-NOTICE OF A PUBLIC MEETING-
Governmental Body: Van Meter City Council
Date of Meeting: Monday, March 8th, 2021
Time/Place of Meeting: 7:00 p.m. – 910 Main Street

NOTE: All public comments require that an individual sign in at the beginning of the meeting. Comments will generally be limited to a maximum of three (3) minutes per person. Under Iowa law, the City Council is prohibited from discussing or taking any action on an item not appearing on its posted agenda. Any issue raised by public comment under the Citizen Hearing will be referred to staff for a decision on whether or not it should be placed on a future agenda. All comments from the public, Council, and Staff shall address the presiding officer, and upon recognition by the presiding officer, shall be confined to the question under debate, avoiding all indecorous language and references to personalities and abiding by the following rules of civil debate. • We may disagree, but we will be respectful of one another. • All comments will be directed to the issue at hand. • Personal attacks will not be tolerated.

Business Meeting Agenda:

1. Call to Order
2. Pledge of Allegiance
3. Introductions
4. Civility Statement
5. Approval of Agenda
6. Citizen Hearing
7. Consent Agenda:
    a. Minutes of the 2-8-2021 City Council Meeting
    b. March Claims List
    c. February Financial Statements
8. Public Hearing: An Ordinance Amending Chapter 165 Zoning Regulations Re: C-1 General Commercial District Standards
9. Action on an Ordinance Amending Chapter 165 Zoning Regulations Re: C-1 General Commercial District Standards
10. Public Hearing on Proposal to Enter into a General Obligation Water Improvement Loan Agreement
11. Resolution Taking Additional Action on Proposal to Enter into a General Obligation Water Improvement Loan Agreement and Providing for the Levy of Taxes to Pay General Obligation Water Improvement Bonds
12. Public Hearing on Proposed Fiscal Year 2022 Budget
13. Action on Resolution to Adopt the Fiscal Year 2022 Budget and Direct Staff to Certify the Budget
14. Action on Plats of Survey Submitted by Earl & Ardis Anderson Trust
    a. Engineers Comments
    b. Planning & Zoning Recommendation
15. Action on Resolution Re. Brookview Area Annexation Documents
16. Council, Staff, and Liaison Reports
17. Closed Session Pursuant to Iowa Code Chapter 21.5 Letter j
    a. "To discuss the purchase 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."
18. Reserved for Council Action Resulting from Closed Session
19. Adjournment

Date Posted: March 5th, 2021

Agenda Item #1 -
Call to Order

Submitted for:

Recommendation:

Sample Language:

Mayor: *The time is Seven O'clock PM on Monday March 8th, 2021 I hereby call this meeting of the Van Meter City Council to order.*

Agenda Item #2 -
Pledge of Allegiance

Submitted for:

Recommendation:

Sample Language:

Those Present Led by Mayor: *"I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all."*

Agenda Item #3 – Introductions

Agenda Item #4 -
Civility Statement

Submitted for:

Recommendation:

Sample Language:

Mayor: *Our organization is proud to participate in the Show Some Respect initiative from the Iowa Civility Project. The goal of the Show Some Respect campaign is to improve respect and civility in our community. To help achieve this goal, our expectations are that everyone will:*

1. *Listen attentively*
2. *Respect the opinions of others*
3. *Keep an open mind*
4. *Give constructive comments, suggestions & feedback*
5. *Avoid personal attacks*
6. *Remember the things we have in common*
7. *Value people, the process, and the results*

Agenda Item #5 –
Approval of the Agenda

Submitted for:
Action
Recommendation:
Approval
Sample Language:

Mayor: *Do I hear a motion to approve the agenda?*

City Councilmember _____: *So moved.*

City Councilmember _____: *Second.*

Mayor: *Roll call please.*

City Clerk: Brott ___; Lyon ___; Coyle ___; Herman ___; Meyer ___;

Mayor: *The agenda is adopted. Thank you.*

Agenda Item #6 –
Citizen Hearing

Submitted for:
Information
Recommendation:
N/A
Sample Language:

Mayor: *At this time I will recognize members of the public who have signed in and wish to address the City Council. Once given the floor you will have a maximum of three minutes to read your statement into the record.*

Under Iowa law, the City Council is prohibited from discussing or taking any action on an item not appearing on its posted agenda. Any issue raised by public comment under the Citizen Hearing will be referred to staff for a decision on whether or not it should be placed on a future agenda.

It is required that individuals addressing the City Council avoid all indecorous language, references to personalities, and abide by these two simple rules of civil debate:

- *We may disagree, but we will be respectful of one another.*
- *Personal attacks will not be tolerated.*

Agenda Item #7 –
Consent Agenda

Submitted for:
Action
Recommendation:
Approval
Sample Language:

Mayor: *Would staff please review the Consent Agenda.*

Staff: *Gives Review.*

Mayor: *Does the City Council wish to discuss any item on the consent agenda separately? If not, I would entertain a motion to approve a Resolution Adopting the Consent Agenda as it has been presented to us.*

City Councilmember _____: *So moved.*

City Councilmember _____: *Second.*

Mayor: *Roll Call Please.*

City Clerk: Brott ___; Lyon ___; Coyle ___; Herman ___; Meyer ___;

Mayor: *The Consent Agenda is adopted. Thank you.*

Consent Agenda Notes:

None

City of Van Meter, Iowa
City Council Minutes – 2-8-2021

1) The Van Meter City Council met for a regular council meeting on Monday, February 8th, 2021 at the Veterans Reception Center, 910 Main Street. Mayor Allan Adams called the meeting to order at 7:00PM. The following council members were present upon roll call: Travis Brott, Adam Coyle, Joe Herman, Lyn Lyon, and Steve Meyer. Mayor Adams and Councilmember Coyle attended via conference call due to illness.

   Staff present: City Attorney Gary Goudelock, City Administrator Kyle Michel, City Clerk Liz Thompson, Public Works Director Dave Herman, Police Chief Bill Daggett, and Library Director Kathleen Nubel.

2) Mayor Adams lead the Pledge of Allegiance.

3) Mayor Adams read a Civility Statement setting expectations of respect for the meeting.

4) Mayor Adams asked for a motion to approve the agenda. Meyer moved supported by Lyon to approve the agenda. On roll call the votes were as follows: Brott – YES; Herman – Yes; Lyon – YES; Coyle – YES; Meyer – YES

5) Citizen Hearing:

   a. Owen Stump – 2518 Brookview Court, provided background information on the ownership interests for Brookview Court.

6) Mayor Adams reviewed the consent agenda. Mayor Adams asked for a motion to adopt the consent agenda which included the following:

   a. Minutes of the 1-11-2021 City Council Meeting
   b. Minutes of the 2-1-2021 City Council Work Session
   c. February Claims list

CLAIMS REPORT

VENDOR	**REFERENCE**	**AMOUNT**
AFLAC	AFLAC PRETAX	164.92
AGSOURCE COOPERATIVE SERVICES	WA/SW TESTING	152.75
ALL AMERICAN TURF BEAUTY	CITY HALL YEARLY SERVICE	130.83
AMERICAN WATER WORKS ASSOC	MEMBERSHIP 04/1/21-3/31/22	90.00
ANDERSON SERVICE	REPAIR PUMP HOUSE HEAT	214.00
ARNOLD MOTOR SUPPLY	PW OIL & FILTER	28.38
AT&T MOBILITY	PD/FD PHONE SERVICE	240.88
BAKER & TAYLOR	LIBRARY MATERIALS	477.79
BLUE SOMBRERRO		3.00
BREEDING'S TRUE VALUE	FINANCE CHARGE	0.69
CARL OSTRANDER	BROOKVIEW LN SNOW REMOVAL	560.00
CENTURY LINK	PD/FD FAX LINE	34.01
DALLAS COUNTY NEWS	LEGAL PUBLICATIONS	246.21
DELTA DENTAL	EMPLOYEE DENTAL & VISION	383.52
DEMOSPHERE INTERNATIONAL INC	REC ONLINE PAYMENT	2.47
DEMOSPHERE INTERNATIONAL INC	REC ONLINE PAYMENT	150.00
EARLHAM SAVINGS BANK		25.00
EFTPS	FED/FICA TAX	4,215.64
EFTPS	FED/FICA TAX	3,427.09
ELAN CITY INC	SUBSCRIPTION MYCITYPOCKET	698.00
FIRE SERVICE TRAINING BUREAU	INSTR1 M BROWN	50.00
FORTE	WEB PROCESSING FEES	205.17
FORTE	POS PROCESSING FEES	9.32
GALLS LLC	PD UNIFOR R NGUYEN	304.97
HAWKEYE TRUCK EQUIPMENT	PW CUTTING EDGES SNOW BLADES	460.00
HEARTLAND COOP	WATER SHED LP	75.98
IOWA LAW ENFORCEMENT ACADEMY	ADMIN & EVAL MMPI R NGUYEN	325.00
IMFOA	2021 MEMBERSHIP MICHEL/THOMPSO	100.00
IOWA LEAGUE OF CITIES	2021 MUNICIPAL PRO WINTER SESS	176.00
IOWA ONE CALL	EMAIL LOCATES	15.30

IOWA PRISON INDUSTRIES	10 X 2 POST SQ X 8	223.78
IPERS	PROTECT IPERS	2,488.86
IPERS	ROUNDING DIFFERENCES 2020	0.13
JAY OLSON	REC PROGRAMMING SERVICES	1,850.00
JOHNSON CONTROL	SERVICE CALL	1,030.42
JUNGMANN CORPORATION	STREET SAND	358.97
KONICA MINOLTA	QUARTERLY BILLING SERVICE CONT	223.23
KURRENT ELECTRIC	FD ELECTRICAL WORK	290.25
LAURA KUNKEL	CLEANING SERVICES	100.00
LOWE'S	FD/LIB CABLE & CITY HALL TOILE	286.84
MEDIACOM	INTERNET SERVICES	276.90
MIDAMERICAN ENERGY	GAS/ELEC	2,556.27
MIDAMERICAN ENERGY	GAS/ELEC	2,794.67
MMIT BUSINESS SOLUTIONS GROUP	COPIER CONTRACT PD/FD	470.41
OFFICE DEPOT	PD OFFICE SUPPLIES	164.41
OVERHEAD DOOR CO OF DM INC	FD REPAIR & LABOR GARAGE DOOR	240.35
CITY OF VAN METER PARKS & REC	CASH TO PAY LL UMPIRES	380.00
RANGEMASTERS TRAINING CTR	AMMO, QUALIFICATION, NITE FIRE	239.96
SAM'S CLUB MC/SYNCB	PUB WORKS BATTERY CHARGER	39.99
SHELLY JAMES	CITY HALL 11/20, 12/20, 1/21	270.00
SOUTHERN IA COUNCIL OF GOV	MEMBERSHIP FY 2022	2,255.52
STIVERS FORD	PD BATTERY & SEAT REPAIRS	915.56
SYNCB/AMAZON	LIB MATERIALS & PD ITEMS	158.82
THE HARTFORD	EMPLOYEE HEALTH & DISAB	220.49
TREAS - ST OF IA SALES TX	4TH QRT 2020 WET	1,366.00
TREAS - STATE OF IOWA W/H	STATE TAX	613.00
TREVIN JENSEN	SOCCER REF	25.00
UNITYPOINT CLINIC	RANDOM DRUG SCREEN FEES	81.00
US POSTMASTER	FEB UT BILLS/NEWSLETTERS	213.50
VC3 INC	IT N BOX	1,519.88
VEENSTRA & KIMM INC	BUILDING PERMIT FEES	3,220.00
VERIZON WIRELESS	PHONE CHARGES	666.03
W DES MOINES WATER WORKS	W METRO REG DRINKING WA STUDY	1,009.54
WASTE CONNECTIONS	GARBAGE CONTRACT	8,175.73
WELLMARK	EMPLOYEE HEALTH INS	6,252.75
WELLMARK	EMPLOYEE HEALTH INS	7,523.17
WELLS FARGO CC	IOWA FIRE DUES	1,258.96
WELLS FARGO CC	CREDIT CARD EXPENSES	1,805.42
WEX BANK	PD GAS	1,087.07
WHITFIELD & EDDY PLC	LEGAL SERVICES	1,848.50
Accounts Payable Total		**67,468.30**

d. January Financial Statements

FUND	RECEIVED	DISBURSED
GENERAL	80,195.17	64,482.90
PARK OPERATIONS	6,632.83	4,166.48
GAS/ELEC FRANCHISE FEE	12,097.76	0.00
ROAD USE TAX	11,753.66	9,260.06
EMPLOYEE BENEFITS	92.17	10,040.74
EMERGENCY FUND	11.15	0.00
LOCAL OPTION SALES TAX	18,079.41	0.00
LIBRARY TRUST FUND	0.00	5,043.19
DEBT SERVICE	116.31	0.00
WATER	29,403.97	19,412.02
SEWER	21,261.54	19,803.28
********REPORT TOTAL*******	**179,643.97**	**132,208.67**

e. Resolution 2021-06 Approving Participation Re. Southern Iowa Council of Governments
f. Resolution 2021-07 Approving FY21 Public Works Truck Replacement Program
g. Resolution 2021-08 Approving Library Building Fund Transfer

h. Resolution 2021-09 Setting Date for Public Hearing Re. Ordinance Amending Chapter 165 Zoning Regulations

Lyon moved, supported by Meyer to approve the Consent Agenda. On roll call the votes were as follows: Brott – YES; Lyon – YES; Herman – YES, Coyle – YES; Meyer – YES

7) Tax Abatement Applications:
   a. Garage Addition – 728 Elm Street

   Lyon moved, supported by Brott to approve the tax abatement applications. On roll call the votes were as follows: Brott – YES; Lyon – YES; Herman – YES, Coyle – YES; Meyer – NO

8) Presentation from the Central Iowa Water Trails
   Overview presentation regarding the proposed governance structure for the Central Iowa Water Trails.

