



CITY OF PELLA

CITY COUNCIL OFFICIAL MINUTES

February 6, 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: Tony Bokhoven, Lynn Branderhorst, Harold Van Stryland, Bruce Schiebout. Mark De Jong entered at 7:02 p.m. Absent: Larry Peterson. City Administrator Mike Nardini and City Clerk Mandy Smith were present. Seven staff members and fourteen 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. Annexation Strategies
 - b. Convention and Visitors Bureau Contract Renewal
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. 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)**

No comments were received.

C. APPROVAL OF CONSENT AGENDA

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

1. Approval of Minutes
 - a. Official Council Minutes for January 16, 2018
 - b. Official Council Minutes for January 23, 2018
2. Report of Committees
 - a. Policy and Planning Minutes for January 23, 2018

PRESENT: Mayor Jim Mueller, Mark De Jong, Tony Bokhoven, Lynn Branderhorst, Harold Van Stryland, Bruce Schiebout, Larry Peterson

ABSENT: None

OTHERS: City staff and visitors

The Policy and Planning meeting began at 7:59 p.m. The first item was a discussion about potential options to extend the City's bike trails to Vermeer Corporation. As background, on December 19th and January 2nd, Council discussed trail improvements on Vermeer Road. After reviewing the proposals, Council expressed an interest to look further at additional options.

After reviewing multiple options, Council expressed a preference for option #4. This option has an estimated cost of \$332,000 and involves installing a 10-foot trail starting on the north side of University Street at Madison Elementary to 240th Avenue; continuing north on the east side of 240th Avenue to Vermeer Road. During the meeting, representatives from Vermeer Corporation confirmed they are willing to offer \$100,000 towards the cost of installing the trail.

At the end of the discussion, staff was directed to proceed with option #4. As a next step, staff will seek an opinion from legal counsel regarding the ability to acquire the additional right-of-way necessary to construct the trail.

The next item was a discussion regarding the redevelopment of the Oskaloosa Street corridor. Staff has received questions from the Planning and Zoning Commission and the Pella Area Community & Economic (PACE) Alliance regarding the City's vision for this corridor, specifically the Oskaloosa and Clark Street intersection, as there are many vacant buildings and lots in this area.

At the end of the discussion, it was unanimous to have staff proceed with drafting a request for proposal (RFP) to partner with an outside consultant who specializes in redevelopment efforts. During a future Council meeting, staff will bring the drafted RFP to Council for review.

The meeting adjourned at 8:44 p.m.

Respectfully submitted:

Cynthia Vaske

Deputy City Clerk

- b. Airport Committee Minutes for September 29, 2017

Pella Airport Committee Meeting Minutes September 29, 2017

Members Present: Rick Gritters, Dave Erickson, Marv Tysseling, Dave Barnes, Randy Borgerding

Members Absent: Warren Winkle, Tom Vander Linden

Others Present: Shane Vande Voort, Denny Buyert

Old Business: Motion: The Committee approved the minutes from August 31, 2017.

New Business:

Randy Borgerding was welcomed as a new member of the committee.

Project updates: The concrete repair project will begin on October 9. The contractor will have 21 calendar days to complete. The city will use the maximum amount of change orders allowed to get as many repairs done as possible.

Regional Airport: No update.

Discussion of needs at the Pella Municipal Airport and transitional budget to a replacement airport: No update.

50th anniversary of the airport: Rick has been talking to Mel Dop, Bob Van Hall, and Dale Jansen. Dave Barnes also mentioned Earl Pohlman's records and Andy Klyne's records as possible sources.

Airport Managers report to the committee: Shane reported the following: The new bat-wing mower is working well. Classic Aviation was awarded grand champion Neo-Classic and outstanding Aeronca at the Antique Airplane Association Fly-in for its freshly restored Aeronca Champ. Classic Aviation is making preparations for the upcoming runway closure. The hangars continue to be full and the ramp has been crowded on a regular basis.

Next regular meeting will take place on October 27, 2017.

c. Community Services Board Minutes for November 17, 2017

Present: Lauri Amelse, April Cutler, Mike Lyons (by phone), Glenn Steimling, Teresa Thompson, Amanda Schwerdtfeger, Arvin Van Zante

Absent: Stephen Fyfe

Staff: Jeanette Vaughan, Alex Meyers, Chandler Nunnikhoven, Dyan Parker, Brenda Ross

Others: None

12:07 pm Community Services Director Jeanette Vaughan called the meeting to order

Minutes - Motion by Cutler, seconded by Schwerdtfeger to approve the Community Services Board Meeting minutes of September 20, 2017. Motion carried 7-0

Discussion Items

The disc golf sent a list of sponsors to be reviewed as they would like to contact them regarding sponsorship of tee boxes. Board had no concerns with the list of possible sponsors and agreed that this list could be applied to other projects as well if needed. Cutler suggested that they add Lely to their list.

Director Vaughan outlined the list of proposed projects to be discussed and prioritized. The goal after discussion, was to rate each project as High, Medium, Low or to remove it from consideration at this time. Vaughan noted that this discussion will be used to provide recommendations on new projects during the upcoming budget discussions.

Discussion Notes:

Below is a summary of the project discussions and prioritization.

High 1-2 years

Renovation of or construction of a new Community Center

Board discussed at length the need to renovate or build a new facility. They expressed concern on the lack of action in this regard since the assessment was completed in 2013. Vaughan explained that at this point only safety related items were being addressed in the building, or items that would cause the building to be non-functional. Vaughan reported that the City Administrator had given approval for concept drawings to be created to help determine the size needed should the City determine to move forward with a new building versus a renovation.

Big Rock Park – Disc Golf

This project has been discussed and approved at a previous meeting. Board reaffirmed this should continue to be a high priority project as it is already in progress and has strong support from a local group.

Big Rock Park – Mountain Bike Course

This project has been discussed and approved at a previous meeting. Board reaffirmed this should continue to be a high priority project as it is already in progress and has strong support from a local group.

