



# CITY OF PELLA

## CITY COUNCIL PRELIMINARY SUMMARY MINUTES

April 20, 2021

*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: Mark De Jong, Liz Sporrer, Lynn Branderhorst, Calvin Bandstra, Bruce Schiebout (arrived at 6:03 p.m.), Dave Hopkins. Absent: None. City Administrator Mike Nardini, City Attorney Kristine Stone, and City Clerk Mandy Smith were present. Four staff members and fourteen 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. Two staff members and eight members of the general public attended the conference call.

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

1. Announce Policy and Planning meeting following the regular Council meeting to discuss:
  - a. Central Business District Parking during the Oost Poort Alley Project
  - b. Request from Bob Zylstra Regarding the Alleyway North of the 700 Block of Washington Street
  - c. Proposed Amendment to the City's Purchasing Policy
2. Approval of Tentative Agenda.  
Item B-5/L-2 was pulled from the agenda.  
De Jong moved to approve the tentative agenda as amended, seconded by Branderhorst.  
On roll call the vote was: AYES: 5, NAYS: None. Motion carried.
3. Appointment of Jeff Bollard to the Airport Committee.  
Bandstra moved to approve, seconded by Sporrer.  
On roll call the vote was: AYES: 5, NAYS: None. Motion carried.
4. Announce closed session pursuant to Iowa Code Chapter 21.5 1(c) to discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation.
5. Item pulled from the agenda.

Schiebout arrived at 6:03 p.m.

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

Comments were received and addressed.

### **C. APPROVAL OF CONSENT AGENDA**

Branderhorst moved to approve the consent agenda, seconded by De Jong.

On roll call the vote was: AYES: 6, NAYS: None. Motion carried.

The following items were approved:

1. Approval of Minutes
  - a. Official Council Minutes for April 6, 2021
2. Report of Committees
  - a. Policy and Planning Minutes for April 6, 2021
  - b. Historic Preservation Commission Minutes for March 8, 2021
  - c. Planning and Zoning Minutes for March 22, 2021
3. Petitions and Communications
  - a. Special Event Permit Request for the Tulip Time Flight Breakfast and Airport Open House

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

- 1a. Public Hearing regarding an application to conditionally rezone 9.66 acres of land along 218<sup>th</sup> Place from A1 (Agricultural) and CC (Community Commercial) to M1 (Limited/Light Industrial).

No written or oral comments were received.

De Jong moved to close the public hearing, seconded by Branderhorst.

On roll call the vote was:

AYES: 5 (De Jong, Branderhorst, Bandstra, Hopkins, Sporrer)

NAYS: None

ABSTAIN due to a conflict of interest: 1 (Schiebout)

Motion carried.

- 1b. Ordinance No. 991 entitled, "AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF PELLA, IOWA, BY CONDITIONALLY AMENDING THE BOUNDARIES OF THE M1 DISTRICT TO INCLUDE THE PROPERTY LEGALLY DESCRIBED IN "EXHIBIT A" AND DIRECTING THE PLANNING AND ZONING DIRECTOR TO NOTE THE ORDINANCE NUMBER AND DATE OF THIS CHANGE ON THE OFFICIAL ZONING MAP."

Branderhorst moved to place ordinance no. 991 on its first reading, seconded by Hopkins.

On roll call the vote was:

AYES: 5 (Branderhorst, Hopkins, Sporrer, De Jong, Bandstra)

NAYS: None

ABSTAIN due to a conflict of interest: 1 (Schiebout)

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 Branderhorst. Due to a request from the applicant, Bandstra withdrew the motion.

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

1. Temporary Outdoor Service Privileges on a Class C Liquor License for Dutch 200 Bowl & Grill.

Branderhorst moved to approve, seconded by Sporrer.

On roll call the vote was: AYES: 6, NAYS: None. Motion carried.

2. Temporary Outdoor Service Extension on a Class C Liquor License for Nederlanders Tap & Golf.

Branderhorst moved to approve, seconded by Hopkins.

On roll call the vote was:

AYES: 5 (Branderhorst, Hopkins, Sporrer, De Jong, Schiebout)

NAYS: None

ABSTAIN due to a conflict of interest: 1 (Bandstra)

Motion carried.

3. New Special Class C Liquor License (Beer/Wine) with Sunday Sales Privileges for Ironside Axe Club.

Hopkins moved to approve, seconded by Sporrer.

On roll call the vote was: AYES: 6, NAYS: None. Motion carried.

#### **F. PLANNING & ZONING ITEMS** – None

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

1. Set May 18, 2021 as the Public Hearing Date for Amending the Fiscal Year 20-21 Budget

Schiebout moved to approve, seconded by De Jong.

