



CITY OF PELLA

CITY COUNCIL OFFICIAL MINUTES

May 18, 2021

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, Bruce Schiebout, Dave Hopkins. Absent: Mark De Jong.

City Administrator Mike Nardini and City Clerk Mandy Smith were present.

Three staff members and seven members of the general public signed the register.

Due to heightened public health risks associated with the COVID-19 pandemic, this meeting was also broadcast via conference call. One staff member and ten members of the general public attended the conference call.

B. MAYOR'S COMMENTS

1. Announce Policy and Planning meeting will be held before the closed session to discuss:

- a. Golf Cart and Utility Vehicle Use on City Streets
- b. Pella Police Department Community K-9 Fundraising Proposal

2. Approval of Tentative Agenda.

Branderhorst moved to approve, seconded by Sporrer.

On roll call the vote was: AYES: 5, NAYS: None. Motion carried.

3. Reappointment of Julio Chiarella to the Planning and Zoning Commission.

Branderhorst moved to approve, seconded by Schiebout.

On roll call the vote was: AYES: 5, NAYS: None. Motion carried.

BACKGROUND: Mayor DeWaard would like to reappoint Julio Chiarella to serve on the Planning and Zoning Commission. Julio has served on the Planning and Zoning Commission from 1992 to 2015 and from 2016 to present. In addition, he is a member of the City's Building Code Board of Appeals. Julio is retired from Pella Corporation, having been employed in architectural services. Over the past 12 months, Julio attended 11 of the 12 Planning and Zoning Commission meetings held. If approved, Julio's new five-year term would expire on May 1, 2026.

ATTACHMENTS: None
REPORT PREPARED BY: Planning and Zoning Department
REVIEWED BY: City Administrator, City Clerk
RECOMMENDATION: Approve the reappointment

4. Appointment of Sarah Buchheit to the Planning and Zoning Commission.

Bandstra moved to approve, seconded by Sporrer.

On roll call the vote was: AYES: 5, NAYS: None. Motion carried.

BACKGROUND: Mayor DeWaard would like to appoint Sarah Buchheit to serve on the Planning and Zoning Commission. Sarah and her husband Mike have been in the Pella area since 1993 and are honored to serve the community as owners of Pella Real Estate Services. Sarah has served on various church committees at St. Mary's Church since they arrived in Pella. She also served on the startup committee board for the Central Iowa Housing Trust Fund. Sarah is a graduate of Central College and feels truly blessed to raise three children in the Pella area. Sarah resides at 111 Glenwood Street. If approved, Sarah's new five-year term would expire on May 1, 2026.

ATTACHMENTS: None
REPORT PREPARED BY: Planning and Zoning Department
REVIEWED BY: City Administrator, City Clerk
RECOMMENDATION: Approve the appointment

5. Appointment of Keith Van Gent to the Civil Service Commission.

Schiebout moved to approve, seconded by Branderhorst.

On roll call the vote was: AYES: 5, NAYS: None. Motion carried.

BACKGROUND: Mayor DeWaard would like to appoint Keith Van Gent to the Civil Service Commission to fill a vacancy created by the resignation of Jason Larson. Keith and his wife Jeannetta are both graduates of the Pella Community School system. Keith's 41+ year career with Hy-Vee moved them to many places in Iowa, finally landing back in Pella in 2017 upon his retirement. Keith and Netta have three children: Kurtis, Kris, and Emily. Both Kris and Emily are graduates of Central College and also reside in Pella. Keith and Netta are enjoying their free time in retirement by traveling throughout the country. If approved, Keith would assume the remainder of the vacant term which expires on April 1, 2022.

ATTACHMENTS: None
REPORT PREPARED BY: Police Department
REPORT REVIEWED BY: City Administrator, City Clerk
RECOMMENDATION: Approve appointment

6. Appointment of Matt Van Gelder to the Library Board of Trustees.

Bandstra moved to approve, seconded by Sporrer.

On roll call the vote was: AYES: 5, NAYS: None. Motion carried.

BACKGROUND: Mayor DeWaard would like to appoint Matt Van Gelder to serve on the Library Board of Trustees. Members of the Library Board are appointed to three-year terms and are eligible to serve two terms. Matt and his family have lived in Pella for approximately seven years. They reside at 229 Main Street. If approved, Matt's new three-year term will begin on July 1, 2021 and expire on June 30, 2024.

ATTACHMENTS: None
REPORT PREPARED BY: Library Director
REPORT REVIEWED BY: City Administrator, City Clerk
RECOMMENDATION: Approve appointment

7. Announce closed session pursuant to Iowa Code Chapter 388.9(1) to discuss marketing and pricing strategies or proprietary information of a city utility if its competitive position would be harmed by public disclosure not required of potential or actual competitors, and if no public purpose would be served by such disclosure.

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

No comments were received.

C. APPROVAL OF CONSENT AGENDA

Branderhorst 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 May 4, 2021
- b. Official Council Minutes for May 11, 2021

2. Report of Committees

a. Policy and Planning Minutes for May 4, 2021

PRESENT: Mayor Don DeWaard, Mark De Jong, Liz Sporrer, Lynn Branderhorst, Calvin Bandstra, Bruce Schiebout, Dave Hopkins

ABSENT: None

OTHERS: City staff and visitors

The Policy and Planning meeting began at 6:32 p.m. The purpose of the meeting was to discuss a request from the Bos Ridge developer to assist with screening near the existing cart path on Hole 5 of the Bos Landen Golf Course. During the development's platting process, a cart path encroachment on lot 20 was noted and an easement for the existing cart path was acquired. The developer is now requesting to be reimbursed to install the necessary bushes to screen the cart path.

At the end of the discussion, staff was directed to proceed with reimbursing the developer up to \$1,600 to purchase and plant the necessary bushes to screen the cart path. The developer or lot 20 property owner will be responsible for maintenance of the bushes.

The meeting adjourned at 6:37 p.m.