9) Public Hearing Fiscal Year 2022 Proposed Maximum Property Tax Dollars
   Mayor Adams opened the hearing for public comment at 7:30 PM
   Hearing no comments from the public, Mayor Adams closed the public hearing at 7:31 PM.

10) Resolution 2021-10 Approving FY2022 Maximum Property Tax Dollars
    Meyer moved, supported by Brott to approve the resolution.
    On roll call the votes were as follows: Brott – YES; Lyon – YES; Herman – YES; Coyle – YES; Meyer – YES

11) Resolution 2021-11 Setting Date for Public Hearing Re. Proposed FY2022 Budget
    City Administrator Michel indicated that now that the Council had approved the maximum property tax dollars for FY2022, a public hearing could be set for the adoption of the proposed FY2022 budget.
    Brott moved, supported by Lyon to set the date for a public hearing regarding the adoption of the Fiscal Year 2022 proposed for March 8th, 2021 during the regularly scheduled business meeting of the Van Meter City Council.
    On roll call the votes were as follows: Brott – YES; Lyon – YES; Herman – YES; Coyle – YES; Meyer – YES

12) Brookview Area Pre-Annexation Agreement
    Discussion ensued regarding the proposed draft pre-annexation agreement between the City and impacted unincorporated residents in the Brookview neighborhood area. Ben Clark – 2676 Brookview Lane was present to represent the Brookview Area residents. City Administrator Michel proposed that a work session with the unincorporated residents would be beneficial to finalize pre-annexation agreement language.

13) Public Hearing Ordinance 2021-06 Amending Chapter 92 Water Rates
    Mayor Adams opened the public hearing at 7:44 PM.
    Ben Clark – 2676 Brookview Lane was present to represent the unincorporated property owners, requesting that the Council consider the proposed ordinance to exempt the unincorporated Brookview area residents from the out-of-town water rate structure, indicating the progress made on the pre-annexation agreement and forthcoming annexation of the unincorporated properties.
    Mayor Adams closed the public hearing at 7:46 PM

14) Action on Ordinance 2021-06 Amending Chapter 92 Water Rates
    Discussion ensued regarding the proposed ordinance. Councilmember Coyle requested that if the Brookview Area annexation fails to move forward before the end of 2021 that Council revisit this matter to reenact the out-of-town rates for the impacted residents indicating that granting relief from the out-of-town rates was being considered due to good-faith efforts being made by the impacted residents and the City to move the annexation forward.
    Herman moved, supported by Lyon to approve the first reading of Ordinance 2021-06.
    On roll call the votes were as follows: Brott – NO; Lyon – YES; Herman – YES; Coyle – YES; Meyer – YES
    Herman moved, supported by Lyon to approve the second reading of Ordinance 2021-06.
    On roll call the votes were as follows: Brott – NO; Lyon – YES; Herman – YES; Coyle – YES; Meyer – YES
    Herman moved, supported by Lyon to approve the third reading of Ordinance 2021-06.
    On roll call the votes were as follows: Brott – NO; Lyon – YES; Herman – YES; Coyle – YES; Meyer – YES
    Lyon moved, supported by Herman to adopt Ordinance 2021-06.
    On roll call the votes were as follows: Brott – NO; Lyon – YES; Herman – YES; Coyle – YES; Meyer – YES

15) Action on Ordinance 2021-01 Amending Chapter 170 Subdivision Regulations Re. Park Dedication
Meyer moved, supported by Herman to approve the third reading of Ordinance 2021-01
On roll call the votes were as follows: Brott – YES; Lyon – YES; Herman – YES; Coyle – YES; Meyer – YES
Lyon moved, supported by Meyer to adopt Ordinance 2021-01
On roll call the votes were as follows: Brott – YES; Lyon – YES; Herman – YES; Coyle – YES; Meyer – YES

16) Action on Ordinance 2021-02 Adopting Chapter 173 Dedication of Parkland
Meyer moved, supported by Brott to approve the third reading of Ordinance 2021-02
On roll call the votes were as follows: Brott – YES; Lyon – YES; Herman – YES; Coyle – YES; Meyer – YES
Coyle moved, supported by Meyer to adopt Ordinance 2021-02
On roll call the votes were as follows: Brott – YES; Lyon – YES; Herman – YES; Coyle – YES; Meyer – YES

17) Action on Ordinance 2021-03 Adopting Chapter 101 Storm Water Management Utility
City Administrator Michel indicated that the base rates for the Storm Water Management Utility rate structure would be set to $0.00 until such time as Council wishes to amend the chapter by way of Ordinance to enact a rate structure. The primary purpose for adopting the management utility is to become eligible for storm water related funding mechanisms and to empower the Council to proactively address storm water management within the City of Van Meter.
Coyle moved, supported by Herman to approve the first and final reading of Ordinance 2021-03
On roll call the votes were as follows: Brott – YES; Lyon – YES; Herman – YES; Coyle – YES; Meyer – YES
Herman moved, supported by Coyle to adopt Ordinance 2021-03
On roll call the votes were as follows: Brott – YES; Lyon – YES; Herman – YES; Coyle – YES; Meyer – YES

18) Action on Ordinance 2021-04 Adopting Chapter 102 Stream Buffer Protection and Management
Brott moved, supported by Herman to approve the third reading of Ordinance 2021-04
On roll call the votes were as follows: Brott – YES; Lyon – YES; Herman – YES; Coyle – YES; Meyer – YES
Brott moved, supported by Meyer to adopt Ordinance 2021-04
On roll call the votes were as follows: Brott – YES; Lyon – YES; Herman – YES; Coyle – YES; Meyer – YES

19) Action on Ordinance 2021-05 Amending Chapter 70 Traffic Code Enforcement Procedures
Brott moved, supported by Lyon to approve the third reading of Ordinance 2021-05
On roll call the votes were as follows: Brott – YES; Lyon – YES; Herman – YES; Coyle – YES; Meyer – YES
Coyle moved, supported by Meyer to adopt Ordinance 2021-05
On roll call the votes were as follows: Brott – YES; Lyon – YES; Herman – YES; Coyle – YES; Meyer – YES

20) R16 Trail Engineer Agreement
Park and Rec Coordinator Jay Olson provided an overview of work to date regarding a potential trail project along R16 to connect the southern portion of town to the northern portion of town. Olson requested that Council take action to approve an engineering agreement with Bolton & Menk to help the City establish a trail alignment and cost assumptions so that the City could pursue grant funding in Fiscal Year 2022.
Lyon moved, supported by Meyer, to approve the agreement.
On roll call the votes were as follows: Brott – YES; Lyon – YES; Herman – YES; Coyle – YES; Meyer – YES

21) Water Booster Station Engineering Agreement
City Administrator Michel provided an overview of the scope of services proposed by City Engineer Bob Veenstra to update the designs of a booster station to be installed along R16 in Fiscal Year 2022.
Meyer moved, supported by Coyle, to approve the agreement with Veenstra & Kimm.
On roll call the votes were as follows: Brott – YES; Lyon – YES; Herman – YES; Coyle – YES; Meyer – YES

22) Building Inspection Services Request for Proposals
City Administrator Michel provided an overview of discussions occurring during work session with regards to a request for proposals for building inspections services with the alternate bid for rental inspections.

Coyle moved, supported by Lyon, to direct the City Administrator to publish the request for proposals as submitted with proposals due to City Hall no later than close of business, March 31st, 2021.
On roll call the votes were as follows: Brott – YES; Lyon – YES; Herman – YES; Coyle – YES; Meyer – YES

23) HWY R16 Road Repairs
City Administrator Michel provided an overview of road repairs necessary on HWY R16 resulting from backfill settling associated with the Van Meter School pedestrian tunnel project. City Administrator Michel requested that Council give consideration to pursuing a more permanent repair to this section of street to avoid the cyclic maintenance that would be required over the next three to five years.
Discussion ensued regarding whether Van Meter Schools should contribute to repairing the street which sustained damage as a result of their pedestrian tunnel project.
Herman moved, supported by Meyer, to direct the City Administrator to discuss the issue with City Engineer Bob Veenstra and request a contract for designing and bidding out a repair to the identified section of HWY R16, reporting on the issue to Council at the March 8th regular business meeting of the City Council where further discussion would ensue.
On roll call the votes were as follows: Brott – YES; Lyon – NO; Herman – YES; Coyle – YES; Meyer – YES

24) Resolution 2021-12 Approving a Memorandum of Understanding with West Des Moines Water Works
City Administrator Michel provided an overview of the memorandum of understanding with West Des Moines Water Works, indicating that the City would be unable to move forward with proposed water capital projects north of the Raccoon River without approval of the memorandum of understanding.
Meyer moved, supported by Lyon, to approve the resolution.
On roll call the votes were as follows: Brott – YES; Lyon – YES; Herman – YES; Coyle – YES; Meyer – YES

25) Resolution 2021-13 Setting Date for a Public Hearing on Proposal to Enter into a General Obligation Water Improvement Loan Agreement and to Borrow Money Thereunder in a Principal Amount not to Exceed $2,000,000.
City Administrator Michel provided an overview of the debt issuance process associated with the identified water improvement project scheduled for fiscal year 2022. The public hearing and subsequent action would be scheduled for the March 8th regular business meeting of the City Council. The hearing and subsequent action would provide Council with the legal authority to pursue debt issuances for the identified water improvement projects but issuing said debt would require additional hearings and actions of Council. The $2,000,000 not to exceed amount provides sufficient coverage for the estimated $1,500,000 worth of water improvement projects while leaving enough room to add to the project or account for construction bids coming in higher than estimates. Additionally, the hearing and subsequent action would enable Council to include the anticipated debt as part of the Fiscal Year 2022 budget, allowing the Council to collect debt service property tax revenues to apply towards the anticipated principal and interest payments in Fiscal Year 2022.
Coyle moved, supported by Herman, to approve the resolution, setting the public hearing date for March 8th, 2021 during the regularly scheduled business meeting of the City Council.
On roll call the votes were as follows: Brott – YES; Lyon – YES; Herman – YES; Coyle – YES; Meyer – YES

26) Reports
Park and Rec Coordinator Jay Olson reported that the Park and Rec Board was reviewing non-City rec field usage fees and would update the City website with the 2021 usage fee tables. Mr. Olson will continue to evaluate payment options and reservation systems to incorporate a system that would streamline the reservation and payment process for field usage. Priority would be given to City rec team practice and game scheduling which would be handled by Mr. Olson.

27) Adjournment
Lyon moved, supported by Herman, to adjourn the meeting. Motion carried unanimously.
Mayor Adams adjourned the meeting at 9:07 P.M.

