



# CITY OF PELLA

## CITY COUNCIL PRELIMINARY SUMMARY MINUTES

March 1, 2022

*Preliminary summary minutes are not the official minutes of record until approved by the City Council at a subsequent Council meeting*

### **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 (614 Main Street) at 6:00 p.m., Mayor Don DeWaard presiding. Council members present were: Liz Sporrer, Lynn Branderhorst, Calvin Bandstra, Dr. Spencer Carlstone, Dave Hopkins. Absent: Mark De Jong. City Administrator Mike Nardini and City Clerk Mandy Smith were present. Ten staff members and thirty-eight members of the general public attended in person. Fourteen members of the general public attended via conference call.

### **B. MAYOR'S COMMENTS**

1. Approval of Tentative Agenda.  
Branderhorst moved to approve, seconded by Hopkins.  
On roll call the vote was: AYES: 5, NAYS: None. Motion carried.

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

No comments were received.

### **D. APPROVAL OF CONSENT AGENDA**

Bandstra moved to approve the consent agenda, seconded by Sporrer.  
On roll call the vote was: AYES: 5, NAYS: None. Motion carried.

The following items were approved:

1. Approval of Minutes
  - a. Official Council Minutes for February 15, 2022
2. Report of Committees
  - a. Policy and Planning Minutes for February 15, 2022
  - b. Board of Adjustment Minutes for December 20, 2021
  - c. Historic Preservation Commission Minutes for January 10, 2022
  - d. Community Development Committee Minutes for January 12, 2022
3. Petitions and Communications
  - a. Special Event Permit Request for the Pella Opera House Light the Night Gala
  - b. Renewal of Class C Liquor License with Outdoor Service and Sunday Sales for The Cellar Peanut Pub
4. Requesting Council to set March 15<sup>th</sup> as the Public Hearing for Approval of the FY 22-23 Annual Budget
5. Resolution No. 6400 entitled, "RESOLUTION APPROVING A LEASE AGREEMENT WITH LIBERTY STREET KITCHEN FOR THE RENTAL OF 1,179 SQUARE FEET OF THE MOLENGRACHT PLAZA FOR OUTDOOR DINING"

### **E. PUBLIC HEARINGS**

- 1a. Public Hearing regarding the transfer of real estate to the Pella Community School District.  
No written or oral comments were received.  
Bandstra moved to close the public hearing, seconded by Hopkins.  
On roll call the vote was: AYES: 5, NAYS: None. Motion carried.
- 1b. Resolution No. 6401 entitled, "RESOLUTION TERMINATING SHARED USE AGREEMENT WITH PELLA COMMUNITY SCHOOL DISTRICT."  
Branderhorst moved to approve, seconded by Hopkins.  
On roll call the vote was: AYES: 5, NAYS: None. Motion carried.
- 1c. Resolution No. 6402 entitled, "RESOLUTION APPROVING THE TRANSFER OF REAL PROPERTY OWNED BY THE CITY OF PELLA, IOWA TO THE PELLA COMMUNITY SCHOOL DISTRICT."  
Branderhorst moved to approve, seconded by Hopkins.  
On roll call the vote was: AYES: 5, NAYS: None. Motion carried.

- 2a. Public Hearing regarding a rezoning application submitted by ATI Group for a 108.41-acre parcel of land at the Northern Terminus of Hazel Street and Country Club Drive.  
Two written comments were received and included in the Council packet.  
Eight oral comments were received.  
Branderhorst moved to close the public hearing, seconded by Hopkins.  
On roll call the vote was: AYES: 5, NAYS: None. Motion carried.
- 2b. Ordinance No. 1007 entitled, "AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF PELLA, IOWA, BY CONDITIONALLY AMENDING THE BOUNDARIES OF THE R1A DISTRICT TO INCLUDE THE PROPERTY GENERALLY LOCATED NORTH OF THE TERMINUS OF COUNTY CLUB DRIVE AND HAZEL STREET AND DIRECTING THE ZONING ADMINISTRATOR TO NOTE THE ORDINANCE NUMBER AND DATE OF THIS CHANGE ON THE OFFICIAL ZONING MAP."  
Bandstra moved to place ordinance no. 1007 on its first reading, seconded by Hopkins.  
On roll call the vote was: AYES: 5, NAYS: None. Motion carried.
- 3a. Public Hearing regarding Small Wireless Facility Antenna/Tower Right-of-Way Siting and Wireless Facility Design Guidelines.  
No written comments were received.  
Two oral comments were received.  
Branderhorst moved to close the public hearing, seconded by Bandstra.  
On roll call the vote was: AYES: 5, NAYS: None. Motion carried.
- 3b. Ordinance No. 1008 entitled, "AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF PELLA, IOWA, BY ADDING CHAPTER 172 PERTAINING TO SMALL WIRELESS FACILITY ANTENNA/TOWER RIGHT-OF-WAY SITING."  
Bandstra moved to place ordinance no. 1008 on its first reading, seconded by Hopkins.  
On roll call the vote was: AYES: 5, NAYS: None. Motion carried.  
  