Respectfully submitted:

Mandy Smith
City Clerk

b. Airport Committee Minutes for February 26, 2021

Members Present: Rick Gritters, Tom Vander Linden(phone), Eric Recker, Ted Zylstra, Sid Pinney, Matt Hutchinson(phone)

Members Absent: None

Others Present: Shane Vande Voort(phone), Denny Buyert

Approval of Minutes: Previous minutes reviewed and amended as follows: Regional Airport Update: (1) Paragraph 1, Sentence 4 should read "The new airport will be located 10 miles east of Pella, with an initial 5,500 ft. main runway, and include sufficient land to accommodate an ultimate length 6,700 ft. main runway and a 3,500 ft. cross runway." (2) Paragraph 3, Sentence 1 should read "The last regional meeting occurred on Wednesday the 27th of January, 2021." Motion by Pinney with support by Recker. Passed unanimously.

Update: Committee Member David Erickson has not yet been replaced. Suggest that Committee members submit names to Mayor DeWaard for possible appointment to Committee to replace Dave Erickson.

Regional Airport Update: Penney attended 02/24/2021 meeting of Board. Barnes has resigned from the board and has not yet been replaced. Pinney's term expires 03/31/2021 and he is being replaced by Dave Corbin, a Vermeer VP.

Airport Managers report to the committee: AWOS replacement is being fast tracked rather than waiting for new budget year which begins in July. Denny Buyert reports that he is in daily contact with firm installing electric gate to get project completed.

New Business: Discussion of holding Flight Breakfast during annual Tulip Time Festival in May. Consensus was to hold event of some form.

Methodist Church has indicated willingness to work with Airport Committee to provide food for event following appropriate guidelines.

ACIP and city airport budgets were reviewed and discussed. Denny Buyert to provide explanation and context on several items. Committee wants to make sure we keep tabs on how rental income for land purchased for Regional airport is used.

Adjourn: Motion by Recker, support by Pinney. Passed unanimously.

Next regular meeting will take place on March 26, 2021

c. Airport Committee Minutes for March 26, 2021

Members Present: Rick Gritters, Eric Recker, Ted Zylstra, Sid Pinney, Matt Hutchinson

Members Absent: Tom Vander Linden

Others Present: Shane Vande Voort, Denny Buyert

Approval of Minutes: Previous minutes reviewed and unanimously approved.

Update: Committee Member David Erickson has not yet been replaced. Committee Member Pinney is resigning from the committee, and moving to Florida

Regional Airport Update: Pinney attended 03/24/2021 meeting of Board. Prices have been established for rental rates of acquired airport land. Committee informed by Jerry Searle that 100% of land acquisition thus far will be covered by the FAA. New Appointments to replace David Barnes and Sid Pinney on the SCRA committee have been made.

Airport Managers report to the committee: Equipment has made it through the winter season, with regular wear and tear. Airport was never closed for over 24hrs all season. Airport will be receiving a new truck from public works this year. The Pella airport is receiving social media attention, as a unique pilot destination. Continued recertification as a Cirrus Service and Training facility. AWOS is not trustworthy and needs to be addressed before it goes down and limits the use of the airport. Powered gate is operational, need to find a way to manually access for pedestrian traffic. Hangar and ramp space is in short supply. Additional gravel has been added east of larger hangar for additional parking. New Business: Discussion of holding Flight Breakfast during annual Tulip Time Festival in May. Based on current best practices for COVID catering and FAA regulations for airports with commercial operations, it has been decided to pursue a grab and go menu with the Methodist church for the Flight Breakfast. Committee members Recker and Hutchinson will work the airport manager and Volunteers from the Methodist church to determine timing, menu, and format for event.

Motion to proceed with Tulip Time event and coordinate with City and Methodist Church brought forth by Hutchinson. Supported by Zylstra and unanimously passed by the committee.

Airport has been approached as a location for the Balloon fest since Lake Red Rock is federal property and COVID still precludes and large gatherings and events. We do not feel it is viable without closing the runway based on the scope of event.

Additional investigation into federal funds available through COVID funding provided by stimulus packages passed in December and March.

Adjourn: Motion by Recker, support by Pinney. Passed unanimously.

Next regular meeting will take place on April 30, 2021

d. Community Development Committee Minutes for April 14, 2021

Chairperson Cody called the Community Development Committee (CDC) to order in the Public Safety Complex at 5:30 p.m. Members present were: Patsy Cody, Linda Groenendyk (arrived at 5:33 p.m.), Nancy Henry, Shelly Riggen, Wayne Stienstra, Caryn Van Hemert, Dennis Vander Beek, and Christi Vander Voort; absent: Jerry Brummel, Mike Kiser, and Lowell Olivier-Shaw. Staff present: Code Enforcement Officer Jared Parker and the Deputy City Clerk. Due to heightened public health risks associated with the COVID-19 pandemic, accommodations were made to broadcast this meeting via conference call. No members of the public joined the conference call and one member of the public attended in person.

APPROVAL OF TENTATIVE AGENDA: Motion by Van Hemert, second by Stienstra to approve the tentative agenda. Motion carried 7-0.

APPROVAL OF MINUTES: Motion by Vander Beek, second by Riggen to approve the minutes from the March 10, 2021 meeting. Motion carried 7-0.

Cody welcomed Riggen to the Committee.

NEW BUSINESS: Consider a Design Permit Application to Alter the Exterior at 812 E. Oskaloosa St.

Groenendyk arrived at 5:33 p.m.

Jen Vos is proposing new paint for her building at 812 E. Oskaloosa St. The building itself already meets the design requirements and the applicant is only requesting to change the color of the siding and replace the windows.

The building is predominantly sided with a yellow-tan tone, with red-brown trim and unpainted brick being significant parts of the design.

The applicant is requesting to install a darker shade of siding (Monogram's Hearthstone). The proposed windows will be a dark brown (Pella Windows PR0151 Brown) instead of the existing white. The applicant has provided color samples that are not on the Pella Color Palette, but the following historic colors are similar:

For the Siding: Sherwin-Williams' Roycroft Suede SW 2848, Benjamin Moore's Lenox Tan HC-44

For the Windows: Benjamin Moore's Tudor Brown HC-185

These colors appear to meet the Pella Color Palette requirements.

In evaluating this design application, staff finds the proposed application meets the requirements listed in the Design Review District Design Manual (Design Manual). Therefore, staff recommends the application be approved as submitted.