Central Park – Sprinkler System

Parks Manager Nunnikhoven elaborated on the benefits of installing sprinklers in Central Park such as decreasing labor hours and greatly reducing the need to drive trucks into the park, which would make it safer for park visitors. Additional watering will also help to increase the length of time that tulips are in bloom. It will also help annuals to root quicker after planting, which will increase blooms and lifespan of the plant. Based on staff efficiencies and the boost to the flowers, the Board would like to see this project move forward as soon as possible. Nunnikhoven reported that he was also in contact with the local garden club to see if they would be willing to contribute to the cost of the project as well.

Medium 3-4 years

Bike Rental Program

Vaughan reported that the local bike shop owner and Central College are investigating a program that would allow bicycles to be rented via an app and picked up at various locations around town. At this time, cost of the overall project is unknown but could be limited to signage and bike racks. The Board is in favor of proceeding with this project based on the findings. If costs to the City are negligible the Board recommends moving forward with the project. However, if costs to implement are significant the Board recommends working it into the CIP in the next 2-3 years.

Dog Park-Phase 1

Vaughan summarized the proposal submitted by the Pella Dog Park Association. Board discussed at length whether there was a need for a dog park as Pella is relatively rural with many options for dog walking in existing city parks, at nearby Lake Red Rock or within an owner's own yard. However, the Board also understands the importance of providing a location for both dogs and owners to socialize and is in favor of proceeding with the project. The Board expressed concerns over the cost of the project and the size and proposed location of the park. Other possible locations were discussed including whether or not the dog park could be located at the current Caldwell park ball fields. This would be dependent upon new fields being constructed at the Sports Park.

Sports Park – Ball Fields/Trail

The Board is in favor of moving forward with the addition of two new fields and a multipurpose walking trail. However, they expressed strong concern over the lack of a safe trail for children to access the park via walking or on bike in conjunction with removing more in town fields. And while they appreciate FOF's involvement, they also expressed concern over the high cost of the project so soon after the large expenditure that just took place to construct the facility.

Central Park – Seating Area

Vaughan summarized a staff proposal to add permanent seating areas to Central Park on the SW corner. This would provide a more enjoyable environment for those using the park as well as eliminate the need for staff to deliver picnic tables to the park for special events. The Board agreed that this would be a nice addition to the park and should be considered as soon as funds were available.

South Park – Playground Equipment

Vaughan reported that the current equipment is aging out and is in need of repair or replacement, specifically the metal slide as they are no longer recommended for parks. Board directed that if safety issues, if any, could not be resolved, they recommended that the equipment be removed until it could be replaced. Staff will monitor the equipment for safety and take action as needed.

Low 5+ years

Sunken Gardens – Tuttle Cabin Walk

Board appreciates the scope of the project but feels due to its high cost other projects have more priority at this time. They would like to see it considered when funding becomes available.

Central Park – Art in the Park Sculptures

Vaughan explained that this project has come up in discussions during the Convention and Visitor's Bureau strategic planning sessions and on the PACE resident survey. The Board is in favor of adding sculptures or a rotating sculpture show to a park as long as the costs are minimal and the program could be managed within existing staff time. They would like to see the project included but not at the expense of higher priority items.

West Market Park – Outdoor Movie Nights

Board discussed the project and determined it was a low priority project due to the limited time it could be used (summer months and only after dark) and staffing level needed to host the event properly.

Remove from Consideration

Outdoor Workout

Vaughan explained that this was mentioned in a resident survey completed by PACE. Vaughan reported that she had contact with a local fitness facility to garner their input on equipment and the possibility of partnering on outdoor classes. The results were not encouraging. Prior to contacting any additional facilities Vaughan requested the Board's input. Board discussed and determined that this project is not a priority at this point in time.

Vaughan asked the Board for any input or comments on projects included in the current CIP. Vaughan stated that the surge tank replacement for the pool will need to be moved up. Vaughan also reported that the Kiwanis Park tennis court renovation project will likely be more substantial than anticipated.

Vaughan visited on-site with a contractor who specializes in court repairs. His opinion was that the cracks on the courts are too extensive for repair and recommended that the asphalt surfacing being replaced. He said his company would not be likely to bid on the project given its current condition. There was no additional discussion on existing projects.

Adjournment

The next meeting is scheduled for Friday, January 19, 2018 at noon in room 206, at the Community Center. Van Zante made motion to adjourn, seconded by Amelse. Motion carried 7-0

Meeting adjourned at 1:06 pm.

Respectfully submitted:

Dyan Parker

November 17, 2017

d. Library Board Minutes for December 12, 2017

I. Call To Order: President Praveen Mohan called the meeting to order at 3:59 p.m. Board members present were: Angela Adam, John Evenhouse, Verlan Den Adel, Jane Koogler, Praveen Mohan, and Rachel Sparks. Library Director Wendy Street was present. Kenny Nedder was excused.

II. Recognition of Visitors and Visitor Comments: There were no visitors present.

III. Approval of Agenda: There were no changes to the agenda. The agenda stood as presented.

IV. Disposition of Minutes: All Board members received the November 2017 minutes prior to the meeting. Jane moved to approve the minutes as written. Verlan seconded the motion. The minutes were unanimously approved.

V. Approval of Bills: All Board members received the December list of bills prior to the meeting. After a brief discussion and questions regarding the bills, Angela moved to approve the December bills. Rachel seconded the motion. The bills were unanimously approved.

VI. Unfinished Business:

- a. Pleasantville's Open Access status – Wendy sent a letter to the Pleasantville resident users by mail and email regarding their change in open access status resulting in their current card expiring end of December and a fee to get a new yearly card. Feedback received was understanding.

VII. New Business:

- a. FY2017/18 Budget – All Board members received the FY 2017/18 Budget prior to the meeting. After a brief discussion, John moved to approve the budget as prepared. Jane seconded the motion. The budget was unanimously approved.