On roll call the vote was: AYES: 6, NAYS: None. Motion carried.

#### **H. RESOLUTIONS**

1. Resolution No. 6282 entitled, "RESOLUTION ENTERING INTO A 28E AGREEMENT BETWEEN INDIANOLA MUNICIPAL UTILITIES AND CITY OF PELLA TELECOMMUNICATIONS UTILITY PROVIDING FOR JOINT OWNERSHIP AND USE OF CERTAIN FACILITIES AND RELATED MATTERS."

De Jong moved to approve, seconded by Schiebout.

On roll call the vote was: AYES: 6, NAYS: None. Motion carried.

2. Resolution No. 6283 entitled, "RESOLUTION APPOINTING UMB BANK, N.A. OF WEST DES MOINES, IOWA, TO SERVE AS PAYING AGENT, NOTE REGISTRAR, AND TRANSFER AGENT, APPROVING THE PAYING AGENT AND NOTE REGISTRAR AND TRANSFER AGENT AGREEMENT AND AUTHORIZING THE EXECUTION OF THE AGREEMENT."  
Bandstra moved to approve, seconded by De Jong.  
On roll call the vote was: AYES: 6, NAYS: None. Motion carried.
3. Resolution No. 6284 entitled, "RESOLUTION APPROVING AND AUTHORIZING A FORM OF LOAN AGREEMENT AND AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF \$2,025,000 GENERAL OBLIGATION URBAN RENEWAL CAPITAL LOAN NOTES, SERIES 2021A, AND LEVYING A TAX TO PAY SAID NOTES; APPROVAL OF THE TAX EXEMPTION CERTIFICATE AND CONTINUING DISCLOSURE CERTIFICATE."  
Bandstra moved to approve, seconded by Hopkins.  
On roll call the vote was: AYES: 6, NAYS: None. Motion carried.
4. Resolution No. 6285 entitled, "RESOLUTION APPOINTING UMB BANK, N.A. OF WEST DES MOINES, IOWA, TO SERVE AS PAYING AGENT, NOTE REGISTRAR, AND TRANSFER AGENT, APPROVING THE PAYING AGENT AND NOTE REGISTRAR AND TRANSFER AGENT AGREEMENT AND AUTHORIZING THE EXECUTION OF THE AGREEMENT."  
Branderhorst moved to approve, seconded by De Jong.  
On roll call the vote was: AYES: 6, NAYS: None. Motion carried.
5. Resolution No. 6286 entitled, "RESOLUTION AMENDING RESOLUTION APPROVING AND AUTHORIZING A FORM OF LOAN AGREEMENT AND AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF \$1,885,000 GENERAL OBLIGATION CAPITAL LOAN NOTES, SERIES 2021B, AND LEVYING A TAX TO PAY SAID NOTES; APPROVAL OF THE TAX EXEMPTION CERTIFICATE AND CONTINUING DISCLOSURE CERTIFICATE."  
Hopkins moved to approve, seconded by Sporrer.  
On roll call the vote was: AYES: 6, NAYS: None. Motion carried.

#### **I. ORDINANCES**

1. Ordinance No. 990 entitled, "AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF PELLA, IOWA, BY CHANGING THE ZONING CLASSIFICATION OF PROPERTY GENERALLY LOCATED AT 503 MAIN STREET, CITY OF PELLA, MARION COUNTY, IOWA."  
Hopkins moved to place ordinance no. 990 on its second reading, seconded by Sporrer.  
On roll call the vote was: AYES: 6, NAYS: None. Motion carried.

#### **J. CLAIMS**

1. Abstract of Bills No. 2077.  
Branderhorst moved to approve, seconded by De Jong.  
On roll call the vote was: AYES: 6, NAYS: None. Motion carried.

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

No comments were received.

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

1. At 7:39 p.m., De Jong moved to enter into closed session pursuant to Iowa Code Chapter 21.5 1(c) to discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation, seconded by Hopkins.  
On roll call the vote was: AYES: 6, NAYS: None. Motion carried.  
  
At 8:46 p.m., De Jong moved to reconvene to regular session, seconded by Sporrer.  
On roll call the vote was: AYES: 6, NAYS: None. Motion carried.  
  
No action was taken regarding this closed session.
2. Item pulled from the agenda.

**M. ADJOURNMENT**

There being no further business claiming their attention, De Jong moved to adjourn, seconded by Hopkins. On roll call the vote was: AYES: 6, NAYS: None. Motion carried.

Meeting adjourned at 8:49 p.m.