Vander Beek suggested that the applicant consider installing windows with grilles. Henry asked for clarification on whether what Vander Beek is suggesting is something the applicant is required to do, per the Design Manual. Cody said it is an option, but not a requirement. The Design Manual lists various Dutch elements that can be chosen from for design. Henry said that since the building already meets the design requirements with a number of Dutch elements, she thinks it is the CDC's responsibility to allow the applicant to make alterations to their building, as long as they meet the design guidelines.

Vander Beek suggested the applicant side the front portion of the building a different color than the back portion, to allow for a two-tone look. Stienstra agreed. Van Hemert stated it would be in keeping with the Dutch look of having a house and barn connected. Vander Beek stated the building is located on the Oskaloosa Street corridor and these alterations would present a nice look for those passing by.

Vos asked Vander Beek for suggestions on a complementary color for the back of the building. Vander Beek said he would leave that decision up to Vos. He mentioned that the El Charro Mexican Restaurant and Nederlander's Golf building had color schemes where one business was painted one color scheme and then it was reversed on the other building.

Van Hemert stated that Vos' proposed alterations to the building will be nice improvements to the building. Cody agreed.

Material samples were passed around to the Committee. Vos estimated the proposed lap siding to be approximately six inches wide. She stated that the current shutters on the building are rotten and will be removed. The back of the building has two doors and will be painted the color of the windows.

Vos stated she is not opposed to adding grilles to the windows.

Motion by Van Hemert, second by Henry to approve the design permit as submitted, with the recommendation that the applicant install windows with grilles and side the back of the building a complementary color to the front, to create a two-tone look. Motion carried 8-0.

OTHER BUSINESS / PUBLIC FORUM: Cody stated there is an exciting project that will be coming before the CDC in the near future for design review. She asked that the Committee review the Design Manual, as well as research modern Dutch architecture. She stated that the CDC needs to stay true to what makes Pella what it is, while also looking to the future. Van Hemert agreed with Cody and stated that there are some architectural features, such as gambrel and hip roofs, that are not mentioned in the Design Manual, even though they are found in Dutch architecture. Stienstra stated that Orange City, Iowa has quite a bit of Dutch architecture and has done a nice job with it.

Henry said that she has noticed a couple of temporary banners in town that have become worn and frayed. She asked whether there are any requirements for temporary signs to be maintained and in good repair. Code Enforcement Officer Jared Parker explained that there is an ordinance that requires signs be in good repair. Temporary signs are also only permitted to be erected for 30 consecutive days at a time, with a 30-day gap in between postings. He asked the CDC to let him know if there are any signs that are out of compliance. Henry stated that the two signs in questions are located at 422 E. Oskaloosa St. and 309 Oskaloosa St. Staff will look into this matter. Vander Beek stated that the Mattress Wholesale Center business has been out of business for years and their sign is still hanging on the building.

Cody asked for an update on the City Planner position. Parker stated that the City has hired a City Planner, Gerald Buydos, who will start on May 3, 2021. Cody thanked Parker for filling in as the interim City Planner. The next regular meeting is scheduled for May 12, 2021. Adjourned at 5:51 p.m.

3. Petitions and Communications

a. Renewal of Class E Liquor License with Class B Wine Permit, Class C Beer Permit, and Sunday Sales for Casey's General Store #2598

BACKGROUND: Casey's Marketing Company, DBA Casey's General Store #2598 located at 414 S Clark Street, has applied for renewal of their class E liquor license with class B wine permit, class C beer permit (carryout beer), and Sunday sales privileges. The term of the new license is 12 months and, if approved, would expire on June 7, 2022. The application has been completed online with the state, and staff is recommending approval.

ATTACHMENTS: None

REPORT PREPARED BY: City Clerk

REVIEWED BY: City Administrator

RECOMMENDATION: Approve renewal

b. Renewal of Class C Beer Permit with Sunday Sales for Git-N-Go Convenience Stores #38

BACKGROUND: Git-N-Go Convenience Stores, Inc., DBA Git-N-Go Convenience Stores #38 at 209 Oskaloosa Street, has applied for renewal of their class C beer permit with Sunday sales. The term of the new license is 12 months and, if approved, would expire on June 1, 2022. The application has been completed online with the state, and staff is recommending approval.

ATTACHMENTS: None

REPORT PREPARED BY: City Clerk

REVIEWED BY: City Administrator

RECOMMENDATION: Approve renewal

c. Special Event Permit Request for Friday after Five

BACKGROUND: The Pella Area Community and Economic (PACE) Alliance has requested a special event permit to host a Friday After Five event on June 4, 2021 from 4:30 to 10:00 p.m. Set-up is requested to begin at 2:30 p.m. with take down completed by 10:30 p.m. The event is requested to be held in a fenced location on the Molengracht Plaza, as shown on the attached map.

As background, this is the eleventh year that the PACE Alliance has held Friday After Five events. This year's event is again requested to feature live music, drinks, and appetizers served by Liberty Street Kitchen. The promoter is requesting to restrict attendance to PACE members only from 4:30 to 6:00 p.m. After 6:00 p.m., attendance would be opened to all members of the public. Alcoholic beverages would be purchased from Liberty Street Kitchen, whose bartenders would ensure patrons purchasing and consuming alcohol are age 21+.

All pertinent City departments have reviewed this application and comments are attached. The fee and insurance certificate have been received. Staff is recommending conditional approval of this special event with the understanding that if orders or guidelines are issued prohibiting events like this due to the COVID-19 pandemic, this event will not be able to occur. In addition, approval of this event needs to be conditional upon approval of a temporary outdoor service extension for Liberty Street Kitchen's liquor license (agenda item C-3-d).

ATTACHMENTS: Application, Map, Department Comments

REPORT PREPARED BY: City Clerk

REVIEWED BY: City Administrator

RECOMMENDATION: Conditional approval of the special event permit as outlined

d. Temporary Outdoor Service Extension on a Class C Liquor License for Liberty Street Kitchen

BACKGROUND: Liberty Street Kitchen, located at 705 E 1st Street, has applied for a temporary outdoor service area extension on their class C liquor license for Friday, June 4, 2021. As background, the Pella Area Community and Economic (PACE) Alliance has requested Liberty Street Kitchen to provide appetizers and alcoholic beverages for their Friday After Five event on June 4, 2021. This special event application is included as agenda item C-3-c for Council's consideration. In order for Liberty Street Kitchen to provide the alcoholic beverages for this event, the establishment must apply for and obtain a temporary extension of their outdoor service area, as shown on the attached map. If approved, the outdoor service area would be enclosed with a temporary 44' high fence, meeting state requirements.