VIII. President's Report and Announcements:

- a. Praveen informed the Board that the Sioux Center Public Library Board President contacted our Library regarding LGBTQ collection statistics for our collection. Wendy sent our collection totals based on category. No response has been received.
- b. Praveen asked about timing of employee reviews. Employee reviews are done on the employee's anniversary hire date.

IX. Director's Report:

- a. New Plan for Service – Our current Plan for Service ends in June, so we need to begin work on a new strategic plan. We have several options for gathering community input:
 - Go through the "Planning for Results" process, moderated by State Library staff. The Planning for Results process consists of a meeting with the Library Board, an evening of community focus groups, and a second meeting with the Library Board. It takes about 4 months to go all the way through this process.
 - Conduct our own focus groups by going out into the community to meet with selected groups, i.e. residents of Vrienschaap Village, Kiwanis, etc.
 - Request input through a targeted display in the Library.
 - Use the results of our 2016 survey, supplemented with suggestions from our suggestion box.Because this piece of the new plan will be time-consuming, I would like direction as to how you would like to proceed. Board discussed coming up with a 3 year plan and to review the 2016 survey results to start.
- b. Statistics
 - FaxScan24: 10 faxes sent
 - Mobile print service: 15 users sent 36 jobs totaling 111 pages
 - Hoopla:
 - i. 356 total circs borrowed by 154 patrons
 - ii. Average of 2.2 circs per patron
 - iii. 80 patrons used all 3 checkouts
 - iv. Average price per circulation: \$2.20

- v. 38 patrons were blocked by the budget cap
- c. Staff in-service day – The Library will be closed on Friday, December 8 for our annual staff in-service day. We will have training on the “Books and Authors” database in the morning and spend the afternoon working on a variety of shifting and other projects. The Friends of the Library will provide lunch.
- d. Building and grounds – 55 chairs in the public areas of the Library will be cleaned on Dec. 8th.
- e. Net Neutrality – Wendy reminded the Board members of her previously sent email regarding net neutrality and to contact our Legislators before the upcoming vote.
- f. Upcoming events
 - December 12th at 6:30 p.m.: **Adult coloring.** Take a break from holiday preparations for a stress-busting evening of coloring for adults. Learn how to make a small gift box from coloring pages. The Library will provide coloring supplies, or you may bring your own.
 - December 13th at 3:00 p.m.: **Early Out Movie.** Please join us to watch a movie on the big screen in the meeting room. Remember children under the age of 5 need a mature person watching the movie with them and children under the age of 8 need a mature person in the Library during the program.
 - December 18th and 19th at 10:30 a.m.: **Holiday Story Time.** Join us for stories, songs, and a simple craft. All ages are welcome.
 - December 19th at 6:00 p.m.: **Family Night...Holiday Story Time.** Join us for stories, songs, and a simple craft. All ages are welcome.
 - December 29th at 1:00 p.m.: **Break-Out Box Teen Program** for teens in grades 5 to 12. Find out if you can break the locks and escape!
- g. Wendy taking vacation beginning of January. Board packets will be available Monday before meeting.
- h. We may have a visitor from the Friends of the Library at monthly meetings. Wendy will suggest they attend so they understand how the Library operates and what the Board oversees.
- i. Wendy will include some nationwide statistics for next month’s discussion.

X. Committee reports:

- a. Governance & Policy: Board members received revisions to the Circulation Policies and the Fines & Fees Policy prior to the Board meeting. After general discussion of the proposed revisions, Verlan moved to approve the revisions. John seconded the motion. The motion was unanimously approved.

XI. Adjournment: President Praveen Mohan adjourned the meeting at 5:14 p.m. The next regularly scheduled Board Meeting is scheduled for January 9, 2018.

3. Petitions and Communications

- a. **Renewal of Class E Liquor License with Class B Wine Permit and Class C Beer Permit (Carryout Beer) for Fareway Stores, Inc. #995**

BACKGROUND: Fareway Stores, Inc. #995, located at 2010 Washington Street, has applied for renewal of their Class E Liquor License with Class B Wine Permit and Class C Beer Permit (Carryout Beer). The term of the new license is 12 months and would expire on March 21, 2019.

The application has been completed online with the state, and staff is recommending approval.

ATTACHMENTS: Application
 REPORT PREPARED BY: City Clerk
 REVIEWED BY: CITY ADMINISTRATOR
 CITY CLERK
 RECOMMENDATION: Approve renewal

4. Administration Reports – None

De Jong enters at 7:02 p.m.

D. *PUBLIC HEARINGS

Statutory rule may be waived and ordinance passed without further readings

- 1a. **Public Hearing on Rezoning Application by Central College to Rezone Property from Two-Family Residential (R2) to Institutional (INS).** Three written comments were received and included in the Council packet. No oral comments were received. Bokhoven moved to close the public hearing, seconded by Schiebout. On roll call the vote was: **AYES:** Bokhoven, Schiebout, De Jong, Branderhorst, Van Stryland. **NAYS:** None. Motion carried.

BACKGROUND: Central College has submitted a request to rezone one parcel totaling approximately 0.30 acres. The existing zoning is Two-Family Residential (R2) and the applicant is requesting the parcels be rezoned to Institutional (INS). The purpose of the rezoning request is to support the conversion of the existing home into a classroom to support the abutting garden. The Planning and Zoning Department sent notification letters to 31 property owners. Five written comments were received of which three were in favor and two had no comment.

Current Zoning

Existing zoning for the parcel is R2, Two-Family Residential. The R2 District is intended to provide locations for medium-density residential areas for single-family and two-family use with supporting and appropriate community facilities. Its regulations are intended to minimize traffic congestion and to assure that density is consistent with the carrying capacity of infrastructure.

Proposed Zoning

The requested zoning classification for this property is INS, Institutional, which accommodates a variety of institutional uses. This includes college campus environments, schools, churches, hospitals, medical campus and elder care facilities. The district is designed to provide appropriate space regulations and assure that facilities are served with adequate parking.

The INS zoning district permits Education (University) uses, which is defined as “educational institutions of higher learning which offer a course of study designed to culminate in the issuance of a degree certified by a generally recognized accrediting organization.” Please note, Education (University) land uses are only permitted in the institutional zoning district.