Allan B. Adams, Mayor

ATTEST

Liz Thompson, City Clerk

CLAIMS REPORT

Check Range: 2/09/2021- 3/08/2021

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
ABSOLUTE REPAIR	FD TRUCK REPAIR		336.04		
ACCO	WATER CHEMICALS		548.00		
AFLAC	AFLAC PRETAX		164.92	11179411	2/19/21
AGSOURCE COOPERATIVE SERVICES	SW TESTING		317.25		
BAKER & TAYLOR	LIB MATERIALS		559.30		
BALDON HARDWARE	FOAM SEALANT		3.29		
BEACON ATHLETICS	REC MATERIALS		627.50		
BROKEN ARROW WEAR	UNIFORM		674.30		
CARL OSTRANDER	BROOKVIEW LN SNOW REMOVAL		520.00		
CULLIGAN	WATER COOLER/WATER & AUTO RENT		73.39		
DALLAS COUNTY NEWS	LEGAL PUBLICATIONS		516.90		
EARLHAM SAVINGS BANK			25.00	11179412	2/12/21
EFTPS	FED/FICA TAX	3,395.27		11179410	2/19/21
EFTPS	FED/FICA TAX	3,407.12	6,802.39	11179417	3/05/21
ELECTRONIC ENGINEERING	BATTERIES		300.76		
FIRE SERVICE TRAINING BUREAU	7TH ESSENTIALS OF FIRE FIGHT		609.00		
FORTE	POS CREDIT CARD PROCESSING	20.17		11179413	2/28/21
FORTE	WEB CREDIT CARD PROCESSING	214.35	234.52	11179414	2/28/21
GALLS LLC	DUTY HOLSTER FOR TASER		150.00		
GRAINGER	FD MOTOR 5 HP 56 HZ		320.00		
IA ASSOC OF MUNICIPAL UT	2021-22 WATER MEMBER DUES		682.00		
EMERGENCY SERVICE MARKETING CO	YR 3 OF 5 YR SUBSCRIPTION		660.00		
IOWA LAW ENFORCEMENT ACADEMY	BROWN & REISETTER TRAINING		150.00		
IOWA TITLE COMPANY	REPORT OF LIENS/TITLE CERT		150.00		
IPERS	PROTECT IPERS		2,437.76	11179408	2/19/21
JAY OLSON	REC PROGRAMMING SERVICES		1,850.00		
JUNGMANN CORPORATION	FILL SAND		660.24		
LAURA KUNKEL	CLEANING SERVICES		100.00		
LOWE'S	CITY HALL SUPPLIES		12.98		
MATHESON TRI GAS INC	OXYGEN	110.44		30099	2/10/21
MATHESON TRI GAS INC	OXYGEN	100.72	211.16		
MENARDS	SCREWS FOR DUGOUT REPAIRS		53.85		
MITEL	PHONE SERVICES		531.86		
NEWCOM TECHNOLOGIES INC	21/22 SOFTWARE MAINTENANCE		350.00		
NORTHERN TOOL & EQUIPMENT	COMPRESSOR MOTOR OIL		25.50		
OFFICE DEPOT	PAPER & OFFICE SUPPLIES		102.58		
PRAETORIAN DIGITAL	POLICEONE ACADEMY FEES		1,845.00		
SYNCB/AMAZON	LIB PROGRAMMING & MATERIALS		114.84		
THE HARTFORD	EMPLOYEE LIFE & DISAB		220.49	11179415	2/28/21
TREAS - ST OF IA SALES TX	2021 JAN 1-31 WET		1,367.00	11179407	2/10/21
TREAS - STATE OF IOWA W/H	STATE TAX		619.00	11179409	2/19/21
UNITYPOINT CLINIC	TESTING FEES		3.00		
UPHDM OCCUPATIONAL MEDICINE	DRUG TESTING FEES		81.00		
US POSTMASTER	MARCH UT BILLS/NEWSLETTERS		218.79	30100	2/25/21
VC3 INC	IT N BOX		1,519.88		
WASTE CONNECTIONS	GARBAGE CONTRACT		8,270.40		
WEX BANK	PD GAS		919.63	11179416	2/28/21

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
WHITFIELD & EDDY PLC	LEGAL SERVICES		1,507.00		
			==========		
	Accounts Payable Total		37,446.52		
	Invoices: Paid		13,119.94		
	Invoices: Scheduled		24,326.58		

CLAIMS REPORT
CLAIMS DEPT SUMMARY

DEPT	NAME	AMOUNT
050	LIABILITIES	10,024.07
110	POLICE	2,032.97
150	FIRE	4,196.30
160	AMBULANCE	211.16
210	ROADS, BRIDGES, SIDEWALKS	1,393.07
290	GARBAGE	8,270.40
410	LIBRARY	937.15
440	RECREATION	2,531.35
450	CEMETERY	3.29
520	ECONOMIC DEVELOPMENT	150.00
620	CLERK/TREASURER/ADM	464.91
640	LEGAL SERVICES/ATTORNEY	2,258.46
810	WATER	3,723.43
815	SEWER/SEWAGE DISPOSAL	1,249.96
	TOTAL DEPARTMENTS	37,446.52

CLAIMS REPORT
CLAIMS FUND SUMMARY

FUND	NAME	AMOUNT
001	GENERAL	21,531.52
059	PARK OPERATIONS	2,531.35
110	ROAD USE TAX	2,205.81
112	EMPLOYEE BENEFITS	133.19
182	LIBRARY TRUST FUND	2,174.38
600	WATER	5,946.46
610	SEWER	2,923.81
	TOTAL FUNDS	37,446.52

CITY OF VAN METER

Bank Reconciliation/Financial Summary - Month/Year: February 2021

Treasurer's Report	
Book Balance, Beginning of Month:	**$3,044,592.48**
Add: Total Revenues this Month: with transfers	$112,964.93
Less: Total Expenditures this Month: with transfers	($74,109.77)
Add: Δ Liability	$337.45
Book Balance End of Month:	**$3,083,785.09**

Bank Reconciliation	
Checking Account Balance End of Month:	$2,832,766.05
Less: Outstanding Transactions (Cash Report):	$689.04
Adjusted Checking Account Balance:	**$2,833,455.09**
Currency	
Petty Cash: (res Nov 2004)	$100.00
Change Fund:	$30.00
Concessions Change Fund: (Res 2015-24)	$200.00
Total Currency:	**$330.00**
Investments: (Interest for month included)	
Certificate of Deposit/ESB	$250,000.00
Total Investments:	**$250,000.00**
Total of Bank Statements End of Month	**$3,083,785.09**

Difference:	**$0.00**
Note(s):	

Verify: Mayor or Mayor Pro Tem:

BANK CASH REPORT
2021

FUND	BANK GL	NAME	JANUARY CASH BALANCE	FEBRUARY RECEIPTS	FEBRUARY DISBURSMENTS	FEBRUARY CASH BALANCE	OUTSTANDING TRANSACTIONS	FEB BANK BALANCE
		CHECKING-EARLHAM SAVINGS						
BANK		CHECKING-EARLHAM SAVINGS						2,832,840.34
	001	CHECKING - GENERAL	25,244.53-	18,565.02	39,784.37	46,463.88-	4,959.31	
	049	CHECKING - VEHICLE INSPECTION	38,491.91-	0.00	0.00	38,491.91-		
	051	CHECKING - LIBRARY BUILDING	4,491.62	0.00	0.00	4,491.62		
	052	CHECKING - PW VEHICLE REPLACE	7,000.00	0.00	0.00	7,000.00		
	053	CHECKING - FD VEHICLE REPLACE	18,044.93	0.00	0.00	18,044.93		
	054	CHECKING - POLICE VEHICLE REP	10,518.75	0.00	0.00	10,518.75		
	055	CHECKING - 1ST RES VEHICLE REP	1,115.07	0.00	0.00	1,115.07		
	056	CHECKING - TECHNOLOGY REPLACE	5,000.00	0.00	0.00	5,000.00		
	057	CHECKING - BUILDING REPAIR RES	0.00	0.00	0.00	0.00		
	058	CHECKING - FARMERS MARKET	28.08	0.00	0.00	28.08	300.00	
	059	PARK OPS CHECKING	22,357.38	20,323.40	2,445.01	40,235.77	2,239.72	
	060	CHECKING	219,577.80	192.47	0.00	219,770.27		
	110	CHECKING - ROAD USE TAX	33,622.93	8,880.18	6,003.89	36,499.22	1,023.74	
	112	CHECKING - EMPLOYEE BENEFITS	93,670.46	484.41	3,089.56	91,065.31		
	119	CHECKING - EMERGENCY FUND	3,560.84-	58.59	0.00	3,502.25-		
	121	CHECKING - L.O.S.T.	482,455.05	15,211.13	0.00	497,666.18		
	125	CHECKING - TIF CR ESTATE	105,007.43	144.60	0.00	105,152.03		
	126	CHECKING - TIF WH PINES SUBDIV	95,914.48	0.00	0.00	95,914.48		
	127	CHECKING - TIF POLK CO BANK	68,584.38	0.00	0.00	68,584.38		
	128	CHECKING - TIF STANDBROUGH	36,450.64	0.00	0.00	36,450.64		
	129	CASH	331,791.14	0.00	0.00	331,791.14		
	180	CHECKING - PARK/REC TRUST	14,286.75	0.00	0.00	14,286.75		
	181	CHECKING - REC TRUST	1,893.32	0.00	0.00	1,893.32		
	182	CHECKING - LIBRARY TRUST	56,009.89	707.33	5,905.28	50,811.94	1,201.22	
	183	CHECKING - VM COMMUNITY BETTER	7,777.87	0.00	0.00	7,777.87		
	184	CHECKING - CDBG HOUSING PROJ	0.00	0.00	0.00	0.00		
	185	CHECKING - REC CAPITAL	717.46	0.00	0.00	717.46		
	186	CHECKING - SITE CERT/WA	18,170.62	0.00	0.00	18,170.62		
	200	CHECKING - DEBT SERVICE	319,275.69	625.80	0.00	319,901.49		
	205	CHECKING - WATER DEBT SERVICE	0.00	0.00	0.00	0.00		
	213	CHECKING - DEBT SERVICE-LIFT	0.00	0.00	0.00	0.00		
	300	CHECKING - SIDEWALK PROJECT	0.00	0.00	0.00	0.00		
	500	CHECKING - PERPETUAL CARE	22,500.00	0.00	0.00	22,500.00		
	600	CHECKING - WATER	712,127.06	34,970.11	14,822.42	732,274.75	2,942.36	
	606	CHECKING - WATER MAIN PROJ	35,564.79	0.00	0.00	35,564.79		
	610	CHECKING - SEWER	157,606.17	19,164.43	8,084.33	168,686.27	1,846.34	
	612	CHECKING - LAGOON DEBT SERVICE	20,000.00-	0.00	0.00	20,000.00-		
		DEPOSITS					15,211.13	
		WITHDRAWALS					9.40	
		CHECKING-EARLHAM SAVINGS TOTAL	2,794,262.48	119,327.47	80,134.86	2,833,455.09	689.04-	2,832,766.05

WARNING - BANK TOTALS DO NOT EQUAL THE GENERAL LEDGER ACCOUNT TOTALS DIFFERENCE --> 74.29-

9/2021	Transaction cleared on statement was entered in a future period.	1,237.95
2/28/2021	Calculated Statement Balance	2,834,078.29

FUND	BANK GL	NAME NAME	JANUARY CASH BALANCE	FEBRUARY RECEIPTS	FEBRUARY DISBURSMENTS	FEBRUARY CASH BALANCE	OUTSTANDING TRANSACTIONS	FEB BANK BALANCE
		SAVINGS-WELLS FARGO						
BANK		SAVINGS-WELLS FARGO						
001		SAVINGS/CD'S	0.00	0.00	0.00	0.00		
052		SAVINGS/CD'S	0.00	0.00	0.00	0.00		
053		SAVINGS/CD'S	0.00	0.00	0.00	0.00		
055		SAVINGS/CD'S	0.00	0.00	0.00	0.00		
056		SAVINGS/CD'S	0.00	0.00	0.00	0.00		
181		SAVINGS/CD'S	0.00	0.00	0.00	0.00		
183		SAVINGS/CD'S	0.00	0.00	0.00	0.00		
600		SAVINGS/CD'S	0.00	0.00	0.00	0.00		
		SAVINGS-WELLS FARGO TOTALS	0.00	0.00	0.00	0.00	0.00	0.00
		IPAIT						
BANK		IPAIT						
051		IPAIT	0.00	0.00	0.00	0.00		
110		IPAIT	0.00	0.00	0.00	0.00		
180		IPAIT	0.00	0.00	0.00	0.00		
182		IPAIT	0.00	0.00	0.00	0.00		
		IPAIT TOTALS	0.00	0.00	0.00	0.00	0.00	0.00
		PETTY CASH						
BANK		PETTY CASH						330.00
001		PETTY CASH	100.00	0.00	0.00	100.00		
059		PETTY CASH	200.00	0.00	0.00	200.00		
600		PETTY CASH	30.00	0.00	0.00	30.00		
		PETTY CASH TOTALS	330.00	0.00	0.00	330.00	0.00	330.00
		Earlham Savings Bank						
BANK		Earlham Savings Bank						250,000.00
049		SAVINGS/CD'S	38,491.91	0.00	0.00	38,491.91		
051		SAVINGS/CD'S	1,186.72	0.00	0.00	1,186.72		
054		SAVINGS/CD'S	5,631.25	0.00	0.00	5,631.25		
057		SAVINGS/CD'S	3,000.00	0.00	0.00	3,000.00		
125		SAVINGS/CD'S	40,000.00	0.00	0.00	40,000.00		
126		SAVINGS/CD'S	40,000.00	0.00	0.00	40,000.00		
127		SAVINGS/CD'S	10,000.00	0.00	0.00	10,000.00		
180		SAVINGS/CD'S	20,613.79	0.00	0.00	20,613.79		
182		SAVINGS/CD'S	16,870.91	0.00	0.00	16,870.91		
500		SAVINGS/CD'S	9,100.00	0.00	0.00	9,100.00		
610		SAVINGS/CD'S	30,615.42	0.00	0.00	30,615.42		
612		SAVINGS/CD'S	34,490.00	0.00	0.00	34,490.00		
		Earlham Savings Bank TOTALS	250,000.00	0.00	0.00	250,000.00	0.00	250,000.00