The application has been completed online with the state. Staff is recommending conditional approval of this temporary outdoor service extension with the understanding that if orders or guidelines are issued prohibiting events like this due to the COVID-19 pandemic, this event will not be able to occur. In addition, approval of this temporary outdoor service extension needs to be conditional upon approval of the special event permit for Friday After Five (agenda item C-3-c).

ATTACHMENTS: Map

REPORT PREPARED BY: City Clerk

REVIEWED BY: City Administrator

RECOMMENDATION: Conditional approval as outlined

e. Special Event Permit Request for Thursdays in Pella

i. Resolution No. 6292 entitled, "RESOLUTION TEMPORARILY CLOSING PUBLIC WAYS OR GROUNDS IN CONNECTION WITH A SPECIAL EVENT KNOWN AS THURSDAYS IN PELLA"

BACKGROUND: The Pella Area Community and Economic (PACE) Alliance has requested a special event permit for Thursdays in Pella on all Thursday evenings during the months of June and July. The events are scheduled to occur from 6:00 to 9:00 p.m. with set-up starting at 3:00 p.m. and take down completed by 9:45 p.m.

As background, Thursdays in Pella events are designed to provide a forum for awareness of community resources and opportunities while also promoting the PACE Alliance and its members. During the events, themed family-friendly activities are planned in and around Central Park including music and games. Food vendors are proposed to be located on the east side of Broadway Street.

Included with this request is a resolution closing the following street segments and parking spaces between 3:00 and 9:00 p.m. for each event:

| | |
|---------|---|
| June 3 | 800 block of Broadway and two parking spaces on Franklin |
| June 10 | 800 block of Broadway and 700 block of Franklin |
| June 17 | 800 block of Broadway and two parking spaces on Franklin |
| June 24 | 800 block of Broadway, 700 block of Franklin, and 700 & 800 block of Main |
| July 1 | 800 block of Broadway and two parking spaces on Franklin |

- July 8 800 block of Broadway and 700 block of Franklin
- July 15 800 block of Broadway and 700 block of Franklin
- July 22 800 block of Broadway and two parking spaces on Franklin
- July 29 800 block of Broadway and two parking spaces on Franklin

All pertinent City departments have reviewed this application and comments are attached. The fee and insurance certificate have been received. Staff is recommending conditional approval of this special event with the understanding that if orders or guidelines are issued prohibiting events like this due to the COVID-19 pandemic, this event will not be able to occur.

ATTACHMENTS: Resolution, Application, Maps, Department Comments
 REPORT PREPARED BY: City Clerk
 REVIEWED BY: City Administrator
 RECOMMENDATION: Conditional approval of the special event permit and resolution as outlined

D. PUBLIC HEARINGS

1a. Public Hearing on Budget Amendment #1 for the FY 20-21 Budget.

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. 6293 entitled, "RESOLUTION AMENDING THE FY 20-21 ANNUAL BUDGET BY ADOPTING BUDGET AMENDMENT #1."

Schiebout moved to approve, seconded by Branderhorst.
 On roll call the vote was: AYES: 5, NAYS: None. Motion carried.

BACKGROUND: This resolution approves budget amendment #1 for the fiscal year (FY) 20-21 budget. No increases in taxes or rates will ensue as a result of this amendment as all items will either be covered by offsetting expenditure savings or reserves. This amendment contains a net increase in fund balance of \$1,197,487, comprised as follows:

Revenue

| | |
|----------------------------|-------------------|
| Other City Taxes | 240,000 |
| Intergovernmental | 1,005,795 |
| Charges for Fees & Service | 390,000 |
| Other Financing Sources | <u>20,846,282</u> |
| Total | 22,482,077 |

Expense

| | |
|----------------------------------|---------------------|
| Public Works | (69,000) |
| Culture & Rec | (598,000) |
| Community & Economic Development | 82,000 |
| General Government | (50,000) |
| Capital Projects | (1,242,479) |
| Business Type/Enterprises | <u>(19,407,111)</u> |
| Total | (21,284,590) |

Net increase in fund balance 1,197,487

Details of the proposed amendment are included as a memo attachment and summarized below:

Revenues

- Other City Taxes: \$240,000. This amount represents a net increase in the collection of local option sales tax and hotel/motel tax.
- Intergovernmental: \$1,005,795. The City received several unanticipated grants over the past year largely resulting from federal funding associated with the COVID-19 pandemic.
- Charges for Fees and Service: \$390,000. The City entered into an agreement for the Bos Landen Golf Course operations, resulting in an alternate financial arrangement. This increase represents the golf course revenues associated with that agreement.
- Other Financing Sources: \$20,846,282. The City held several bond issuances over the past fiscal year. These proceeds were primarily related to the construction of Pella Fiber and also included funding associated with the Lely North American Headquarters Development Agreement, Pella Municipal Airport wildlife fence, and improvements to 218th Avenue/Neil Dr.

Expenses

- Public Works: (\$69,000). City Council approved a one-time payment to the Pella Municipal Airport's Fixed Based Operator to help offset operational losses due to the closure resulting from the runway rehabilitation project.
- Culture and Recreation: (\$598,000). As previously noted, the City entered into an alternate agreement for the Bos Landen Golf Course operations resulting in increased operational costs.
- Community and Economic Development: \$82,000. The City passes a portion of the tax revenues resulting from hotel/motel tax collections to the Convention and Visitors Bureau (CVB). Collections are lower than anticipated this year resulting in a lower pass-through payment to the CVB.
- General Governmental: (\$50,000). The customer care and billing team was expanded to accommodate the increased workload resulting from the operation of Pella Fiber.
- Capital Projects: (\$1,242,479). The proposed amendment incorporates the construction of several capital projects, some of which were modified in size and scope over the past year. The primary reason for the amendment is the construction of improvements to 218th Avenue/Neil Drive and the delay in the second payment for the Second Christian Reformed Church property.
- Business Type/Enterprises: (\$19,407,111). Pella Fiber and the costs associated with the Clark Street Water Main and Lely North American Headquarters Development Agreement improvements make up nearly all the expenditure increases in the enterprise fund. Additionally, the proposed amendment includes an unanticipated repair to the City's original Jordan Well approved as an emergency purchase for \$69,000.