Rezoning Petition

Chapter 165.38 of the City Code requires 50% of property owners within 300 feet of the proposed rezoning to sign the rezoning petition for advisory purposes only. However, failure to obtain the threshold level shall not prevent continuance of the rezoning application. A rezoning petition was received

with this application with owners of 25 properties in support of this rezoning request. It is important to note, Central College owns 16 of the 31 properties within 300 feet of the proposed rezoning.

Spot Zoning Concerns

Staff does not believe spot zoning concerns are associated with this request since these properties are adjacent and in close proximity to an existing institutional use.

Comprehensive Plan

Chapter 165.04 of the City Code requires the proposed rezoning to conform to the City's Comprehensive Plan. A component of the Comprehensive Plan is the Future Land Use Map. The Future Land Use Map identifies the parcels as "Central College" land uses. Furthermore, the Plan's Compatibility Matrix gives Civic/Public and Medium Density Residential land uses a rating of 4, which means basically compatible. Traffic from higher intensity uses should be directed away from lower intensity uses. Building elements and scale should be consistent with surrounding development.

Summary

Staff believes this rezoning request aligns with the City's Comprehensive Plan. In addition, staff believes the proposed land use is compatible with the neighboring properties, therefore staff is recommending approval of this request. Finally, it should be noted, the Planning and Zoning Commission unanimously approved this rezoning at the January 22, 2018 meeting.

ATTACHMENTS: Ordinance, Existing Zoning Map, Application, Written Comments
REPORT PREPARED BY: Planning and Zoning Department
REVIEWED BY: CITY ADMINISTRATOR
CITY CLERK
RECOMMENDATION: Approve ordinance

1b. Ordinance No. 930 entitled, "AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF PELLA, IOWA, BY AMENDING THE BOUNDARIES OF THE INS 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". Schiebout moved to place ordinance no. 930 on its first reading, seconded by Van Stryland. On roll call the vote was: AYES: Schiebout, Van Stryland, De Jong, Bokhoven, Branderhorst. NAYS: None. Motion carried.

2a. Public Hearing on Adding Brewpub Use as Permitted by Special Use Permit in the Central Business District and Community Commercial Zoning District. One written comment was received after the Council packet was published. Schiebout moved to enter the comment into public record, seconded by Bokhoven. On roll call the vote was: AYES: Schiebout, Bokhoven, Branderhorst, Van Stryland, De Jong. NAYS: None. Motion carried. No oral comments were received. De Jong moved to close the public hearing, seconded by Schiebout. On roll call the vote was: AYES: De Jong, Schiebout, Bokhoven, Branderhorst, Van Stryland. NAYS: None. Motion carried.

BACKGROUND: This proposed ordinance is intended to amend the City's zoning code by creating a definition for *Brewpub* as a use type under the City's zoning code. In addition, the proposed ordinance would permit *Brewpubs* to operate in the Central Business District (CBD) and Community Commercial (CC) zoning districts by obtaining a special use permit.

Listed below is the zoning definition of *Brewpub*.

Brewpub: A restaurant which includes the brewing of beer as an accessory use. The brewing operation processes water, malt, hops, and yeast into beer or ale. By definition, said establishments produce no more than ten thousand (10,000) barrels of beer or ale annually. The area, by definition, used for brewing, including bottling and kegging, shall not exceed twenty-five percent (25%) of the total floor area of the commercial space.

As background on this request, at the October 17, 2017, Policy and Planning session, the City Council heard a request from the Pella Area Community & Economic (PACE) Alliance regarding a desire to allow permitting of brewpubs under the City's zoning code. Following the discussion, Council directed the Planning and Zoning Commission to review allowing brewpubs in the CC and CBD zoning districts subject to obtaining a special use permit from the Board of Adjustment. Please note, the Planning and Zoning Commission held a work session on this item at their December 18, 2017 meeting.

Special Use Permit

If the proposed text amendment is approved, brewpubs would be able to operate in the CC and CBD zoning districts subject to obtaining a special use permit. The special use permit would allow the Board of Adjustment to evaluate the request for public safety concerns including dust/pest control, odor, traffic impact, and necessary infrastructure. In addition, all buildings in our community are regulated under the State Fire Code which permits the City to perform fire inspections to ensure compliance with the State of Iowa Fire Code for flammable liquids, ventilation, and spill control.

As mentioned above, the Board of Adjustment has the authority to approve special use permits. Prior to approval, the Board of Adjustment is required to hold a public hearing and notify neighboring property owners of the application. This process provides a forum for any adjacent property owners who may have concerns with the proposed business. Furthermore, the Board of Adjustment has wide authority in granting special use permits including, but not limited to, any use or operating hour restrictions.

Recommendation

On February 20, 2018, members from the PACE Alliance will be presenting a request to Council to modify this ordinance with regards to the 'restaurant' requirements. Since this request originated from the PACE Alliance, staff is recommending Council table this ordinance until the PACE Alliance can present their modification request to Council. Finally, the Planning and Zoning Commission approved this ordinance on an 8 to 1 vote at their meeting on January 22, 2018.

ATTACHMENTS: Ordinance, Written Comment
REPORT PREPARED BY: Planning and Zoning Department
REVIEWED BY: CITY ADMINISTRATOR
CITY CLERK
RECOMMENDATION: Table ordinance

2b. Ordinance No. 931 entitled, "AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF PELLA BY AMENDING THE ZONING ORDINANCE, 165.11 CLASSIFICATION OF USES AND TABLE 165.12-2 PERMITTED USES BY ZONING DISTRICTS BY ADDING PROVISIONS DEFINING BREWPUB AS A USE AND PERMITTING BREWPUBS IN THE CBD CENTRAL BUSINESS DISTRICT AND CC COMMUNITY COMMERCIAL ZONING DISTRICTS". Schiebout moved to table this item to a future Council meeting, seconded by Van Stryland. On roll call the vote was: AYES: Schiebout, Van Stryland, De Jong, Bokhoven, Branderhorst. NAYS: None. Motion carried.