BANK CASH REPORT
2021

BANK NAME FUND GL NAME	JANUARY CASH BALANCE	FEBRUARY RECEIPTS	FEBRUARY DISBURSMENTS	FEBRUARY CASH BALANCE	OUTSTANDING TRANSACTIONS	FEB BANK BALANCE
TOTAL OF ALL BANKS	3,044,592.48	119,327.47	80,134.86	3,083,785.09	689.04-	3,083,096.05

TREASURER'S REPORT
CALENDAR 2/2021, FISCAL 8/2021

	ACCOUNT TITLE	LAST MONTH END BALANCE	RECEIVED	DISBURSED	CHANGE IN LIABILITY	ENDING BALANCE
001	GENERAL	25,144.53-	16,529.65	37,837.78	88.78	46,363.88-
049	VEHICLE INSPECTION FUND	.00	.00	.00	.00	.00
051	LIBRARY BUILDING FUND	5,678.34	.00	.00	.00	5,678.34
052	PW-VEHICLE REPLACEMENT	7,000.00	.00	.00	.00	7,000.00
053	FD-VEHICLE REPLACEMENT	18,044.93	.00	.00	.00	18,044.93
054	VEHICLE REPLACEMENT-POL	16,150.00	.00	.00	.00	16,150.00
055	VEHICLE REPLACEMENT-FIR	1,115.07	.00	.00	.00	1,115.07
056	TECHNOLOGY REPLACEMENT-	5,000.00	.00	.00	.00	5,000.00
057	BUILDING REPAIR RESERVE	3,000.00	.00	.00	.00	3,000.00
058	FARMERS MARKET	28.08	.00	.00	.00	28.08
059	PARK OPERATIONS	22,557.38	20,323.40	2,445.01	.00	40,435.77
060	GAS/ELEC FRANCHSIE FEE	219,577.80	192.47	.00	.00	219,770.27
110	ROAD USE TAX	33,622.93	8,880.18	6,067.92	64.03	36,499.22
112	EMPLOYEE BENEFITS	93,670.46	484.41	3,089.56	.00	91,065.31
119	EMERGENCY FUND	3,560.84-	58.59	.00	.00	3,502.25-
121	LOCAL OPTION SALES TAX	482,455.05	15,211.13	.00	.00	497,666.18
125	TIF-CR ESTATE	145,007.43	144.60	.00	.00	145,152.03
126	TIF-WH PINES SUBDIVISIO	135,914.48	.00	.00	.00	135,914.48
127	TIF-POLK CO. BANK	78,584.38	.00	.00	.00	78,584.38
128	TIF-STANDBROUGH	36,450.64	.00	.00	.00	36,450.64
129	TIF ORIGINAL (420-844)	331,791.14	.00	.00	.00	331,791.14
180	PARK TRUST FUND	34,900.54	.00	.00	.00	34,900.54
181	REC TRUST	1,893.32	.00	.00	.00	1,893.32
182	LIBRARY TRUST FUND	72,880.80	.00	5,197.95	.00	67,682.85
183	VM COMMUNITY BETTERMENT	7,777.87	.00	.00	.00	7,777.87
184	CDBG/HOUSING PROJECT	.00	.00	.00	.00	.00
185	REC CAPITAL FUND	717.46	.00	.00	.00	717.46
186	SITE CERT/WA PROJECT	18,170.62	.00	.00	.00	18,170.62
200	DEBT SERVICE	319,275.69	625.80	.00	.00	319,901.49
205	DEBT SERVICE-WATER	.00	.00	.00	.00	.00
213	DEBT SERVICE-LIFT STATI	.00	.00	.00	.00	.00
300	SIDEWALK CAPITAL PROJEC	.00	.00	.00	.00	.00
500	CEMETARY-PERPETUAL CARE	31,600.00	.00	.00	.00	31,600.00
600	WATER	712,157.06	31,350.33	11,304.09	101.45	732,304.75
606	WATER MAIN PROJECT	35,564.79	.00	.00	.00	35,564.79
610	SEWER	188,221.59	19,164.37	8,167.46	83.19	199,301.69
612	DEBT SERVICE-SEWER LAGO	14,490.00	.00	.00	.00	14,490.00
	Report Total	3,044,592.48	112,964.93	74,109.77	337.45	3,083,785.09

Agenda Item #8 –
Public Hearing: C-1 Zoning Update

Submitted for:
Discussion
Recommendation:
NA
Sample Language:

Mayor: *I would entertain a motion to open the public hearing.*

City Councilmember _____: *So moved.*

City Councilmember _____: *Second.*

Mayor: *Roll Call Please.*

City Clerk: Brott ___; Lyon ___; Coyle ___; Herman ___; Meyer ___;

Mayor: *The public hearing is now open at _____ pm. Does anyone present wish to be heard regarding this matter?*

Staff Report as needed

Mayor: *I would entertain a motion to close the public hearing.*

City Councilmember _____: *So moved.*

City Councilmember _____: *Second.*

Mayor: *Roll Call Please.*

City Clerk: Brott ___; Lyon ___; Coyle ___; Herman ___; Meyer ___;

Mayor: *The public hearing is now closed at _____ pm.*

PUBLIC HEARING NOTICE

Notice is hereby given that there is now on file for public inspection in the office of the City Clerk of Van Meter, Iowa, an Ordinance making amendment to Chapter 165: Zoning Regulations of the Van Meter Code of Ordinances.

The Van Meter City Council will consider adopting an Ordinance to amend section 14 C-1 General Commercial District regulations.

The City Council will meet at seven o'clock p.m. on the 8th day of March, 2021 at the Veterans Reception Center, 910 Main Street, at which time any citizen of Van Meter, Iowa, or any other person having an interest in the proposed Ordinance may appear and be heard for or against the adoption of the proposed Ordinance or any part thereof.

COVID-19 Notice: In the event that it is impossible to meet in person due to the ongoing COVID-19 pandemic, this meeting will occur online in a digital format. Online meeting details can be obtained at www.vanmeteria.gov or by emailing City Hall at info@vanmeteria.gov.

Liz Thompson
CITY CLERK
CITY OF VAN METER, IOWA

Agenda Item #9 –
Action on Ordinance Amending Chapter 165 Zoning Regulations

Submitted for:
Action
Recommendation:
Approval
Sample Language:

Motion to make this reading the first and final reading of an Ordinance amending Chapter 165 Zoning Regulations, waiving the requirement for subsequent readings and moving to approval and adoption of said Ordinance.

City Councilmember _____: *So moved.*

City Councilmember _____: *Second.*

Mayor: *Roll Call Please.*

City Clerk: Brott ___; Lyon ___; Coyle ___; Herman ___; Meyer ___;

ORDINANCE NO. 2021-07

AN ORDINANCE AMENDING CHAPTER 165, SECTION 14, C-1 GENERAL COMMERCIAL DISTRICT

BE IT ENACTED by the City Council of the City of Van Meter, Iowa, that:

SECTION 1. Pursuant to published notice and following public hearing on the 8th day of March, 2021, there is hereby adopted by the City of Van Meter, Iowa, an Ordinance amending "Chapter 165, Section 14, C-1 General Commercial District" of the Van Meter Code of Ordinances.

Chapter 165, Section 14 of the Van Meter Code of Ordinances is repelled and replaced as follows. All headings or subheadings referencing Chapter 165, Section 15 are amended to reflect that same changes listed herein:

165.15 "C-1" River Front Commercial District

A. Intent. The River Front Commercial District is intended for the conduct of general business to which the public requires direct and frequent access. The regulations set forth in this section are meant to achieve the following purposes:

1. To protect commercial development against the establishment of uses which would create hazards, dust, odors, smoke or other objectionable influences or heavy trucking traffic.
2. To provide appropriate space for strengthening the economic base of the community.
3. To conserve the value of existing commercial buildings.
4. To encourage pedestrian movement in a developed downtown.
5. To encourage minimum development standards that will aid to unify the appearance of the district.

B. Applicability. The standards identified in this Chapter shall apply in the following circumstances, and are subject to the site plan submittal and review procedure as identified in Chapter 167.04 of the Municipal Code:

1. New construction of a building(s);
2. Reconstruction of a building(s);
3. Addition and/or expansion to an existing building by 20% or more of the gross area of the existing building;
4. Remodeling of a building when the building permit value is $25,000 or more. The value is for collective value of improvements and/or development and shall not be circumvented by applying for multiple permits under the established value.

5. The change of surface material type of an off-street parking area, including a material overlay process(es) and/or the expansion of a parking area, of any surface type, by more than 20% of the existing surface lot area.

C. Permitted Uses.

1. Private clubs, lodges, or veterans' organizations.
2. Hospitals, clinics, nursing, and convalescent homes.
3. Any retail business or service establishment, including but not limited to the following:
   a. Animal hospitals, veterinary clinics.
   b. Bank, savings, and loan associations.
   c. Barber shop or beauty parlor.
   d. Clothing, sporting goods store.
   e. Drugstore
   f. Florist shop
   g. Furniture, appliance store and repair. Grocery store or supermarket.
   h. Hardware store, plumbing and heating.
   i. Jewelry Store
   j. Laundries and launderettes.
   k. Office building, business and professional.
   l. Photographic studio, camera shop.
   m. Printing shop
   n. Restaurant, drive-in restaurant.
   o. Tavern and night club, provided that it is not within three hundred (300) feet of an "R" District; church, school, or convalescent home.
4. Mixed Use Structure, commercial and residential where the residential use is secondary to the commercial use and where the residential use that is located on the ground floor is less than 40% of the ground floor area and is not located on the primary street façade of the ground floor. No residential occupancy shall be permitted until the commercial use of a lot within this district is complete and a certificate of occupancy is issued.
5. Any and all uses permitted under "C-0" classification.
6. An exception is allowed in this district to Section 165.04(8) of the Municipal Code, Number of Uses on One Lot. More than one principal use is allowable on one lot.

D. Accessory Uses.

1. Any and all accessory uses permitted under the "R-3" Classification.

E. Signs

1. No exterior attached sign may project over any street line or extend more than six (6) feet over any building line, whether attached thereto or to any other structure.

In no case shall any sign project more than or eighteen (18) inches from the building wall and must be at least seven (7) feet above grade.

