.

I. ORDINANCES

1. Ordinance No. 928 entitled, "AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF PELLA, IOWA, BY AMENDING THE BOUNDARIES OF THE R1 DISTRICT TO INCLUDE THE PROPERTIES 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". Bokhoven moved to place ordinance no. 928 on its second reading, seconded by Van Stryland. On roll call the vote was: AYES: Bokhoven, Van Stryland, Schiebout, De Jong, Branderhorst. NAYS: None. Motion carried. It was moved by Bokhoven that the statutory rule requiring said ordinance to be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be finally passed be suspended, seconded by Schiebout. On roll call the vote was: AYES: Bokhoven, Schiebout, De Jong, Branderhorst, Van Stryland. NAYS: None. Motion carried. Schiebout moved that ordinance no. 928 be adopted, seconded by Bokhoven. On roll call the vote was: AYES: Schiebout, Bokhoven, Branderhorst, Van Stryland, De Jong. NAYS: None. Mayor Mueller declared the motion carried and the ordinance duly passed and adopted.

J. CLAIMS

1. Abstract of bills No. 1999. Schiebout moved to approve, seconded by De Jong. On roll call the vote was: AYES: Schiebout, De Jong, Bokhoven, Branderhorst, Van Stryland. NAYS: None. Motion carried.

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

No comments were received.

L. CLOSED SESSION

1. At 8:11 p.m., Schiebout 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 De Jong. On roll call the vote was: AYES: Schiebout, De Jong, Bokhoven, Branderhorst, Van Stryland. NAYS: None. Motion carried. At 8:17 p.m., Bokhoven moved to reconvene to regular session, seconded by De Jong. On roll call the vote was: AYES: Bokhoven, De Jong, Branderhorst, Van Stryland, Schiebout. NAYS: None. Motion carried. No action was taken regarding this closed session.
2. At 8:17 p.m., De Jong 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 Bokhoven. On roll call the vote was: AYES: De Jong, Bokhoven, Branderhorst, Van Stryland, Schiebout. NAYS: None. Motion carried. At 8:37 p.m., Van Stryland moved to reconvene to regular

session, seconded by Schiebout. On roll call the vote was: AYES: Van Stryland, Schiebout, De Jong, Bokhoven, Branderhorst. NAYS: None. Motion carried. No action was taken regarding this closed session.

M. ADJOURNMENT

There being no further business claiming their attention, Van Stryland moved to adjourn, seconded by Schiebout. On roll call the vote was: AYES: Van Stryland, Schiebout, De Jong, Bokhoven, Branderhorst. NAYS: None. Motion carried. Meeting adjourned at 8:48 p.m.