Polk City, City Council held a meeting via ZOOM at 6:00 p.m., on October 12, 2020. The Agenda was posted at the City Hall office as required by law. These tentative minutes reflect all action taken at the meeting.

1. **Call to Order** | Mayor Morse called the meeting to order at 6:00 p.m.

2. **Roll Call** | Walters, Vogel, Dvorak, Anderson, Sarchet | In attendance via zoom

3. **Approval of Agenda**
   
   **MOTION:** A motion was made by Walters and seconded by Anderson to approve the meeting agenda
   
   **MOTION CARRIED UNANIMOUSLY**

4. **Ron Hinds, CEO Mi-Fiber** gave a presentation to Mayor and City Council regarding the background of Mi-Fiber, introductions to their staff and their intentions to implement service throughout Polk City.

5. **Public Hearings**

   a. Proposed Amendment to the Polk City Area II Urban Renewal Area
      
      i. Mayor Morse opened the Public Hearing at 6:17p.m. on the proposed amendment to the Polk City Area II Urban Renewal Area. City Clerk, Jenny Gibbons, said that the notice was published September 25 and no comments had been received for or against the amendment. City Manager, Chelsea Huisman, provided a report.
      
      **MOTION:** A motion was made by Vogel and seconded by Dvorak to close the public hearing at 6:19 p.m.
      
      **MOTION CARRIED UNANIMOUSLY**
      
      ii. **MOTION:** A motion was made by Walters and seconded by Vogel to approve Resolution 2020-114 to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Polk City Area II Urban Renewal Area
      
      **MOTION CARRIED UNANIMOUSLY**
      
      iii. **MOTION:** A motion was made by Sarchet and seconded by Walters to approve the First Reading of Ordinance 2020-1700 Providing for the Division of Taxes Levied on Taxable Property in the October 2020 Addition to the Polk City Area II Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa
      
      **MOTION CARRIED UNANIMOUSLY**
      
      a&b. **MOTION:** A motion was made by Sarchet and seconded by Walters to waive the Second and Third Reading and final consideration and adoption of Ordinance 2020-1700 Providing for the Division of Taxes Levied on Taxable Property in the October 2020 Addition to the Polk City Area II Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa
      
      **MOTION CARRIED UNANIMOUSLY**
      
      iv. **MOTION:** A motion was made by Walters and seconded by Vogel to approve the Resolution 2020-115 Setting a Date of Meeting at Which it is Proposed to Approve a Development Agreement with the Polk City Chamber of Commerce, Including Annual Appropriation Tax Increment Payments
      
      **MOTION CARRIED UNANIMOUSLY**

   b. Proposed Sale of Property
      
      i. Mayor Morse opened the Public Hearing at 6:25 p.m. on the proposed sale of property. City Clerk, Jenny Gibbons, said the notice was published October 2, 2020 and comments that had been received for or against the sale had been emailed to Mayor and Council for review. City Manager, Chelsea Huisman provided a report and reviewed the guidelines for conducting of the Public Hearing due to the number of people wishing to speak. The following residents made public comments:

      Justin Young, 814 Edgewater Drive
      Julie Hamm, 847 Edgewater Drive
      Ben Johnson, 800 S 3rd Street
      Tracy Lund, 100 W Grimes Street
      Michael Tapper, 609 Davis Street
      Kelly Hoffmeier, 818 Edgewater Drive
      Ashley Delaney, 909 Twelve Oaks Court
      Stephen Smith, 506 4th Street

      **MOTION:** A motion was made by Anderson and seconded by Dvorak to receive and file all written comments received to be made part of the public hearing record.
      