2. The total area of all signs pertaining to the use of or business conducted in any building shall be no greater than fifteen (15) percent of the wall area on which they are located.
3. Indirectly illuminated signs shall be illuminated by artificial light reflecting from the sign face and the light source shall not be visible from any street right-of-way.
4. Internally illuminated signs shall not be moving, rotating , flashing or strobe.
5. Message center signs can display a message in a stop position for a minimum of 5 seconds and then display then next message. The message cannot rotate, flash, strobe or scroll. The message center component shall not exceed 20% of the total sign area.
6. Where the lot adjoins an "R" district, the exterior sign shall be attached flat against the building and shall not face the side of the adjacent lot located in the "R" district; however, this does not apply to the side of the building which is opposite that side adjoining the "R" district.
7. A sign, free-standing, or ground (a sign which is supported by one or more uprights or braces in or upon the ground and not attached to any building or wall) shall not exceed thirty-two (32) square feet in area on each side and shall have a setback of fifteen (15) feet from the property line.
8. Signs Types – Prohibited
    i. The following sign types shall not be permitted:
        1. Pole Signs
        2. Above peak roof signs
        3. Off-premise signs

F. Area Regulations.

1. Lot Area. The minimum lot area shall be the same as that in the "R-3" classification for dwelling units; there is no minimum requirement for any other building. There shall be no minimum lot area for a mixed use, commercial and residential development.
2. Lot Width. There shall be no minimum lot width required.
3. Yard Width.
    a. The minimum front yard depth shall be twenty-five (25) feet, except as described below where the minimum setback shall be reduced to no less than the front yard depth of adjacent C-1 zoned properties.
        1. Area One: Properties with frontage on Wilson Street located between Main Street and Grant Street.
        2. Area Two: Properties with frontage on Grant Street between Wilson Street and West Street.
    b. The minimum rear yard depth shall be twenty-five (25) feet.
    c. For each one (1) foot that the front yard is increased over twenty-five (25) feet, the rear yard may be decreased proportionately, except that where the

rear yard adjoins the side lot line of a lot in an "R" District, there shall be a minimum rear yard of ten (10) feet adjacent to said side lot line and except as described below where the rear yard setback may be reduced to 10 feet.

1. Area One: Properties with frontage on Wilson Street located between Main Street and Grant Street.
2. Area Two: Properties with frontage on Grant Street between Wilson Street and West Street.

d. The side yard required for residential uses shall be the same as that for the "R-3" classification. There shall be no minimum requirement for any permitted uses, except when adjoining any "R-1", "R-2", "R3" District, or street right-of-way, in which case shall be fifteen (15) feet.

4. Building Height. The maximum height shall be three (3) stories, or forty-five (45) feet.

G. Off Street Parking and Loading Requirements

1. Parking lots should be effectively landscaped with trees and shrubs to reduce the visual impact of glare from headlights and parking lot lights and the view from public right-of-way and adjoining properties.
2. The parking space requirements listed in Section 165.34 and 165.35 Off-Street Loading and Off-Street Parking regulation in the City of Van Meter Zoning Ordinance shall be incorporated except for as follows:

   a. Properties south of Grant Street with frontage on Wilson, West, or Grant shall have no off-street parking minimum standards.

   b. Properties north of Grant Street with frontage on Wilson, West or Grant shall provide off-street parking at the minimum standard required to provide sufficient staff parking for the proposed business use as recommended by the City Engineer through a review of the proposed site plan.

   c. All mixed-use structures containing residential uses shall provide a minimum of one (1) off-street parking stall for each residential unit.

   d. Off-street parking requirements can be satisfied via shared parking agreements should off-street parking requirements be impossible to meet on the proposed lot. In such instances, shared parking agreements must be included with site plan submittals and shall be drafted in such a way that they run with the land.

3. Required parking spaces shall have a minimum size of nine (9) feet wide by eighteen (18) feet long exclusive of access drives, aisles, or ramps. The length of parking stalls may be reduced to sixteen and one-half (16 1/2) feet including wheel stops if an additional one and one-half (1 1/2) feet is provided for the overhang of wheels.

4. Parking spaces shall be oriented so that no vehicle is required to back directly into a street right-of-way.
5. All exterior parking light structures shall be designed in conjunction with the overall architectural theme of the project. Parking areas shall be designed to minimize headlights shining into residential properties.
6. Uses which predominately occur during different times may share parking if it can be demonstrated that collectively the minimum number of parking spaces is provided at all time.
7. Parking lots shall be located in the rear of all commercial uses or on the side. Parking located on the side is allowable in accordance with the following:
    a. The parking must not extend into the required front yard setback.
    b. A single parking aisle with parking on one side, which is adjacent to the building, and meets the minimum dimension of the City's parking space requirements, is allowable.
8. Parking areas shall be set back 5 feet from the property line and shall be landscaped with vegetation and or turf. This requirement can be waived where parking lots adjoin and have cross access agreements/easements.

H. General Provisions

1. Chain link fences shall not be allowed. Fences shall not exceed 4-feet in height when located in the front yard setback and may not exceed 6-feet in height when located in the side or rear side yard.
2. Paving shall not be allowed over or through the City-owned right-of-way in front of any Commercial use, except for driveways providing access to an approved parking lot.
3. Minimum off-street parking requirements must be contained entirely outside of the public right-of way.
4. All regular business must take place inside a structure, except for authorized outdoor dining or an authorized special/seasonal event permit.
5. Multiple buildings are allowed on one zoning lot.
6. Exterior storage of goods and equipment is not permitted.
7. Only one driveway approach shall be permitted on each street frontage, of each premise. At locations where driveways are not shared with an adjoining property each driveway shall be placed in such a way as to not impede the visual clearance to access the public street.
8. Service bays and drives, trash receptacles and dumpster areas shall be oriented in such a way that in the process of loading or unloading, no vehicle will block the passage of other vehicles on the service drive or extend into any other public or private street.
9. A five feet wide as constructed or designated, accessible, pedestrian route shall be installed on each property to connect each building's primary access door with the public sidewalk located in the public street right-of-way. An accessible route may be designated with painted markings on parking lot pavement.

I. Design Guidelines.

1. All attached or detached garages shall be placed towards the rear of a building except on a corner, where the side may also be allowed. These can be accessed via privately controlled lanes and alleyways.
2. One story commercial buildings shall be constructed to appear of greater height in relation to the street. This can be achieved through the use of pitched roofs with dormers or gables facing the street, a higher parapet, and/or the use of an intermediate cornice line to separate the ground floor and the upper level.
3. Driveway locations shall be spaced such that they are at least 5 feet from any adjacent driveway.
4. Shared driveways are allowed.
5. Accessory structures shall not be placed in such a manner that they extend in front of the rear building line of the primary structure.

J. Architectural Standards

1. The front façade, or any façade that directly abuts a public right-of-way including a street side yard of any building shall be at least fifty (50) percent brick or masonry stone.
2. All sides of buildings visible from the public right-of-way shall be architecturally treated to produce an aesthetically pleasing facade that is compatible with surrounding buildings and cohesive as development block. Exterior materials of commercial quality shall include brick, stone masonry, stucco like exterior systems, pre-cast concrete wall panels, or other like material. Painted concrete block or flat poured concrete walls are not allowed unless the blocks include an architectural finish and an articulated pattern that varies the block sizes, horizontal face alignment, and/or the coursing and vertical joints.
3. Exterior building walls may also be constructed of wood, fiber cement board, architectural concrete masonry units that contain variances in texture and/or integral color, vinyl, aluminum, or steel lap siding, or corrugated metal only when at least seventy-five (75) percent of the street facade is constructed of approved masonry. In cases where the structure is viewable from a public right-of-way or space the structure shall utilize the above materials on all building elevations. Smooth face concrete masonry units shall not be allowed.
4. All rooftop mechanicals must be placed or screened in such a way that they are not visible from any public street, alleyway, or park. Rooflines should have the appearance of a flat structure. In instances where a peaked or gable roof is existing and will not be modified structurally, design elements shall be designed such that the roof appears to be flat and screened in such a way that the peak of the structure is not visible. This regulation shall apply to property as follows:

a. Properties with frontage on Grant Street,Wilson Street and West Street.

5. The front façade and street side façade of any new non-residential building shall be comprised of at least fifty (50) percent windows and doors at the ground level.
6. Accessory structures shall be constructed of similar and/or complimentary materials as the primary structure and shall be required to be compromised of at least twenty-five (25) percent windows and doors at the ground level.
7. Accessory structures that are not open for business to the pubic are exempt from the window and door requirements of #5 above provided they are placed between the rear of the primary building and rear yard setback and are not visible from the public street. The structure is subject to compliance with #2 above.
8. All structures must be constructed on permanent foundations and may not be placed in a temporary manner.

K. Curbs and Curb Cuts. The number of curb cuts for any development shall be minimized to the greatest extent possible to provide for controlled ingress and egress.

1. All curbs shall be vertical curbs. No curb cut shall be greater than twenty-five (25) feet at the property line and thirty-five (35) feet at the curb line in accordance with the established City standards.
2. No curb cut for freight lanes shall be greater than thirty-five (35) feet at the property line and forty-five (45) feet at the curb line, unless an alternative curb cut width is approved by the Planning and Zoning Commission.

L. General Landscaping and Buffering Requirements.

1. No certificate of use shall be authorized unless all landscaping requirements are met. Existing, healthy plant material on site may be used as a credit towards fulfilling the landscaping requirements specified in this section.
2. Landscaping requirements are minimum standards and applicable to areas used for the parking of one or more vehicles to traverse back and forth to parking spaces, service bays, and loading/unloading areas. The landscaping requirements shall provide effective buffering of all vehicular use areas, including service bays, from neighboring buildings and from street view and shall serve to guide traffic.
3. Walls, fences, or other artificial screens to be used as buffers shall be shown in elevation and prospective. Proposed height and structural material to be used shall be clearly indicated on the site plan.
4. Landscape vegetation shall consist of species compatible with conditions in Central Iowa.
5. Minimum requirements, trees:
    a. Two (2) trees or two (2) trees per three thousand (3,000) square feet of required open space, or
    b. Fifty (50) percent of the required trees maybe two (2) inch caliper and the remaining required trees may be eight (8) feet to ten (10) feet in height and one and one-half (1.5 ') inch caliper.

c. The trees shall be balled or burlap stock.
d. The minimum height for evergreens shall be six (6) feet and may be counted as 2-inch caliper for requirements.
e. The trees must live for at least twelve (12) months after planting or be replaced by the landowner.

6. Minimum requirements, shrubs:
   a. One shrub shall be planted for every one- thousand (1,000) square feet of open space, but no less than three shrubs per lot.
7. Interior lot landscaping shall be provided by landscaped islands or medians within the vehicular area and shall be used to guide traffic and separate pedestrian walkways from vehicular traffic. One such landscaped island or median shall be placed for every twelve (12) parking spaces and shall be a minimum of sixty (60) square feet in area. Landscaped islands may be grouped or combined to meet interior landscape requirements provided the total square footage of any single grouping does not exceed one hundred-twenty (120) square feet.
   a. The use of ornamental shrubs and coniferous trees shall be encouraged.
   b. The ground cover of the island shall consist of grass and/or shrubs, excluding paving.
8. A landscape barrier shall be located between the common lot line and the service bay, loading, or unloading area, off-street parking, or other vehicular use area. The barrier shall be a minimum of six (6) feet in height consisting of a natural material such as ornamental fence, an earth berm or an opaque hedge or any combination thereof.
9. At a minimum, one tree shall be provided every twenty-five (25) linear feet. Such trees shall be located or grouped between the common lot line and the service bay, loading, or unloading area, off-street parking, or other vehicular use area.
10. The provisions of the subsection shall not apply when the proposed perimeter abuts an existing wall or durable landscape barrier on an abutting property, provided the barrier meets all applicable standards set out in this Ordinance.
11. The perimeter(s) of the lot adjacent to public rights-of-way, shall include a strip of land of at least ten (10) feet in depth located between the right-of-way and the off-street parking or other vehicular use area(s), and shall be landscaped as follows:
    a. One (1) tree for every twenty-five (25) feet, or fraction thereof of lineal frontage. Such trees shall be located between the abutting right-of-way and the off-street parking or other vehicular use area.
    b. The vegetation is not required to be planted in a singular row and may be placed in a designed arrangement provided the full total of required shrubs is placed within the planting strip.
    c. A hedge, wall, earth berm, or other durable landscape barrier a minimum of three (3) feet in height shall be placed along the perimeter of such landscape strip. If said barrier consists of non-living material, one (1) shrub shall be planted every ten (10) feet and abutting the barrier.

d. The remainder of the required landscape strip shall be planted with grass, ground cover or other landscape material, exclusive of paving.
e. Ground cover plants shall form a solid mat or cover over the ground within a twelve (12) month period. Sod shall be employed when grass is used as a ground cover in Zone 1. Non-living material shall not be used as the primary ground cover device but may be used in conjunction with living plant material to develop an ornamental landscaping effect.
f. Non- living materials such as rocks, pebbles, sand, wood mulch or wood chips shall be placed at a minimum depth of three (3) inches and shall be used in conjunction with an appropriate landscape weed control fabric.

SECTION 2. Repealer. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 3. Severability. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudications shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 4. When Effective. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed by the Council of the City of Van Meter, Iowa, the 8th day of March 2021.