3a. Public Hearing on Floodplain Ordinance Amendments. 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.

BACKGROUND: The City of Pella has participated in the National Flood Insurance Program (NFIP) since it was approved by the City Council in October 2006. This program was developed to protect communities and their citizens from the financial and physical burdens associated with flood events, especially smaller floods that do not warrant federal disaster aid. Currently, there are only two flood insurance policies covering structures within the City. On January 7, 2018, the City of Pella was notified of the proposed modifications to the flood hazard determinations (FHDs) affecting the Flood Insurance Rate Maps (FIRM) and Flood Insurance Study (FIS) report.

The Federal Emergency Management Agency (FEMA) has advised the City to adopt the revised Flood Insurance Rate Maps (FIRMs) by February 16, 2018, to correctly identify the applicable map panel numbers as well as acknowledging compliance with federal rules and regulations and additional stipulations required by the federal government to receive full enrollment in the National Flood Insurance Program (NFIP). When comparing the flood hazard information from the current maps to the new maps, there are a few properties that will see a decrease in their flood risk. Specifically, there are three properties along Brook Circle south of Highway 163 that will no longer be located within the FEMA mapped 1% annual chance floodplain. Furthermore, there are also a few properties located on the west side of W. 4th Street that the new maps indicate a reduction in the extent of the 1% annual chance floodplain on their properties.

In summary, the amendment to the floodplain ordinance will allow the City to continue to participate in the National Flood Insurance Program. If the City does not adopt the necessary amendments prior to February 16, 2018, the policyholders may receive a surcharge on their annual premiums. The new maps illustrate a reduction in flood risk associated with the 1% annual chance (i.e. 100-year) floodplain in much of the incorporated limits of Pella.

ATTACHMENTS: Ordinance, Updated Floodplain Maps
REPORT PREPARED BY: Planning and Zoning Department
REVIEWED BY: CITY ADMINISTRATOR
CITY CLERK
RECOMMENDATION: Approve ordinance

3b. Ordinance No. 932 entitled, "AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF PELLA, IOWA, BY AMENDING PROVISIONS PERTAINING TO CHAPTER 165.15, FP-FLOOD PLAIN (OVERLAY) DISTRICT". De Jong moved to place ordinance no. 932 on its first reading, seconded by Schiebout. On roll call the vote was: AYES: De Jong, Schiebout, Bokhoven, Branderhorst, Van Stryland. NAYS: None. Motion carried. It was moved by De Jong 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: De Jong, Schiebout, Bokhoven, Branderhorst, Van Stryland. NAYS: None. Motion carried. Schiebout moved that ordinance no. 932 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.

4a. Public Hearing on Planned Unit Development Application for 402, 404, 406, 408, and 410 Franklin Street. Three written comments were received after the Council packet was published. Schiebout moved to enter the comments into public record, seconded by Bokhoven. On roll call the vote was: AYES: Schiebout, Bokhoven, Branderhorst, Van Stryland, De Jong. NAYS: None. Motion carried. No oral comments were received. De Jong moved to close the public hearing, seconded by Schiebout. On roll call the vote was: AYES: De Jong, Schiebout, Bokhoven, Branderhorst, Van Stryland. NAYS: None. Motion carried.

BACKGROUND: This proposed ordinance would change the base zoning classification for the properties located at 402, 404, 406, 408, and 410 Franklin Street from Neotraditional Single-Family Residential (R1C) to a Planned Unit Development (PUD) which utilizes the R3 multifamily zoning district as the base zoning district. As background, the developer is proposing to construct six new townhomes ranging from 2,700-square feet up to 3,049-square feet on this 1.03-acre site.

Under the City Code, the proposed development is identified as "Townhouse Residential". Townhouse Residential is not permitted in the existing R1C zoning district and thus the reason for this rezoning request. The proposed PUD ordinance permits Townhouse Residential uses; however, it also limits the allowable number of units to no more than six units which closely aligns with the existing neighborhood.

Planned Unit Development (PUD)

A Planned Unit Development (hereinafter "PUD") is designed to allow for comprehensively planned projects which provide for innovative and imaginative approaches to urban design and land development. A PUD is a negotiated contract for land development between the private developer and the public governmental entity. This differs from the traditional approach to land development wherein the developer develops land pursuant to minimum standards previously adopted by the government. A PUD permits flexible variation from established land regulations as contained in zoning districts and in platting and subdivision requirements. The developer, with City staff guidance, Planning and Zoning Commission review, and Council approval, may develop its own guidelines for the best development of the land in question.

Key Requirements of the Proposed Ordinance

Exhibit 1 - The properties are required to be developed in accordance with Exhibit 1 of the proposed ordinance. This preliminary site plan has been reviewed and approved by the City's engineer and staff. Furthermore, this exhibit limits the number of units for the development to six, which closely aligns with the existing neighborhood.

Exhibit 2 - The developer is required to design the housing units in accordance with the color rendition as stated in Exhibit 2. Staff believes this proposed design aligns with the City's Dutch Architecture requirements in the nearby Central Business District. In addition, staff believes the design will complement the existing neighborhood.

Zoning District Modifications

The proposed ordinance requires the development to be in conformance with the R3 zoning district site development requirements except for the following modifications:

Zoning requirements waived:

1. The requirements of Table 165.12-3 (R3) front yard setback shall be reduced from 25 feet to 20 feet.
2. The requirements of Table 165.12-3 (R3) minimum lot area shall be modified from 8,000 square feet to 6,000 square feet.
3. The requirements of Table §165.31-2, 165.31.5A and 165.31.9(A) requiring an opaque screen of a minimum of six feet shall be changed to acceptable plantings as approved by the City of Pella's Planning and Zoning Commission.

Performance greater than the minimum requirements of the zoning ordinance:

4. The requirements of Table 165.12.3 (Minimum Site Area per Housing Unit) shall be increased from 2,000 square feet to 6,000 square feet.
5. Design of residential units shall be in accordance and like the color renditions submitted and attached to the PUD ordinance as Exhibit 2.