In summary, during the FY 21 budget process, several large-scale improvements were still under consideration concerning size and scope. The proposed amendment incorporates the financial impact of those decisions and the effects of the COVID-19 pandemic into the FY 21 budget. In general, the City anticipates a net increase in fund balance of nearly \$1.2 million for the fiscal year.

ATTACHMENTS: Resolution, Amendment Detail, Budget Notice
 REPORT PREPARED BY: Finance
 REVIEWED BY: City Administrator, City Clerk
 RECOMMENDED ACTION: Approve resolution

2a. Public Hearing regarding the Proposed Vacation of a Public Utility Easement.

No written or oral comments were received.

Hopkins moved to close the public hearing, seconded by Sporrer.

On roll call the vote was: AYES: 5, NAYS: None. Motion carried.

2b. Ordinance No. 992 entitled, "AN ORDINANCE APPROVING THE VACATION OF A PERMANENT UTILITY EASEMENT."

Bandstra moved to place ordinance no. 992 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 Schiebout.

On roll call the vote was: AYES: 5, NAYS: None. Motion carried.

Schiebout moved that ordinance no. 992 be adopted, seconded by Branderhorst.

On roll call the vote was: AYES: 5, NAYS: None. Motion carried.

Mayor DeWaard declared the ordinance duly passed and adopted.

BACKGROUND: This ordinance approves the vacation of a platted 10-foot wide public utility easement. As background, the centerline of this easement is located on the boundary line between lots 4 and 5 of the View Pointe plat. Furthermore, the easement currently has no utilities located in the entire area. Lots 4 and 5 have basically merged into one site and are now a part of the new View Pointe development, as shown on the attached map. In summary, staff is recommending approval of this ordinance approving the vacation of a platted 10-foot wide public utility easement as outlined above.

ATTACHMENTS: Ordinance, Map, Vacation of Easement Document

REPORT PREPARED BY: Public Works Director

REVIEWED BY: City Administrator, City Clerk

RECOMMENDATION: Approve ordinance

E. PETITIONS & COMMUNICATIONS

1. Special Event Permit Request for the Pella Opera House Summer Soiree Gala.

Branderhorst moved to approve, seconded by Sporrer.

On roll call the vote was: AYES: 5, NAYS: None. Motion carried.

BACKGROUND: The Pella Opera House has requested a special event permit to host their Summer Soiree Gala on June 26, 2021 from 4:30 to 10:30 p.m. Set-up is requested to begin at 1:00 p.m. with take down completed by 11:45 p.m. The event is requested to be held in a fenced location on the Klokkenspel Plaza, as shown on the attached map.

As further background, this annual event is normally held inside the Pella Opera House. This year, the applicant is requesting to add outdoor cocktails and appetizers within the Klokkenspel Plaza prior to the dinner which will be held inside the Opera House. The applicant is also requesting to return to the Klokkenspel after the dinner for music and dancing.

All pertinent City departments have reviewed this application and comments are attached. The fee and insurance certificate have been received. Staff is recommending conditional approval of this special event with the understanding that if orders or guidelines are issued prohibiting events like this due to the COVID-19 pandemic, this event will not be able to occur. In addition, approval of this event needs to be conditional upon approval of a temporary liquor license for the Pella Opera House (agenda item E-2).

ATTACHMENTS: Application, Map, Department Comments

REPORT PREPARED BY: City Clerk

REVIEWED BY: City Administrator

RECOMMENDATION: Conditional approval of the special event permit as outlined

2. Temporary Class C Liquor License with Outdoor Service Privileges for the Pella Opera House.

Branderhorst moved to approve, seconded by Hopkins.

On roll call the vote was: AYES: 5, NAYS: None. Motion carried.

BACKGROUND: The Pella Opera House has applied for a temporary class C liquor license with outdoor service privileges. As part of this request, the applicant is proposing to serve alcoholic beverages on June 26, 2021, from 4:30 to 10:30 p.m., within an enclosed and clearly marked location on the Klokkenspel, as outlined on the attached map. This request is in conjunction with a special event permit for the Pella Opera House Summer Soiree Gala, which is included for Council consideration as agenda item E-1.

The application has been completed online with the state. Staff is recommending conditional approval of this temporary liquor license with the understanding that if orders or guidelines are issued prohibiting events like this due to the COVID-19 pandemic, this event will not be able to occur. In addition, approval must be conditional upon approving the Summer Soiree Gala special event permit (agenda item E-1).

ATTACHMENTS: Map

REPORT PREPARED BY: City Clerk

REVIEWED BY: City Administrator

RECOMMENDATION: Conditional approval as outlined

F. PLANNING & ZONING ITEMS – None

G. ADMINISTRATION REPORTS – None

H. RESOLUTIONS

1. Resolution No. 6294 entitled, "RESOLUTION APPROVING CHANGE ORDER #2, CHANGE ORDER #3 (FINAL QUANTITY ADJUSTMENT), AND ACCEPTING THE PUBLIC IMPROVEMENTS FOR THE CLARK STREET WATER MAIN IMPROVEMENTS."

Schiebout moved to approve, seconded by Hopkins.

On roll call the vote was: AYES: 5, NAYS: None. Motion carried.

BACKGROUND: This resolution approves change order no. 2, change order no. 3 adjusting final quantities, and accepts the public improvements for the Clark Street Water Main Improvements. As background, on August 4, 2020, Council approved a contract with Synergy Contracting for this project which consists of all labor, material, and equipment to reconstruct the Clark Street water main including approximately 985 linear feet of 6-inch and 8-inch water main in open cut, 1,122 linear feet of 8-inch water main directionally bored in place, connections to the existing water main, water service connections, hydrant assemblies and valves, pavement removal/replacement, surface restoration, and associated work, including cleanup.

Change order no. 2 increases the construction contract by \$15,555.25 due to the following items:

- Increased the depth of a hydrant by three additional feet in order to avoid an electric bank.
- Repaired an old leaking water service that had failed after the new water main had been bored in place to Pella Corporation on South Street.
- Replaced two rusty tees that were to be capped with old hydrant abandonment, installed new pipe and couplings instead. Part of the work had to be done overnight to keep Ideal Ready Mix open.