_____

Allan Adams, Mayor

ATTEST:_____

Liz Thompson, City Clerk

Agenda Item #10

Public Hearing: Proposal to Enter into a General Obligation Water Improvement Loan Agreement and Providing for the Levy of Taxes to Pay General Obligation Water Improvement Bonds

Submitted for:
Discussion
Recommendation:
NA
Sample Language:

Mayor: *I would entertain a motion to open the public hearing.*

City Councilmember _____: *So moved.*

City Councilmember _____: *Second.*

Mayor: *Roll Call Please.*

City Clerk: Brott ___; Lyon ___; Coyle ___; Herman ___; Meyer ___;

Mayor: *The public hearing is now open at _____ pm. Does anyone present wish to be heard regarding this matter?*

Staff Report as needed

Mayor: *I would entertain a motion to close the public hearing.*

City Councilmember _____: *So moved.*

City Councilmember _____: *Second.*

Mayor: *Roll Call Please.*

City Clerk: Brott ___; Lyon ___; Coyle ___; Herman ___; Meyer ___;

Mayor: *The public hearing is now closed at _____ pm.*

NOTICE OF PROPOSED ACTION TO INSTITUTE PROCEEDINGS TO ENTER INTO A LOAN AGREEMENT AND TO BORROW MONEY THEREUNDER IN A PRINCIPAL AMOUNT NOT TO EXCEED $2,000,000

(GENERAL OBLIGATION)

The City Council of the City of Van Meter, Iowa, will meet on March 8, 2021, at the Veterans Reception Center, Van Meter, Iowa, at seven o'clock p.m., for the purpose of instituting proceedings and taking action on a proposal to enter into a loan agreement (the "Loan Agreement") and to borrow money thereunder in a principal amount not to exceed $2,000,000 for the purpose of paying the cost, to that extent, of constructing improvements and extensions to the municipal waterworks utility system.

The Loan Agreement is proposed to be entered into pursuant to authority contained in Section 384.24A of the Code of Iowa and will constitute a general obligation of the City.

At that time and place, oral or written objections may be filed or made to the proposal to enter into the Loan Agreement. After receiving objections, the City may determine to enter into the Loan Agreement, in which case, the decision will be final unless appealed to the District Court within fifteen (15) days thereafter.

By order of the City Council of the City of Van Meter, Iowa.

Liz Thompson
City Clerk

Agenda Item #11 –
Resolution Taking Additional Action on Proposal to Enter into a General Obligation Water Improvement Loan Agreement

Submitted for:
Action
Recommendation:
Approval
Sample Language:

City Councilmember _____: *So moved.*

City Councilmember _____: *Second.*

Mayor: *Roll Call Please.*

City Clerk: Brott ___; Lyon ___; Coyle ___; Herman ___; Meyer ___;

MINUTES TO HOLD HEARING ON LOAN AGREEMENT AND AUTHORIZE PRELEVY

420352-22

Van Meter, Iowa

March 8, 2021

The City Council of the City of Van Meter, Iowa, met on March 8, 2021, at _____ o'clock __.m. at the _____, Van Meter, Iowa.

[If the City Council is meeting electronically, please complete the following two paragraphs. Otherwise, strike through]

The City Council met electronically via _____, which was accessible at the following:

[Insert electronic access information]

The City Council is conducting this meeting electronically due to federal and state government recommendations in response to COVID-19 pandemic conditions. Electronic access information was included in the posted agenda of this public meeting.

The meeting was called to order by the Mayor, and the roll being called, the following named Council Members were present and absent:

Present: _____

Absent: _____.

This being the time and place specified for taking action on the proposal to enter into a Loan Agreement, as defined in the attached resolution, in a principal amount not to exceed $2,000,000, the City Clerk announced that no written objections had been placed on file. Whereupon, the Mayor called for any written or oral objections, and there being none, the Mayor closed the public hearing.

After due consideration and discussion, Council Member _____ introduced the resolution next hereinafter set out and moved its adoption, seconded by Council Member _____. The Mayor put the question upon the adoption of said resolution, and the roll being called, the following Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the resolution duly adopted as hereinafter set out.

• • • •

On motion and vote, the meeting adjourned.

_____
Mayor

Attest:

_____
City Clerk

RESOLUTION NO. _____

Resolution taking additional action on proposal to enter into a General Obligation Water Improvement Loan Agreement and providing for the levy of taxes to pay General Obligation Water Improvement Bonds

WHEREAS, the City of Van Meter (the "City"), in Dallas County, State of Iowa, heretofore proposed to enter into a loan agreement (the "Loan Agreement") and to borrow money thereunder in a principal amount not to exceed $2,000,000, pursuant to the provisions of Section 384.24A of the Code of Iowa, for the purpose of paying the cost, to that extent, of constructing improvements and extensions to the municipal waterworks utility system, and has published notice of the proposed action and has held a hearing thereon on March 8, 2021; and

WHEREAS, the City intends to enter into the Loan Agreement in the future and to issue General Obligation Water Improvement Bonds (the "Bonds") in evidence of its obligations thereunder and anticipates that principal and interest will come due on the Bonds before July 1, 2022; and

WHEREAS, it is now necessary to make provision for the levy of a debt service property tax in the 2021-2022 fiscal year for the payment of such anticipated principal and interest;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Van Meter, Iowa, as follows:

Section 1. The City Council hereby determines to enter into the Loan Agreement in the future and orders that the Bonds be issued at such time, in evidence thereof. The City Council further declares that this resolution constitutes the "additional action" contemplated under Section 384.25 of the Code of Iowa.

Section 2. For the purpose of providing for the levy and collection of a direct annual tax sufficient to pay the principal of and interest on the Bonds as the same become due, there is hereby ordered levied on all the taxable property in the City the following direct annual tax:

For collection in the fiscal year beginning July 1, 2021,
sufficient to produce the net annual sum of $100,250.

provided, however, that at the time the Bonds are issued, the actual tax levy amounts required to pay the principal of and interest on the Bonds in each year shall be determined based upon the interest rate or rates at which the Bonds are issued, and this resolution shall be supplemented by a resolution of the City Council to provide for such actual and necessary tax levy amounts.

Section 3. A certified copy of this resolution shall be filed with the Dallas County Auditor and said Auditor is hereby instructed to enter for collection and assess the tax hereby authorized. When annually entering such taxes for collection, the County Auditor shall include the same as a part of the tax levy for Debt Service Fund purposes of the City and when collected, the proceeds of the taxes shall be converted into the Debt Service Fund of the City and set aside therein as a special account to be used solely and only for the payment of the principal of and interest on the Bonds hereby authorized and for no other purpose whatsoever.

Section 4. All resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved March 8, 2021.

_____
Mayor

Attest:

_____
City Clerk

ATTESTATION CERTIFICATE

STATE OF IOWA
COUNTY OF DALLAS SS:
CITY OF VAN METER

I, the undersigned, City Clerk of the City of Van Meter, do hereby certify that as such I have in my possession or have access to the complete corporate records of the City and of its City Council and officers and that I have carefully compared the transcript hereto attached with those corporate records and that the transcript hereto attached is a true, correct and complete copy of all the corporate records relating to a public hearing and additional action on the proposal to enter into a certain Loan Agreement, and the authorization of a debt service property tax levy for the payment of principal and interest on certain General Obligation Water Improvement Bonds and that the transcript hereto attached contains a true, correct and complete statement of all the measures adopted and proceedings, acts and things had, done and performed up to the present time with respect thereto.

WITNESS MY HAND this _____ day of _____, 2021.

_____
City Clerk

COUNTY FILING CERTIFICATE

STATE OF IOWA
SS:
COUNTY OF DALLAS

I, the undersigned, County Auditor of Dallas County, in the State of Iowa, do hereby certify that on the _____ day of _____, 2021, the City Clerk of the City of Van Meter filed in my office a certified copy of a resolution of such City shown to have been adopted by the City Council on March 8, 2021, entitled: "Resolution taking additional action on proposal to enter into a General Obligation Water Improvement Loan Agreement and providing for the levy of taxes to pay General Obligation Water Improvement Bonds," and that I have duly placed the copy of the resolution on file in my records.

I further certify that the taxes provided for in that resolution will in due time, manner and season be entered on the State and County tax lists of this County for collection in the fiscal year beginning July 1, 2021, as provided in the resolution.

WITNESS MY HAND this _____ day of _____, 2021.

_____
County Auditor

DORSEY
always ahead

March 4, 2021

Via Email
Kyle Michel
City Administrator/City Hall
Van Meter, Iowa

Re: General Obligation Water Improvement Loan Agreement – Prelevy Resolution
Our File No. 420352-22

Dear Kyle:

We have prepared and attach the necessary proceedings covering the public hearing on the Loan Agreement and providing for the adoption of a resolution taking additional action with respect to the General Obligation Water Improvement Bonds (the "Bonds") at the March 8th City Council meeting. The resolution also authorizes a property tax levy for the fiscal year beginning on July 1, 2021, in the amount of $100,250 for the payment of debt service on the Bonds.

After it is adopted, a certified copy of the attached resolution must be filed with the Dallas County Auditor by **no later than close of business on March 31, 2021**. Please print an extra copy of the resolution for this purpose.

The proceedings attached include the following items:

1. Minutes of the meeting covering the hearing, followed by the resolution taking additional action in connection with the Loan Agreement. This resolution simply sets forth the City Council's determination to enter into the Loan Agreement in the future, and its adoption constitutes the "additional action" required by the Iowa Code. The resolution also authorizes the debt service property tax levy in the next fiscal year.

2. Attestation Certificate with respect to the validity of the transcript.

3. County Filing Certificate of the Dallas County Auditor relating to the filing of a certified copy of the resolution in that office.

As these proceedings are completed, please return one fully executed copy to our office via email to lemke.susan@dorsey.com. If you have any questions, please contact Cheryl Ritter or me.

Best regards,

John P. Danos

Attachments

cc: Liz Thompson
Matthew Stoffel

Agenda Item #12 –
Public Hearing: FY2022 Budget Proposal

Submitted for:
Discussion
Recommendation:
NA
Sample Language:

Mayor: *I would entertain a motion to open the public hearing.*

City Councilmember _____: *So moved.*

City Councilmember _____: *Second.*

Mayor: *Roll Call Please.*

City Clerk: Brott ___; Lyon ___; Coyle ___; Herman ___; Meyer ___;

Mayor: *The public hearing is now open at _____ pm. Does anyone present wish to be heard regarding this matter?*

Staff Report as needed

Mayor: *I would entertain a motion to close the public hearing.*

City Councilmember _____: *So moved.*

City Councilmember _____: *Second.*

Mayor: *Roll Call Please.*

City Clerk: Brott ___; Lyon ___; Coyle ___; Herman ___; Meyer ___;

Mayor: *The public hearing is now closed at _____ pm.*

Agenda Item #13 –
Action on Resolution to Adopt the Fiscal Year 2022 Budget and Direct Staff to Certify the Budget

Submitted for:
Action
Recommendation:
Approval
Sample Language:

City Councilmember _____: *So moved.*

City Councilmember _____: *Second.*

Mayor: *Roll Call Please.*

City Clerk: Brott ___; Lyon ___; Coyle ___; Herman ___; Meyer ___;

Resolution # 2021-_____

"A Resolution Adopting the Budget for Fiscal Year July 1, 2021 – June 30, 2022 (FY 2022) and Certifying the Tax Levies to the Dallas County Auditor"

Whereas, notice of the Public Hearing for the proposed FY 2022 Budget was published on February 18, 2021 in the Dallas County News and said hearing was held on March 8, 2021 at 7:00 pm at the Veterans Reception Center, Van Meter, Iowa, and

Whereas, State law requires a hearing to be held prior to the adoption of the annual budget and budgets must be certified by the County Auditor by March 31st, now

Therefore, be it resolved by the Van Meter City Council that the budget for Fiscal Year 2022 is hereby adopted and the City Clerk is directed to certify the budget and property tax levies to the Dallas County Auditor prior to March 31, 2021.

Passed and approved this 8th day of March 2021

_____ Mayor

ATTEST:

_____ City Clerk

The City of : VAN METER County Name: DALLAS COUNTY

Adopted On: (entered upon proposal) Resolution:

The below-signed certifies that the City Council, on the date stated above, lawfully approved the named resolution adopting a budget for next fiscal year, as summarized on this and the supporting pages.