Comprehensive Plan

The Future Land Use Map of the Comprehensive Plan targets the proposed site for Low Density Residential. As stated earlier, the proposed PUD ordinance limits the number of housing units to six which meets the requirements of low density residential in the City's Comprehensive Plan. In addition, the Comprehensive Plan also target additional housing, along with 'infill' housing, as priority goals for the City. Based on staff's review, we believe the proposed PUD ordinance conforms with the City's Comprehensive Plan.

Spot Zoning Concerns

Staff does not believe there are any spot zoning concerns associated with this request.

Petition

Chapter 165.38 of the City Code requires 50% of property owners within 300 feet of the proposed rezoning to sign the rezoning petition for advisory purposes only. However, failure to obtain the threshold level shall not prevent continuance of the rezoning application. Staff did not receive a petition with this request.

Staff Recommendation

Staff believes the proposed ordinance meets the requirements of the City's zoning code. In addition, staff also believes the proposed ordinance is consistent and in conformance with the City's Comprehensive Plan. Therefore, staff is recommending approval of the proposed ordinance which would formally establish a Planned Unit Development with an R3 base zoning district.

ATTACHMENTS: Ordinance, Exhibit 1, Exhibit 2, Location Map, Zoning Map, Future Land Use Map, Written Comments

REPORT PREPARED BY: Planning and Zoning

REVIEWED BY: CITY ADMINISTRATOR

CITY CLERK

RECOMMENDATION: Approve ordinance

4b. Ordinance No. 933 entitled, "AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF PELLA, IOWA, BY CHANGING THE ZONING CLASSIFICATION OF PROPERTY LOCATED AT 402 - 410 FRANKLIN STREET, CITY OF PELLA, MARION COUNTY, IOWA". Bokhoven moved to place ordinance no. 933 on its first reading, seconded by Van Stryland. On roll call the vote was: AYES: Bokhoven, Van Stryland, Schiebout, De Jong, Branderhorst. NAYS: None. Motion carried.

5a. Public Hearing on Adoption of the 2015 Versions of the International Residential Code, International Building Code, and International Property Maintenance Code. 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.

BACKGROUND: The City's Building Department is currently utilizing the 2003 residential code and the 2009 commercial code to ensure compliance with building regulations. In order to keep up with industry standards as well as surrounding communities, staff is recommending Council adopts the 2015 versions of the International Residential Code (IRC), International Building Code (IBC), and International Property Maintenance Code. As background, Council discussed adoption of the 2015 building codes with Council during the Policy and Planning meeting on December 5, 2017. At that time, Council directed staff to proceed with presenting the information to the Building Board of Appeals for consideration. The Building Board of Appeals has reviewed the proposed ordinances and is also recommending adoption.

These versions of the building code are recommended by the Central Iowa Code Consortium, a collaborative effort of the Des Moines metro communities to adopt consistent building codes in each community. This continuity provides for more consistent building rules and regulations for contractors who work throughout the area. The Consortium meets regularly to identify issues and concerns with the existing building code and to make recommendations regarding the adoption of updated building codes. The proposed ordinances includes the Consortium's recommendations.

The following are key changes in adoption of the 2015 versions of the IRC and IBC, including amendments:

IBC 2015 Table 1006.2.1 Egress Based on Occupant Load and Common Path of Egress Travel Distance. Two exits or exit access doorways from any space shall be provided where the design occupant load or the common path of egress travel distance *exceeds* the values listed in Table 1006.2.1

TABLE 1006.2.1
SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

| OCCUPANCY | MAXIMUM OCCUPANT LOAD OF SPACE | MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE (feet) | | |
|-----------------------------|--------------------------------|--|---------|------------------------------|
| | | Without Sprinkler System (feet) | | With Sprinkler System (feet) |
| | | Occupant Load | | |
| | | OL ≤ 30 | OL > 30 | |
| A ^c , E, M | 49 | 75 | 75 | 75 ^a |
| B | 49 | 100 | 75 | 100 ^a |
| F | 49 | 75 | 75 | 100 ^a |
| H-1, H-2, H-3 | 3 | NP | NP | 25 ^b |
| H-4, H-5 | 10 | NP | NP | 75 ^b |
| I-1, I-2 ^c , I-4 | 10 | NP | NP | 75 ^a |
| I-3 | 10 | NP | NP | 100 ^a |
| R-1 | 10 | NP | NP | 75 ^a |
| R-2 | 10 | NP | NP | 125 ^a |
| R-3 ^a | 10 | NP | NP | 125 ^a |
| R-4 ^a | 10 | 75 | 75 | 125 ^a |
| S ^f | 29 | 100 | 75 | 100 ^a |
| U | 49 | 100 | 75 | 75 ^a |

Change summary: The means of egress requirements for rooms and spaces, along with those for stories, have been consolidated in Chapter 10 Means of Egress.

IBC 2015 1103.2.8 Areas in Places of Religious Worship. Raised or lowered areas, or portions of areas, in places of religious worship that are less than 300 square feet in area and located seven (7) inches or more above or below the finished floor and used primarily for the performance of religious ceremonies are not required to comply with this chapter.

Change summary: Small areas used for religious ceremonies are now exempt from the access requirements in Chapter 11 Accessibility.

IRC 2015 R302.2.4 Structural Independence. Each individual townhouse shall be structurally independent.

Exceptions:

1. Foundations supporting exterior walls or common walls.
2. Structural roof and wall sheathing from each unit fastened to the common wall framing.
3. Nonstructural wall and roof coverings.
4. Flashing at termination of roof covering over common wall.
5. Townhouses separated by a common wall as provided in R302.2, item 1 or 2

Change summary: The provisions for separating townhouses with structurally independent fire-resistant rated walls in accordance with Section R302.1 have been removed in favor of common wall provisions of Section R302.2. Common walls separating townhouses must now be rated for 2 hours when automatic fire sprinkler systems are not installed in the townhouse dwelling units.