It was moved by Bandstra 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 Sporrer.  
On roll call the vote was: AYES: 5, NAYS: None. Motion carried.  
  
Hopkins moved that ordinance no. 1008 be adopted, seconded by Bandstra.  
On roll call the vote was: AYES: 5, NAYS: None. Motion carried.  
  
Mayor DeWaard declared the ordinance duly passed and adopted.
- 3c. Resolution No. 6403 entitled, "A RESOLUTION APPROVING THE CITY OF PELLA'S SMALL WIRELESS FACILITY DESIGN GUIDELINES."  
Branderhorst moved to approve, seconded by Hopkins.  
On roll call the vote was: AYES: 5, NAYS: None. Motion carried.

## **F. RESOLUTIONS**

1. Resolution No. 6404 entitled, "RESOLUTION APPROVING COMMUNITY SERVICES FEES."  
Branderhorst moved to approve, seconded by Hopkins.  
On roll call the vote was: AYES: 5, NAYS: None. Motion carried.
2. Resolution No. 6405 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 UNIVERSITY STREET AND 8TH STREET RECONSTRUCTION PROJECT."  
Branderhorst moved to approve, seconded by Hopkins.  
On roll call the vote was: AYES: 5, NAYS: None. Motion carried.
3. Resolution No. 6406 entitled, "RESOLUTION APPROVING CHANGE ORDER NO. 4 WITH WRH INC. FOR THE WASTEWATER TREATMENT PLANT 2019 UPGRADES."  
Hopkins moved to approve, seconded by Sporrer.  
On roll call the vote was: AYES: 5, NAYS: None. Motion carried.

4. Resolution No. 6407 entitled, "RESOLUTION ACCEPTING THE PUBLIC IMPROVEMENTS FOR THE PELLA MUNICIPAL AIRPORT AWOS REPLACEMENT PROJECT."  
Bandstra moved to approve, seconded by Hopkins.  
On roll call the vote was: AYES: 5, NAYS: None. Motion carried.
5. Resolution No. 6408 entitled, "RESOLUTION APPROVING CHANGE ORDER NO. 1 (FINAL QUANTITY ADJUSTMENT AND MISCELLANEOUS ITEMS) AND ACCEPTING THE PUBLIC IMPROVEMENTS FOR THE OOST POORT ALLEY SEWER, STORM, AND PAVING PROJECT."  
Hopkins moved to approve, seconded by Sporrer.  
On roll call the vote was: AYES: 5, NAYS: None. Motion carried.

**G. CLAIMS**

1. Abstract of Bills No. 2098.  
Branderhorst moved to approve, seconded by Hopkins.  
On roll call the vote was: AYES: 5, NAYS: None. Motion carried.

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

Comments were received and addressed.

**I. POLICY AND PLANNING**

From 8:00 p.m. to 8:17 p.m., Council adjourned to the Policy and Planning meeting to hold a discussion regarding the following item, with no formal Council action taken:

1. Convention and Visitors Bureau Contract

**J. ADJOURNMENT**

There being no further business claiming their attention, Hopkins moved to adjourn, seconded by Sporrer.  
On roll call the vote was: AYES: 5, NAYS: None. Motion carried.

Meeting adjourned at 8:18 p.m.