		With Gas & Electric		Without Gas & Electric
Regular	2a	50,680,129	2b	49,639,224
DEBT SERVICE	3a	50,754,740	3b	49,713,835
Ag Land	4a	888,607		

City Number: 25-239

Last Official Census: 1,016

TAXES LEVIED

Purpose	Dollar Limit	ENTER FIRE DISTRICT RATE BELOW			Request with Utility Replacement	Property Taxes Levied		Rate
Regular General levy	8.10000			5	410,509	402,078	43	8.10000
Non-Voted Other Permissible Levies								
Contract for use of Bridge	0.67500			6		0	44	0.00000
Opr & Maint publicly owned Transit	0.95000			7		0	45	0.00000
Rent, Ins. Maint of Civic Center	Amt Nec			8		0	46	0.00000
Opr & Maint of City owned Civic Center	0.13500			9		0	47	0.00000
Planning a Sanitary Disposal Project	0.06750			10		0	48	0.00000
Aviation Authority (under sec.330A.15)	0.27000			11		0	49	0.00000
Levee Impr. fund in special charter city	0.06750			13		0	51	0.00000
Liability, property & self insurance costs	Amt Nec			14	56,000	54,850	52	1.10497
Support of a Local Emerg.Mgmt.Comm.	Amt Nec			462		0	465	0.00000
Voted Other Permissible Levies								
Instrumental/Vocal Music Groups	0.13500			15		0	53	0.00000
Memorial Building	0.81000			16		0	54	0.00000
Symphony Orchestra	0.13500			17		0	55	0.00000
Cultural & Scientific Facilities	0.27000			18		0	56	0.00000
County Bridge	As Voted			19		0	57	0.00000
Missi or Missouri River Bridge Const.	1.35000			20		0	58	0.00000
Aid to a Transit Company	0.03375			21		0	59	0.00000
Maintain Institution received by gift/devise	0.20500			22		0	60	0.00000
City Emergency Medical District	1.00000			463		0	466	0.00000
Support Public Library	0.27000			23		0	61	0.00000
Unified Law Enforcement	1.50000			24		0	62	0.00000
Total General Fund Regular Levies (5 thru 24)				25	466,509	456,928		
Ag Land	3.00375			26	1,780	1,780	63	2.00314
Total General Fund Tax Levies (25 + 26)				27	468,289	458,708		
Special Revenue Levies								
Emergency (if general fund at levy limit)	0.27000			28	13,684	13,403	64	0.27000
Police & Fire Retirement	Amt Nec			29		0		0.00000
FICA & IPERS (if general fund at levy limit)	Amt Nec			30	30,000	29,384		0.59195
Other Employee Benefits	Amt Nec			31	15,000	14,692		0.29597
Total Employee Benefit Levies (29,30,31)				32	45,000	44,076	65	0.88792
Sub Total Special Revenue Levies (28+32)				33	58,684	57,479		
As Req		**With Gas & Elec Valuation**	**Without Gas & Elec Valuation**					
SSMID 1		0	0	34		0	66	0.00000
SSMID 2		0	0	35		0	67	0.00000
SSMID 3		0	0	36		0	68	0.00000
SSMID 4		0	0	37		0	69	0.00000
SSMID 5		0	0	555		0	565	0.00000
SSMID 6		0	0	556		0	566	0.00000
SSMID 7		0	0	1177		0	1179	0.00000
SSMID 8		0	0	1185		0	1187	0.00000
Total Special Revenue Levies				39	58,684	57,479		
Debt Service Levy 76.10(6)	Amt Nec			40	193,750	189,777	70	3.81738
Capital Projects (Capital Improv. Reserve)	0.67500			41		0	71	0.00000
Total Property Taxes (27+39+40+41)				42	720,723	705,964	72	14.18027

(Signature) (Date) (County Auditor) (Date)

NOTICE OF PUBLIC HEARING - CITY OF VAN METER - PROPOSED PROPERTY TAX LEVY
Fiscal Year July 1, 2021 - June 30, 2022

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:

Meeting Date: 2/8/2021 **Meeting Time:** 07:00 PM **Meeting Location:** 910 Main Street

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy. After adoption of the proposed tax levy, the City Council will publish notice and hold a hearing on the proposed city budget.

City Website (if available)
www.vanmeter.gov

City Telephone Number
(515) 996-2644

	Current Year Certified Property Tax 2020 - 2021	Budget Year Effective Property Tax 2021 - 2022	Budget Year Proposed Maximum Property Tax 2021 - 2022	Annual % CHG
Regular Taxable Valuation	45,246,801	50,680,129	50,680,129	
Tax Levies:				
Regular General	366,499	366,499	410,509	
Contract for Use of Bridge	0	0		
Opr & Maint Publicly Owned Transit	0	0		
Rent, Ins. Maint. Of Non-Owned Civ. Ctr.	0	0		
Opr & Maint of City-Owned Civic Center	0	0		
Planning a Sanitary Disposal Project	0	0		
Liability, Property & Self-Insurance Costs	56,000	56,000	56,000	
Support of Local Emer. Mgmt. Commission	0	0		
Emergency	12,217	12,217	13,403	
Police & Fire Retirement	0	0		
FICA & IPERS	35,000	35,000	60,000	
Other Employee Benefits	66,000	66,000	36,000	
Total Tax Levy	535,716	535,716	575,912	7.5
Tax Rate	11.83986	10.57053	11.36366	

Explanation of significant increases in the budget:
TIF increment was release to the City's Regular Taxable Valuation resulting in increased revenues when compared to previous fiscal years. Naturally occurring has also caused growth in the City's Regular Taxable Valuation due to more new construction homes being built and more homes coming off of portions of the City's Tax Abatement Program.

If applicable, the above notice also available online at:
www.vanmeteria.gov

*Total city tax rate will also include voted general fund levy, debt service levy, and capital improvement reserve levy.
**Budget year effective property tax rate is the rate that would be assessed for these levies if the dollars requested is not changed in the coming budget year

Commercial & Industrial Replacement Claim Estimation
City Name: VAN METER
Fiscal Year July 1, 2021 - June 30, 2022
This sheet has been designed to allow each city to estimate the amount of property tax reimbursement that will be received from the State for each fund.

		Commercial - Non-TIF	Commerical - TIF	Industrial - Non-TIF	Industrial - TIF
Taxable	1	3,480,000	3,798	205,047	0
100% Assessed	2	3,867,088	3,798	227,830	0

A		REPLACEMENT	
General Fund	3	3,773	REVENUES, LINE 18
Special Fund	4	475	REVENUES, LINE 18
Debt Fund	5	1,565	REVENUES, LINE 18
Capital Reserve Fund	6	0	REVENUES, LINE 18

REPLACEMENT PAYMENT PERCENTAGE

Beginning in FY 2021-2022, the amount of commercial & industrial replacement payments paid by the State of Iowa to local governments becomes limited by the total amount of payments made in FY 2016-2017. This limitation of total dollars available for repayment of commercial & industrial replacement claims may cause all payments to local governments to be pro-rated. The amount of proratation necessary for the budget year will not be known until August, but the dropdown below will allow the estimated commercial & industrial replacement payments to be reduced by a selected proration percentage.

To reduce that estimated amount of commercial & industrial replacement payment budgeted for the coming fiscal year, complete an esitmation of the replacement payment above. Once complete, select a proration percentage from the list below. The proration percentage will limit the amount of estimated replacement payment budgeted. This will hopefully prevent an over estimation in the budget year revenues.

Proration Percentage

100%

Please input the amount of revenue being received from any grants or reimbursements from the State of Iowa, excluding the replacement amounts on lines 3 through 6 above. Separate the revenues by fund receiving the money.

	General	Special Revenue	TIF Sp. Revenue	Debt Service	Capital Projects	Proprietary
Other State Grants & Reimbursements	75,000					

Commercial & Industrial Replacement Claim Estimation
City Name: VAN METER
Fiscal Year July 1, 2021 - June 30, 2022

			Commercial - Reg	Industrial - Reg	Replacement
Special Fund - Total All SSMIDS		1			0
SSMID 1	**Taxable**	2	0	0	
	Assessed	3	0	0	0
SSMID 2	**Taxable**	4	0	0	
	Assessed	5	0	0	0
SSMID 3	**Taxable**	6	0	0	
	Assessed	7	0	0	0
SSMID 4	**Taxable**	8	0	0	
	Assessed	9	0	0	0
SSMID 5	**Taxable**	10	0	0	
	Assessed	11	0	0	0
SSMID 6	**Taxable**	12	0	0	
	Assessed	13	0	0	0
SSMID 7	**Taxable**	14	0	0	
	Assessed	15	0	0	0
SSMID 8	**Taxable**	16	0	0	
	Assessed	17	0	0	0

FUND BALANCE
City Name: VAN METER
Fiscal Year July 1, 2021 - June 30, 2022

		GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	TOTAL GOVERNMENT	PROPRIETARY	GRAND TOTAL
Annual Report FY 2020										
Beginning Fund Balance July 1	1	347,757	278,226	788,226	10,908	23,888	27,650	1,476,655	620,395	2,097,050
Actual Revenues Except Beg Balance	2	826,429	586,061	359,131	289,899	0	2,500	2,064,020	629,187	2,693,207
Actual Expenditures Except End Balance	3	884,755	359,369	305,519	89,037	5,000	0	1,643,680	437,092	2,080,772
Ending Fund Balance June 30	4	289,431	504,918	841,838	211,770	18,888	30,150	1,896,995	812,490	2,709,485
Re-Estimated FY 2021										
Beginning Fund Balance	5	289,431	504,918	841,838	211,770	18,888	30,150	1,896,995	812,490	2,709,485
Re-Est Revenues	6	1,364,700	520,639	81,800	231,988	0	2,150	2,201,277	678,200	2,879,477
Re-Est Expenditures	7	1,266,570	534,600	173,988	263,100	0	0	2,238,258	544,250	2,782,508
Ending Fund Balance	8	387,561	490,957	749,650	180,658	18,888	32,300	1,860,014	946,440	2,806,454
Budget FY 2022										
Beginning Fund Balance	9	387,561	490,957	749,650	180,658	18,888	32,300	1,860,014	946,440	2,806,454
Revenues	10	1,314,162	544,009	2,000	293,653	0	1,500	2,155,324	2,602,700	4,758,024
Expenditures	11	1,276,743	582,050	501,426	193,750	0	0	2,553,969	3,221,886	5,775,855
Ending Fund Balance	12	424,980	452,916	250,224	280,561	18,888	33,800	1,461,369	327,254	1,788,623

LOCAL EMC SUPPORT
City Name: VAN METER
Fiscal Year July 1, 2021 - June 30, 2022

As provided in Iowa Code Section 384.12, subsection 22, a city may levy the amount necessary in support of a local Emergency Management Commission. In addition to this individual levy, Emergency Management Commission support may also be included as part of the General Fund Levy. Iowa Code Section 29C.17, subsection 5 states that any support from cities or counties must be separately reported on tax statements issued by the county treasurer. Input the amount of General Fund Levy request to be used for support of an Emergency Management Commission. The total below will reflect the total amount of Emergency Management Commission support provided by the City.