IRC 2015 R303.7 Interior Stairway Illumination. Interior stairways shall be provided with an artificial light source to illuminate the landings and treads. The light source shall be capable of illuminating treads and landings to levels of not less than 1-foot candle as measured at the center of treads and landings. There shall be a wall switch at each floor level to control the light source where the stairway has six or more risers. Exception: A switch is not required where remote, central, or automatic control of lighting is provided.

IRC 2015 R303.8 Exterior Stairway Illumination. Exterior stairways shall be provided with an artificial light source located at the top landing of the stairway. Exterior stairways proving access to a basement from the outdoor grade level shall be provided with an artificial light source located at the bottom landing of the stairway.

Change summary: Interior and exterior stairway illumination provisions have been placed in separate sections. Conflicting language has been removed to clarify the requirements.

IRC 2015 R304.1 Minimum Habitable Room Area. Habitable rooms shall have a floor area of not less than 70 square feet.

Change summary: The requirement for one habitable room with a minimum floor area of 120 square feet has been removed from the code.

IRC 2015 R308.4.5 Glazing and Wet Surfaces. Glazing in walls, enclosures, or fences containing tubs, spas, whirlpools, sinks, steam rooms, bathtubs, showers, and indoor or outdoor swimming pools where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface shall be considered to be a hazardous location. This shall apply to single glazing and all panes in multiple glazing.

Exception: Glazing that is more than 60 inches, measured horizontally and in a straight line, from the water's edge of a bathtub, hot tub, spa, whirlpool, swimming pool or from the edge of a shower, sauna, or steam room.

Change summary: Exception from the safety glazing requirement for glazing that is 60 inches or greater from the water's edge of a bathtub, hot tub, spa, whirlpool, swimming pool has been expanded to include glazing that is the equivalent distance from the edge of a shower, sauna, or steam room.

IRC 2015 R310.1 Emergency Escape and Rescue Opening Required. Basements, habitable attics, and every sleeping room shall have not less than one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency escape and rescue openings shall be required in each sleeping room. Emergency escape and rescue opening shall open directly into a public way, or to a yard or court that opens to a public way.

Exception: Storm shelters in basements used only to house mechanical equipment not exceeding the total floor area of 200 ft.

Change summary: Emergency escape and rescue opening provisions have been reorganized. Separate provisions spell out the requirements for windows and doors used for emergency escape and rescue.

IRC 2015 R312.1.2 Guard Height. Required guards at open sided walking surfaces including stairs, porches, balconies, or landings shall be not less than 36 inches in height as measured vertically above the adjacent walking surface or the line connecting the leading edges of the treads.

Exceptions:

1. Guards on the open sides of stairs shall have a height not less than 34 inches measured vertically connecting the leading edges of the treads.
2. Where the top of the guard also serves as a handrail on the open sides of the stairs, the top of the guard shall be not less than 34 inches and not more than 38 inches as measured vertically from a line connecting the leading edges of the treads.

Change summary: The provisions requiring that the guard height be measured from the surface of adjacent fixed seating has been removed from the code.

IRC 2015 R314.3 Smoke Alarms Location. Smoke alarms shall be installed in the following locations:

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements and habitable attics and not including crawl space and inhabited attics. In dwellings or dwelling units with a split level and without an intervening door between the adjacent levels, the smoke alarm installed on upper level shall suffice for the adjacent lower-level provided that the lower level is less than one full story below the upper level.
4. Smoke alarms shall be installed not less than 3 feet horizontally from the door opening of the bathroom that contains the bathtub or shower unless this would prevent placement of the smoke alarm required by section R514.3.

Change summary: Battery operated smoke alarms are permitted for satisfying the smoke alarm power requirements when alterations, repairs, and additions occur. Household fire alarm systems no longer require monitoring by an approved supervising station. New provisions address smoke alarms installed near bathrooms and cooking appliances.

Summary

Staff recommends approval of these ordinances updating the City's residential, commercial, and property maintenance codes. These versions of the building codes are also recommended for adoption by building departments who participate in the Central Iowa Code Consortium. Finally, it should be noted, the Building Board of Appeals has reviewed the proposed ordinances and recommends approval.

ATTACHMENTS: Ordinance 934, Ordinance 935, Ordinance 936
REPORT PREPARED BY: Planning and Zoning Department
REVIEWED BY: CITY ADMINISTRATOR
CITY CLERK
RECOMMENDATION: Approve ordinances

- 5b. Ordinance No. 934 entitled, "AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF PELLA BY REPEALING CHAPTER 157, RESIDENTIAL CODE AND IN LIEU THEREOF ADOPTING THE 2015 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE, REGULATING CONSTRUCTION, ALTERATION, RELOCATION, ENLARGEMENT, REPLACEMENT, REPAIR EQUIPMENT, USE AND OCCUPANCY, HEIGHT AND AREA, LOCATION, MAINTENANCE, REMOVAL AND DEMOLITION OF BUILDING AND STRUCTURES IN THE CITY OF PELLA, IOWA". Schiebout moved to place ordinance no. 934 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.
- 5c. Ordinance No. 935 entitled, "AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF PELLA BY REPEALING CHAPTER 158, BUILDING CODE AND IN LIEU THEREOF ADOPTING THE 2015 EDITION OF THE INTERNATIONAL BUILDING CODE REGULATING CONSTRUCTION, ALTERATION, RELOCATION, ENLARGEMENT, REPLACEMENT, REPAIR EQUIPMENT, USE AND OCCUPANCY, HEIGHT AND AREA, LOCATION, MAINTENANCE, REMOVAL AND DEMOLITION OF BUILDING AND STRUCTURES IN THE CITY OF PELLA, IOWA". Van Stryland moved to place ordinance no. 935 on its first reading, seconded by Schiebout. On roll call the vote was: AYES: Van Stryland, Schiebout, De Jong, Bokhoven, Branderhorst. NAYS: None. Motion carried.
- 5d. Ordinance No. 936 entitled, "AN ORDINANCE OF THE CITY OF PELLA ADOPTING THE 2015 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE, REGULATING AND GOVERNING THE CONDITIONS AND MAINTENANCE OF ALL PROPERTY, BUILDINGS AND STRUCTURES WITHIN THE ZONING AND BUILDING JURISDICTION OF THE CITY". Bokhoven moved to place ordinance no. 936 on its first reading, seconded by Schiebout. On roll call the vote was: AYES: Bokhoven, Schiebout, De Jong, Branderhorst, Van Stryland. NAYS: None. Motion carried.