Change order no. 3 increases the construction contract by \$11,230 due to adjustments of final quantities of materials used during construction of the project, as itemized in the attached change order.

If approved, below is an updated contract summary:

| | |
|-----------------------|----------------------|
| Original contract | \$ 366,906.00 |
| Change order no. 1 | 16,265.13 |
| Change order no. 2 | 15,555.25 |
| Change order no. 3 | <u>11,230.00</u> |
| Final Contract Amount | <u>\$ 409,956.38</u> |

The engineer for the project, Veenstra & Kimm, Inc., is recommending acceptance of the project and believes the project was completed in accordance with the approved plans and specifications. Staff is in agreement with the engineer's opinion; therefore, staff is recommending approval of this resolution approving change order no. 2, change order no. 3 (final quantity adjustment), and accepting the public improvements constructed by Synergy Contracting. It is important to note Pella Corporation has already reimbursed the City \$231,562.25 for their portion of the project.

ATTACHMENTS: Resolution, Engineer's Certificate of Completion, Change Order No. 2 and No. 3

REPORT PREPARED BY: Public Works Department

REPORT REVIEWED BY: City Administrator, City Clerk

RECOMMENDED ACTION: Approve resolution

2. Resolution No. 6295 entitled, "RESOLUTION APPROVING CHANGE ORDER #5 (FINAL QUANTITY ADJUSTMENT) AND ACCEPTING THE PUBLIC IMPROVEMENTS FOR THE FIFIELD ROAD WATER MAIN IMPROVEMENTS PROJECT."

Schiebout moved to approve, seconded by Hopkins.

On roll call the vote was: AYES: 5, NAYS: None. Motion carried.

BACKGROUND: This resolution approves change order no. 5 adjusting final quantities and accepts the public improvements for the Fifield Road Water Main Improvements project. As background, on July 21, 2020, Council approved a construction contract with Synergy Contracting, LLC for this project which includes all labor, material, and equipment to construct a 16" water main located along Fifield Road from West 9th Street to the 2600 block and extending north to West Washington Street.

Change order no. 5 increases the construction contract by \$9,016 due to adjustments of final quantities of materials used during construction of the project, as itemized in the attached change order.

If approved, below is an updated contract summary:

| | |
|-----------------------|----------------------|
| Original contract | \$ 736,898.00 |
| Change order no. 1 | 0.00 |
| Change order no. 2 | 104,400.00 |
| Change order no. 3 | 10,795.20 |
| Change order no. 4 | 12,297.80 |
| Change order no. 5 | <u>9,016.00</u> |
| Final Contract Amount | <u>\$ 873,407.00</u> |

The engineer for the project, Veenstra & Kimm, Inc., is recommending acceptance of the project and believes the project was completed in accordance with the approved plans and specifications. Staff is in agreement with the engineer's opinion; therefore, staff is recommending approval of this resolution approving change order no. 5 (final quantity adjustment) and accepting the public improvements constructed by Synergy Contracting. If approved, the retainage amount of \$29,503.36 will be held for 30 days.

ATTACHMENTS: Resolution, Engineer's Certificate of Completion, Change Order No. 5

REPORT PREPARED BY: Public Works Department

REPORT REVIEWED BY: City Administrator, City Clerk

RECOMMENDED ACTION: Approve resolution

3. Resolution No. 6296 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 EAST INTERCHANGE INFRASTRUCTURE IMPROVEMENTS – 250TH AVENUE IMPROVEMENTS PROJECT."

Bandstra moved to approve, seconded by Branderhorst.

On roll call the vote was: AYES: 5, NAYS: None. Motion carried.

BACKGROUND: This resolution establishes June 15, 2021 as the public hearing date and authorizes staff to seek bids for the East Interchange Infrastructure Improvements–250th Avenue Improvements project in support of the Lely North American Headquarters project. As background, this project consists of improvements to 250th Avenue including all labor, material, and equipment to install approximately 2,350 square yards of

8-inch thick concrete pavement (31 foot back-of-curb to back-of-curb urban cross section street, approximately 880 linear foot in length), grading, modified subbase, granular shoulder, surface restoration, and miscellaneous associated work, including cleanup.

The City's engineer on this project, V&K, will handle the bid process and provide construction phase services. The engineer's opinion of probable costs for this project is \$397,515.

It is important to note that on March 2, 2021, Council approved a grant agreement with the Iowa Department of Transportation under the Revitalize Iowa's Sound Economy (RISE) program. It is staff's understanding that this grant will provide a maximum of \$244,600 in funding towards the cost of this project.

If approved, the project's critical dates are:

| | |
|--------------------|---|
| June 9, 2021 | Bid letting |
| June 15, 2021 | Public hearing to consider bids and potential award of contract |
| July 1, 2021 | Approximate notice to proceed issued |
| September 15, 2021 | Approximate final completion (45 working day contract) |

Contract documents are on file in the Public Works office.

| | |
|---------------------|--|
| ATTACHMENTS: | Resolution, Notice of Hearing, Notice to Bidders, Engineer's Estimate, Map |
| REPORT PREPARED BY: | Public Works Department |
| REVIEWED BY: | City Administrator, City Clerk |
| RECOMMENDATION: | Approve resolution |

4. Resolution No. 6297 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 PELLA MUNICIPAL AIRPORT AWOS REPLACEMENT PROJECT."

Schiebout moved to approve, seconded by Hopkins.

On roll call the vote was: AYES: 5, NAYS: None. Motion carried.

BACKGROUND: This resolution establishes June 15, 2021 as the public hearing date and authorizes staff to seek bids for the Pella Municipal Airport AWOS Replacement Project. As background, the current Automated Weather Observing System (AWOS) is approximately 20 years old and routinely failing to function properly. Replacement parts are no longer available.

The City's engineer on this project, HDR, will handle the bid process and provide construction phase services. The engineer's opinion of probable costs for this project is \$163,000. Funding for this project will be provided from fiscal year 2022 Federal Aviation Administration (FAA) AIP entitlement funds of \$150,000. FAA projects require at least a 10% local match.