      **MOTION CARRIED UNANIMOUSLY**
MOTION: A motion was made by Vogel and seconded by Walters to close the public hearing at 6:50 p.m.
MOTION CARRIED UNANIMOUSLY

ii. MOTION: A motion was made by Vogel and seconded by Walters to approve Resolution 2020-116 making final determination on sale of interest in real property to Hy-Vee
Rob Wadle, Director, Real Estate provided an overview of a conceptual plan for if Hy-Vee were allowed to purchase the lot. Council discussed the proposed sale.
Yes: Walters, Vogel
No: Dvorak, Anderson, Sarchet
MOTION FAILED

6. Public Comments | NONE

7. Consent Items
MOTION: A motion was made by Walters and seconded by Vogel to approve the consent agenda items.
   a. City Council Meeting Minutes for September 28, 2020
   b. Receive and file the October 5, 2020 Parks Commission Meeting Minutes
   c. Parks and Recreation Director Report
   d. Claims listing October 12, 2020
   e. Accept Stephanie Campbell resignation from the Parks Commission effective immediately
   f. Accept tree carving gift from Polk City Community Foundation valued at $2500
   g. Receive and file the following for the Polk City Library
      i. September 2020 Director Report
      ii. September 2020 Library Stats Report
      iii. Annual Library Report
      iv. Annual Survey FY 20
      v. Library Patron Behavior Policy
   h. Resolution 2020-117 updating requested reimbursement for COVID19
   i. Approve pay increase for Dani Scott, Public Works Department GIS Specialist to $24.22 per hour effective October 13, 2020
   j. Set Nick Furness pay at $22.60 per hour for Construction Observer Position in Public Works effective October 13, 2020
   k. Receive and file the September 2020 Water Report
   l. Receive and file the NCG Meeting Minutes for October 5, 2020
MOTION CARRIED UNANIMOUSLY

8. Business Items
   a. MOTION: A motion was made by Sarchet and seconded by Dvorak to approve property purchase with Bruce Boland for 214 S 3rd Street in the amount of $178,365.10
   MOTION CARRIED UNANIMOUSLY
   b. MOTION: A motion was made by Anderson and seconded by Dvorak to approve Resolution 2020-118 approving an agreement on sidewalk expenses with North Polk Community School District
   MOTION CARRIED UNANIMOUSLY
   c. MOTION: A motion was made by Walters and seconded by Vogel to approve Second Reading of Ordinance 2020-1600 Stop and No Parking
   MOTION CARRIED UNANIMOUSLY
      i. MOTION: A motion was made by Sarchet and seconded by Walters to Waive the Third Reading
   MOTION CARRIED UNANIMOUSLY
   d. MOTION: A motion was made by Anderson and seconded by Walters to approve Third Reading of Ordinance 2020-1500 rezoning 31.8 acres located in the vicinity of 220 E Vista Lake Avenue from M-1, C-2, R-2 and R-3 to R-1 Single Family
   MOTION CARRIED UNANIMOUSLY
   e. MOTION: A motion was made by Dvorak and seconded by Anderson to approve Snyder and Associates Engineering August 2020 invoice in the amount of $39,986
   YES: Anderson, Sarchet, Vogel, Dvorak,
   ABSTAIN: Walters
   MOTION CARRIED

9. Reports & Particulars | Mayor, Council, City Manager, Staff, Boards, and/or Commissions
   • Council Member Anderson said he was proud of the Council and their conduct
   • Council Member Vogel thanked the Library for the annual report update and said it was impressive to see the efforts throughout the pandemic and appreciated the Library not having a full disruption of service.
• Council Member Walters encouraged residents to schedule an appointment with the Library to pick up a haunted house/gingerbread craft kit for the kiddos. He mentioned the vacancy on the Parks Commission and encouraged any residents interested should apply.
• Council Member Sarchet thanked Walters and Vogel for standing up for what they felt was right regarding the sale.
• Mayor Morse said the proposed sale and some comments around it had led to a challenging couple of weeks for everyone.

10. Adjournment
   MOTION: A motion was made by Anderson and seconded by Walters to adjourn at 8:13 p.m.
   MOTION CARRIED UNANIMOUSLY

Next Meeting Date – October 26, 2020

Attest

Jenny Gibbons, City Clerk

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Jason Morse, Mayor