E. PETITIONS & COMMUNICATIONS

1. Fiscal Year 18-19 Funding Request Presentation from the Pella Area Community and Economic (PACE) Alliance. Karen Eischen, Executive Director of the PACE Alliance, presented the funding request proposal to Council. No formal Council action was taken.

F. PLANNING & ZONING ITEMS – None

G. ADMINISTRATION REPORTS – None

H. RESOLUTIONS

1. Resolution No. 5838 entitled, "RESOLUTION APPROVING CITY REPRESENTATIVE TO THE DES MOINES RECREATIONAL RIVER AND GREENBELT IA PROJECT ADVISORY COMMITTEE". 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.

BACKGROUND: This resolution approves a representative of the City of Pella to serve on the advisory committee for the Des Moines Recreational River and Greenbelt IA Project (DMRR and Greenbelt).

As background, DMRR and Greenbelt was authorized on August 15, 1985 by Public Law 99-88. The Des Moines Recreational River and Greenbelt is a partnership of local and federal governments and private interests dedicated to developing ecosystem improvements and recreational opportunities in the Des Moines River corridor. Projects are submitted and approved through the Greenbelt Advisory Committee which is composed of appointed members from the State, County, and Municipalities within the Greenbelt boundary. The Corps of Engineers will manage a continuing program for the overall administration of the Greenbelt Project. This includes planning, engineering, design, and construction of the projects within the Greenbelt in consideration of recommendations of the Advisory Committee.

Federal funds had been appropriated to the Greenbelt Program starting in FY 1985. Funds are not available every fiscal year and there has been a lull in funding since FY 2011. However, additional funding was received in FY 2017 and has been identified to be used to complete construction of the three projects listed below. These projects were previously approved and awaiting funding.

- **Des Moines Riverwalk** - The City of Des Moines and The Principal Financial Group developed a Des Moines Riverwalk Master Plan that includes a 1.2 mile multipurpose trail loop with more than 2 miles of connecting trails, bridges, parks, promenades, and related facilities. Construction of Stage I was completed in 2013 at a cost of \$16,654,000 excluding land and in-kind services provided by the City. The cost to construct Stage II is estimated at \$2,250,000. This cost is a 100% federal cost because the non-Federal sponsor has provided all of their cost-share contributions through Work-In-Kind. Construction will begin in 2017 and will be incorporated into the existing construction of the Des Moines and Raccoon River Downtown Closures. These facilities increase interaction with the river and create opportunities to connect adjacent development, neighborhoods, and other trail systems and venues.
- **Fort Dodge Riverfront** - Fort Dodge's Riverfront Master Plan calls for the transformation of a former industrial area into a recreational development, which includes multiple use trails, fishing and boating facilities, and other recreation amenities. This recreational development is compatible with the Greenbelt objectives. The Project Partnership Agreement (PPA) was executed on January 3, 2012 and the planning, design, and construction for these facilities is being conducted at a 50% Federal/50% Fort Dodge cost share. Construction of Stage I was complete in August 2013 at a cost of \$3,100,000. Construction of Stage II will be completed with the current Federal funding allocation. The cost to design and construct Stage II is estimated at \$4,900,000 (\$2,450,000 Federal). WRRDA 2014 contained a technical correction to the legal description of the Greenbelt boundary which allows for the complete construction of Stage II.
- **Red Rock Volksweg Trail Segment 4B** - This four-mile-long trail segment connects the North Overlook Campground and the City of Pella with the Cordova area. A trail bridge and a portion of the trail have been constructed and the remainder of the trail is designed and will be constructed with current Federal funding allocation. The cost to complete is estimated at \$4,750,000. This project is located on federal property and is 100% federal costs. Greenbelt Program authorizing language says that all projects occurring on federal property will be constructed at 100% federal expense. Construction was completed on approximately 1.25 miles, or about 30%, of the Red Rock 4B Trail in Spring of 2014. This trail segment was constructed by the private developer on federal land, as mitigation, for the hydropower generating station at the Lake Red Rock Dam and is an excellent example of public private partnering and team work to accomplish the overall goals of the Greenbelt Program. Work on the 2.6-mile extension from the trailhead at Robert's Creek west to Cordova Park will start in the spring of 2018.

This resolution approves the Community Services Director as the City of Pella's representative on the Advisory Committee.

ATTACHMENTS: Resolution, Greenbelt Map Area

REPORT PREPARED BY: Community Services

REPORT REVIEWED BY: CITY ADMINISTRATOR

CITY CLERK

RECOMMENDED ACTION: Approve resolution

I. ORDINANCES – None

J. CLAIMS

1. Abstract of bills No. 2000. 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 8:04 p.m., De Jong 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 Schiebout. On roll call the vote was: AYES: De Jong, Schiebout, Bokhoven, Branderhorst, Van Stryland. NAYS: None. Motion carried. At 8:15 p.m., De Jong moved to reconvene to regular session, seconded by Van Stryland. On roll call the vote was: AYES: De Jong, Van Stryland, Schiebout, Bokhoven, Branderhorst. NAYS: None. Motion carried. No action was taken regarding this closed session.

M. ADJOURNMENT

There being no further business claiming their attention, Schiebout moved to adjourn, seconded by De Jong. On roll call the vote was: AYES: Schiebout, De Jong, Bokhoven, Branderhorst, Van Stryland. NAYS: None. Motion carried. Meeting adjourned at 8:17 p.m.