If approved, the project's critical dates are:

| | |
|--------------------|---|
| June 9, 2021 | Bid letting |
| June 15, 2021 | Public hearing to consider bids and potential award of contract |
| July 1, 2021 | Approximate notice to proceed issued |
| September 15, 2021 | Approximate final completion |

Contract documents are on file in the Public Works office.

| | |
|---------------------|---|
| ATTACHMENTS: | Resolution, Notice of Hearing, Notice to Bidders, Engineer's Estimate |
| REPORT PREPARED BY: | Public Works Department |
| REVIEWED BY: | City Administrator, City Clerk |
| RECOMMENDATION: | Approve resolution |

5. Resolution No. 6298 entitled, "RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF A 2021 AMENDMENT TO THE REAL ESTATE PURCHASE AGREEMENT BY AND BETWEEN THE CITY OF PELLA AND SECOND CHRISTIAN REFORMED CHURCH OF PELLA, IOWA."

Schiebout moved to approve, seconded by Branderhorst.

On roll call the vote was: AYES: 5, NAYS: None. Motion carried.

BACKGROUND: This resolution approves an amendment to the real estate purchase agreement with Second Christian Reformed Church. Council discussed this amendment during their work session on May 11, 2021, directing staff to place this item on a future agenda for formal consideration. As background, in 2019, the City acquired a portion of the Second Christian Reformed Church property, including the parking lot directly north of the church at 611 East 1st Street. The City is scheduled to purchase the remainder of the Second Christian Reformed Church property (609 East 1st Street and 606 Union Street) on June 1, 2021. However, the church is now requesting to amend the purchase agreement to delay the closing date to September 1, 2021 as their new facility will not be completed in time for the scheduled closing date. Furthermore, if the City decides to demolish the main church facility on 609 East 1st Street at a later date, this amendment allows the Second Christian Reformed Church the ability to remove any components of the existing building prior to demolition.

In summary, staff is recommending approval of this resolution and the amendment to the real estate purchase agreement with the Second Christian Reformed Church.

| | |
|---------------------|---|
| ATTACHMENTS: | Resolution, Amendment to Purchase Agreement |
| REPORT PREPARED BY: | City Administration |
| REVIEWED BY: | City Administrator, City Clerk |
| RECOMMENDATION: | Approve resolution |

6. Resolution No. 6299 entitled, "A RESOLUTION IN SUPPORT OF THE PROPOSED TERMS TO BE INCLUDED IN AN AGREEMENT FOR PRIVATE DEVELOPMENT BY AND BETWEEN THE CITY OF PELLA AND RDP HOLDINGS, LLC."

Branderhorst moved to approve, seconded by Sporrer.

On roll call the vote was: AYES: 5, NAYS: None. Motion carried.

BACKGROUND: This resolution is in support of the proposed terms to be included in a future development agreement with RDP Holdings for the Prairie Ridge commercial development. This commercial development is located northeast of the Washington Street and Fifield Road intersection. As background, Council discussed this item during their work session on May 11, 2021, directing staff to place this item on a future agenda for formal consideration.

Listed below, and on the following pages, is background information on the proposed development:

Proposed Commercial Development

The developer is proposing to construct a Smash Park recreation center. This facility is intended to be a regional entertainment center with a variety of recreational amenities and activities including pickleball courts, sand volleyball, outdoor turf games, a restaurant, an indoor/outdoor bar and patio area, meeting rooms, and an area dedicated for miniature golf. This proposed building, which is approximately 22,000 square feet in size, is tentatively scheduled to open in the spring of 2022. In addition, the developer is willing to commit to construction of a fast-casual restaurant by December 2024.

To support the development, the developer will be required to construct on-site public infrastructure improvements including a new commercial roadway within the development of approximately 600 linear feet and an extension of the City's sanitary sewer system. The estimated cost of this public infrastructure is \$1,157,000.

Comprehensive Plan

The City's Comprehensive Plan identified a shortage of restaurants and drinking establishments in the community. The Comprehensive Plan identified this area as a 'service gap' where the local demand exceeds the retail supply. In addition, the Comprehensive Plan identified the development's location as an economic development opportunity for commercial development. Furthermore, the City Council rezoned this property in July of 2019 and at the time made a determination this commercially zoned area was in conformance with the Comprehensive Plan. Staff believes the proposed Smash Park recreation center and fast-casual restaurant align strongly with the Comprehensive Plan. In addition, staff believes it will help address the shortage of eating and drinking establishments in Pella.

Recommended Off-site Public Improvements

As part of the site planning process for the proposed Smash Park, the City's engineering consultant, Veenstra & Kimm (V&K), updated their traffic analysis for the Prairie Ridge development. Based upon their review, V&K is recommending a right-turn lane on westbound Washington Street approaching Fifield Road to be installed in 2022. V&K also recommends installation of traffic signals at the intersection of Washington Street and Fifield Road prior to the fast-casual restaurant opens in 2024.

Recommended Offsite Public Improvements (continued)

Listed below is the estimated cost of the off-site public improvements:

| | |
|--|-------------------|
| Traffic signals | \$ 282,700 |
| Westbound turn lane on Washington Street | <u>73,150</u> |
| Total estimated cost | <u>\$ 355,850</u> |

The off-site public improvements would be eligible for funding the City's Central Iowa Regional Planning Association's transportation allocation; therefore, the City's initial estimated costs for the improvements is approximately \$71,200, roughly 20% of the projected off-site public infrastructure improvements.

Conditional Resolution of Support: The developer would like to begin construction of the proposed Smash Park this summer. As a result, they have requested a conditional resolution of support from the City of Pella. The resolution of support is intended to clarify the items the City intends to include in a potential development agreement with RDP Holdings. It is important to note that this resolution does not create binding obligations for the City, but rather describes potential contributions toward the project. The contributions are conditioned on the developer meeting certain conditions including complying with all City requirements and the City Council approving an urban renewal plan and a development agreement for the project.

Listed below are key aspects of the conditional letter of support:

Responsibilities of the Developer: A. The developer needs to construct all on-site public infrastructure according to City standards. Upon completion, the developer will be required to dedicate this infrastructure to the City of Pella.

B. The developer will be required to construct the proposed Smash Park by December of 2022. The developer will also be required to sign a minimum tax assessment of \$5,000,000 for the proposed Smash Park and agree to a 2% increase annually on the assessment.

C. The developer will be required to construct a fast-casual restaurant by December of 2024. The developer will also be required to sign a minimum tax assessment of \$2,000,000 for the proposed restaurant and agree to a 2% increase annually on the assessment.

Responsibilities of the City of Pella: The proposed conditional resolution of support includes a construction grant to the developer in the amount of \$2,000,000 to be paid to the developer as follows:

1. \$1,500,000 to be paid within 150 days of the City's issuance of a certificate of occupancy for the proposed Smash Park.
2. \$500,000 to be paid within 30 days after the City's issuance of a final certificate of occupancy for the proposed fast-casual restaurant.

The letter of support also includes a \$300,000 pass through grant from the Community Betterment Organization (CBO) in support of the development. This grant is conditional upon the City of Pella receiving the funds from the CBO.

In addition, the developer is eligible to receive tax increment rebates of up to \$2.0 million in the aggregate, but only after the City of Pella retires its debt associated with funding the construction grants as outlined above. The rebates are funded exclusively from tax increment from development in the proposed urban renewal area and are subject to annual appropriation.

Financial Analysis: In order to fund the proposed construction grant, the City of Pella will likely need to issue a \$2.2 million urban renewal general obligation bond. In addition, the City of Pella will need to adopt a tax increment financing ordinance to capture incremental property taxes generated from the new development in the urban renewal area. The City of Pella hired its financial advisor, Michael Maloney, to analyze the tax impact from the development. In summary, Mr. Maloney analyzed two scenarios for the development. The first scenario was the base case which includes no additional development other than the proposed Smash Park and fast-casual restaurant. The second scenario was an additional \$2.0 million of commercial development occurring in 2026. In both scenarios, the City of Pella would have a small deficit of \$41,000 to fund in fiscal year 2023-24, otherwise it appears the tax increment revenues generated from the development would cover the cost of the proposed bond issue. In addition, the projected tax increment rebates to RDP and excess TIF revenues available for future projects within the urban renewal area would be as follows:

| | Projected Rebate to RDP | Unobligated TIF Revenues |
|------------------------|-------------------------|--------------------------|
| Base scenario | \$1,666,576 | None |
| Modest growth scenario | \$2,000,000 | \$498,370 |

Staff Recommendation: In summary, staff believes the proposed development addresses a critical shortage in the community of eating and drinking establishments. In addition, it appears the tax increment revenues generated from the development in the urban renewal area would fund the City's indebtedness to be incurred to make the construction grant. Finally, if the development has modest growth, it appears the tax increment revenues from the urban renewal area would also reimburse the City for the cost of the off-site public improvements after the rebates to the developer are fully funded. As a result, staff recommends approval of this resolution in support of the proposed terms to be included in a future development agreement with RDP Holdings for the Prairie Ridge commercial development.

ATTACHMENTS: Resolution, Prairie Ridge Plat, Financial Analysis

REPORT PREPARED BY: City Administration

REPORT REVIEWED BY: City Administrator, City Clerk

RECOMMENDED ACTION: Approve resolution

I. ORDINANCES

1. Ordinance No. 993 entitled, "AN ORDINANCE AMENDING MUNICIPAL TELECOMMUNICATIONS UTILITY RATES IN THE CITY OF PELLA."

Schiebout moved to place ordinance no. 993 on its first reading, seconded by Branderhorst.
On roll call the vote was: AYES: 5, NAYS: None. Motion carried.

It was moved by Branderhorst 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: 5, NAYS: None. Motion carried.

Branderhorst moved that ordinance no. 993 be adopted, seconded by Schiebout.

On roll call the vote was: AYES: 5, NAYS: None. Motion carried.

Mayor DeWaard declared the ordinance duly passed and adopted.

BACKGROUND: This ordinance amends the previously approved municipal telecommunication utility rates. As background, in May of 2020, Council approved a preliminary rate schedule. As costs have solidified over the past year, staff is now recommending an amendment to the rate ordinance to incorporate the newly proposed rate schedule and several other fees that were not included in the original ordinance.

The proposed changes are outlined below:

New Fees for Internet Services:

- Managed Wifi: \$10 per month; Idle Service (vacation): \$10 per month; Static IP: \$15 per month

New Fees for Voice Services:

- Toll Free Number: \$3 per month; Toll Free Calls: \$0.15 per minute; Long Distance Calls: \$0.10 per minute; Idle Service (vacation): \$10 per month

Miscellaneous Charges and Fees:

- Discount for ACH and Ebill: \$5 per month
- Non-Sufficient Funds Fee: \$30
- Late Payment Penalty Fee: 1.5% with \$5 minimum
- Non Returned/Damaged items: ONT/RG \$175, Plume Pos \$75, Set Top Box \$150, Remote \$25

In summary, staff is recommending approval of this ordinance which amends the rates for our municipal telecommunication utility as outlined above. In the future, as other services are prepared for customers (television, commercial telephone, etc.), the ordinance will be amended to accommodate the associated rates.

ATTACHMENTS: Ordinance
REPORT PREPARED BY: City Administration
REVIEWED BY: City Administrator, City Clerk
RECOMMENDATION: Approve ordinance

J. CLAIMS

1. Abstract of Bills No. 2079.

Branderhorst moved to approve, seconded by Schiebout.

On roll call the vote was: AYES: 5, NAYS: None. Motion carried.

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

Comments were received and addressed.

At 6:55 p.m., Council went into the Policy and Planning meeting, ending at 7:56 p.m.

L. CLOSED SESSION

1. At 7:57 p.m., Bandstra moved to enter into closed session pursuant to Iowa Code Chapter 388.9(1) to discuss marketing and pricing strategies or proprietary information of a city utility if its competitive position would be harmed by public disclosure not required of potential or actual competitors, and if no public purpose would be served by such disclosure, seconded by Sporrer.

On roll call the vote was: AYES: 5, NAYS: None. Motion carried.

At 8:36 p.m., Hopkins moved to reconvene to regular session, seconded by Schiebout.

On roll call the vote was: AYES: 5, NAYS: None. Motion carried.

No action was taken regarding this closed session.

M. ADJOURNMENT

There being no further business claiming their attention, Bandstra moved to adjourn, seconded by Sporrer.

On roll call the vote was: AYES: 5, NAYS: None. Motion carried.

Meeting adjourned at 8:37 p.m.