	Request with Utility Replacement	Property Taxes Levied
Portion of General Fund Levy Used for Emerg. Mgmt. Comm.		0
Support of a Local Emerg.Mgmt.Comm.	0	0
TOTAL FOR FY 2022	0	0

RE-ESTIMATED EXPENDITURES SCHEDULE PAGE 1
City Name: VAN METER
Fiscal Year July 1, 2020 - June 30, 2021

GOVERNMENT ACTIVITIES CONT.		GENERAL	SPECIAL REVENUE	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	RE-ESTIMATED 2021	ACTUAL 2020
PUBLIC SAFETY										
Police Department/Crime Prevention	1	179,100	38,600						217,700	269,478
Jail	2								0	0
Emergency Management	3	200							200	2,630
Flood Control	4								0	0
Fire Department	5	93,000	2,000						95,000	71,463
Ambulance	6	32,750	500						33,250	22,249
Building Inspections	7								0	0
Miscellaneous Protective Services	8								0	0
Animal Control	9	150							150	0
Other Public Safety	10								0	0
TOTAL (lines 1 - 10)	11	305,200	41,100				0		346,300	365,820
PUBLIC WORKS										
Roads, Bridges, & Sidewalks	12	11,020	123,500						134,520	178,493
Parking - Meter and Off-Street	13								0	0
Street Lighting	14	3,000							3,000	2,138
Traffic Control and Safety	15								0	0
Snow Removal	16								0	0
Highway Engineering	17								0	0
Street Cleaning	18								0	0
Airport (if not Enterprise)	19								0	0
Garbage (if not Enterprise)	20	115,300							115,300	97,582
Other Public Works	21								0	0
TOTAL (lines 12 - 21)	22	129,320	123,500				0		252,820	278,213
HEALTH & SOCIAL SERVICES										
Welfare Assistance	23								0	0
City Hospital	24								0	0
Payments to Private Hospitals	25								0	0
Health Regulation and Inspection	26								0	0
Water, Air, and Mosquito Control	27								0	0
Community Mental Health	28								0	0
Other Health and Social Services	29								0	0
TOTAL (lines 23 - 29)	30	0	0				0		0	0
CULTURE & RECREATION										
Library Services	31		95,200						95,200	80,117
Museum, Band and Theater	32								0	0
Parks	33	2,550	8,500						11,050	5,711
Recreation	34	120,800	27,000						147,800	135,074
Cemetery	35	1,250							1,250	2,347
Community Center, Zoo, & Marina	36								0	0
Other Culture and Recreation	37								0	2,930
TOTAL (lines 31 - 37)	38	124,600	130,700				0		255,300	226,179

RE-ESTIMATED EXPENDITURES SCHEDULE PAGE 2
City Name: VAN METER
Fiscal Year July 1, 2020 - June 30, 2021

GOVERNMENT ACTIVITIES CONT.		GENERAL	SPECIAL REVENUE	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	RE-ESTIMATED 2021	ACTUAL 2020
COMMUNITY & ECONOMIC DEVELOPMENT										
Community Beautification	39								0	0
Economic Development	40	135,000		125,000					260,000	52,693
Housing and Urban Renewal	41								0	0
Planning & Zoning	42								0	0
Other Com & Econ Development	43								0	0
TIF Rebates	44								0	100,000
TOTAL (lines 39 - 44)	45	135,000	0	125,000			0		260,000	152,693
GENERAL GOVERNMENT										
Mayor, Council, & City Manager	46	19,000	1,200						20,200	13,447
Clerk, Treasurer, & Finance Adm.	47	89,950	25,600						115,550	96,447
Elections	48	3,500							3,500	880
Legal Services & City Attorney	49	113,500							113,500	94,595
City Hall & General Buildings	50	17,500							17,500	8,451
Tort Liability	51	3,500							3,500	3,000
Other General Government	52								0	0
TOTAL (lines 46 - 52)	53	246,950	26,800	0			0		273,750	216,820
DEBT SERVICE	54				263,100				263,100	89,037
Gov Capital Projects	55								0	0
TIF Capital Projects	56								0	0
TOTAL CAPITAL PROJECTS	57	0	0	0		0	0		0	0
TOTAL Governmental Activities Expenditures (lines 11+22+30+38+44+52+53+54)	58	941,070	322,100	125,000	263,100	0	0		1,651,270	1,328,762
BUSINESS TYPE ACTIVITIES Proprietary: Enterprise & Budgeted ISF										
Water Utility	59							300,450	300,450	233,841
Sewer Utility	60							193,800	193,800	134,608
Electric Utility	61								0	0
Gas Utility	62								0	0
Airport	63								0	0
Landfill/Garbage	64								0	0
Transit	65								0	0
Cable TV, Internet & Telephone	66								0	0
Housing Authority	67								0	0
Storm Water Utility	68								0	0
Other Business Type (city hosp., ISF, parking, etc.)	69								0	0
Enterprise DEBT SERVICE	70								0	0
Enterprise CAPITAL PROJECTS	71								0	12,643
Enterprise TIF CAPITAL PROJECTS	72								0	0
TOTAL BUSINESS TYPE EXPENDITURES (lines 59+72)	73							494,250	494,250	381,092
TOTAL ALL EXPENDITURES (lines 58+73)	74	941,070	322,100	125,000	263,100	0	0	494,250	2,145,520	1,709,854
Regular Transfers Out	75	325,500	212,500					50,000	588,000	208,312
Internal TIF Loan Transfers Out	76			48,988					48,988	162,606
Total ALL Transfers Out	77	325,500	212,500	48,988	0	0	0	50,000	636,988	370,918
Total Expenditures and Other Fin Uses (lines 74+77)	78	1,266,570	534,600	173,988	263,100	0	0	544,250	2,782,508	2,080,772
Ending Fund Balance June 30	79	387,561	490,957	749,650	180,658	18,888	32,300	946,440	2,806,454	2,709,485

RE-ESTIMATED REVENUES DETAIL
City Name: VAN METER
Fiscal Year July 1, 2020 - June 30, 2021

REVENUES & OTHER FINANCING SOURCES		GENERAL	SPECIAL REVENUE	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	RE-ESTIMATED 2021	ACTUAL 2020
Taxes Levied on Property	1	411,700	41,000		181,000				633,700	536,308
Less: Uncollected Property Taxes - Levy Year	2								0	0
Net Current Property Taxes (line 1 minus line 2)	3	411,700	41,000		181,000	0			633,700	536,308
Delinquent Property Taxes	4								0	0
TIF Revenues	5			81,800					81,800	359,131
Other City Taxes:										
Utility Tax Replacement Excise Taxes	6	15,000	4,350		1,500				20,850	16,833
Utility francise tax (Iowa Code Chapter 364.2)	7								0	0
Parimutuel wager tax	8								0	0
Gaming wager tax	9								0	0
Mobile Home Taxes	10								0	0
Hotel/Motel Taxes	11								0	0
Other **Local Option Taxes**	12		220,000						220,000	214,220
Subtotal - Other City Taxes (lines 6 thru 12)	13	15,000	224,350		1,500	0			240,850	231,053
Licenses & Permits	14	94,300							94,300	98,018
Use of Money & Property	15	6,000							6,000	66,724
Intergovernmental:										
Federal Grants & Reimbursements	16								0	0
Road Use Taxes	17		140,000						140,000	130,720
Other State Grants & Reimbursements	18	3,500	3,900		500				7,900	5,383
Local Grants & Reimbursements	19	56,000	5,389						61,389	66,746
Subtotal - Intergovernmental (lines 16 thru 19)	20	59,500	149,289	0	500	0		0	209,289	202,849
Charges for Fees & Service:										
Water Utility	21							468,000	468,000	355,711
Sewer Utility	22							210,200	210,200	215,289
Electric Utility	23								0	0
Gas Utility	24								0	0
Parking	25								0	0
Airport	26								0	0
Landfill/Garbage	27	160,000							160,000	143,561
Hospital	28								0	0
Transit	29								0	0
Cable TV, Internet & Telephone	30								0	0
Housing Authority	31								0	0
Storm Water Utility	32								0	0
Other Fees & Charges for Service	33	62,000					150		62,150	61,026
Subtotal - Charges for Service (lines 21 thru 33)	34	222,000	0		0	0	150	678,200	900,350	775,587
Special Assessments	35								0	0
Miscellaneous	36	38,700	35,500				2,000		76,200	52,619
Other Financing Sources: Regular Operating Transfers In	37	517,500	70,500						588,000	208,312
Internal TIF Loan Transfers In	38				48,988				48,988	162,606
Subtotal ALL Operating Transfers In	39	517,500	70,500	0	48,988	0	0	0	636,988	370,918
Proceeds of Debt (Excluding TIF Internal Borrowing)	40								0	0
Proceeds of Capital Asset Sales	41								0	0
Subtotal-Other Financing Sources (lines 36 thru 38)	42	517,500	70,500	0	48,988	0	0	0	636,988	370,918
Total Revenues except for beginning fund balance (lines 3, 4, 5, 12, 13, 14, 19, 33, 34, 35, & 39)	43	1,364,700	520,639	81,800	231,988	0	2,150	678,200	2,879,477	2,693,207
Beginning Fund Balance July 1	44	289,431	504,918	841,838	211,770	18,888	30,150	812,490	2,709,485	2,097,050
TOTAL REVENUES & BEGIN BALANCE (lines 41+42)	45	1,654,131	1,025,557	923,638	443,758	18,888	32,300	1,490,690	5,588,962	4,790,257

EXPENDITURES SCHEDULE PAGE 1
City Name: VAN METER
Fiscal Year July 1, 2021 - June 30, 2022

GOVERNMENT ACTIVITIES		GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2022	RE-ESTIMATED 2021	ACTUAL 2020
PUBLIC SAFETY											
Police Department/Crime Prevention	1	170,800	39,000						209,800	217,700	269,478
Jail	2								0	0	0
Emergency Management	3	1,000							1,000	200	2,630
Flood Control	4								0	0	0
Fire Department	5	73,600	2,000						75,600	95,000	71,463
Ambulance	6	31,400	250						31,650	33,250	22,249
Building Inspections	7								0	0	0
Miscellaneous Protective Services	8								0	0	0
Animal Control	9								0	150	0
Other Public Safety	10								0	0	0
TOTAL (lines 1 - 10)	11	276,800	41,250				0		318,050	346,300	365,820
PUBLIC WORKS											
Roads, Bridges, & Sidewalks	12	2,163	155,000						157,163	134,520	178,493
Parking - Meter and Off-Street	13								0	0	0
Street Lighting	14	2,800							2,800	3,000	2,138
Traffic Control and Safety	15								0	0	0
Snow Removal	16								0	0	0
Highway Engineering	17								0	0	0
Street Cleaning	18								0	0	0
Airport	19								0	0	0
Garbage (if not Enterprise)	20	116,200							116,200	115,300	97,582
Other Public Works	21								0	0	0
TOTAL (lines 12 - 21)	22	121,163	155,000				0		276,163	252,820	278,213
HEALTH & SOCIAL SERVICES											
Welfare Assistance	23								0	0	0
City Hospital	24								0	0	0
Payments to Private Hospitals	25								0	0	0
Health Regulation and Inspection	26								0	0	0
Water, Air, and Mosquito Control	27								0	0	0
Community Mental Health	28								0	0	0
Other Health and Social Services	29								0	0	0
TOTAL (lines 23 - 29)	30	0	0				0		0	0	0
CULTURE & RECREATION											
Library Services	31		90,600						90,600	95,200	80,117
Museum, Band and Theater	32								0	0	0
Parks	33	2,500	9,500						12,000	11,050	5,711
Recreation	34	200,630	26,050						226,680	147,800	135,074
Cemetery	35	650							650	1,250	2,347
Community Center, Zoo, & Marina	36								0	0	0
Other Culture and Recreation	37	4,500							4,500	0	2,930
TOTAL (lines 31 - 37)	38	208,280	126,150				0		334,430	255,300	226,179

EXPENDITURES SCHEDULE PAGE 2
City Name: VAN METER
Fiscal Year July 1, 2021 - June 30, 2022

GOVERNMENT ACTIVITIES		GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2022	RE-ESTIMATED 2021	ACTUAL 2020
COMMUNITY & ECONOMIC DEVELOPMENT											
Community Beautification	39								0	0	0
Economic Development	40	57,000		5,000					62,000	260,000	52,693
Housing and Urban Renewal	41								0	0	0
Planning & Zoning	42								0	0	0
Other Com & Econ Development	43								0	0	0
TIF Rebates	44								0	0	100,000
TOTAL (lines 39 - 44)	45	57,000	0	5,000			0		62,000	260,000	152,693
GENERAL GOVERNMENT											
Mayor, Council, & City Manager	46	24,000	850						24,850	20,200	13,447
Clerk, Treasurer, & Finance Adm.	47	116,500	20,200						136,700	115,550	96,447
Elections	48	3,500							3,500	3,500	880
Legal Services & City Attorney	49	198,500							198,500	113,500	94,595
City Hall & General Buildings	50	17,500							17,500	17,500	8,451
Tort Liability	51	3,500							3,500	3,500	3,000
Other General Government	52								0	0	0
TOTAL (lines 46 - 52)	53	363,500	21,050	0			0		384,550	273,750	216,820
DEBT SERVICE	54		25,000	448,088	193,750				666,838	263,100	89,037
Gov Capital Projects	55								0	0	0
TIF Capital Projects	56								0	0	0
TOTAL CAPITAL PROJECTS	57	0	0	0		0	0		0	0	0
TOTAL Government Activities Expenditures (lines 11+22+30+38+45+53+54+57)	58	1,026,743	368,450	453,088	193,750	0	0		2,042,031	1,651,270	1,328,762
BUSINESS TYPE ACTIVITIES											
Proprietary: Enterprise & Budgeted ISF											
Water Utility	59							2,986,150	2,986,150	300,450	233,841
Sewer Utility	60							185,736	185,736	193,800	134,608
Electric Utility	61								0	0	0
Gas Utility	62								0	0	0
Airport	63								0	0	0
Landfill/Garbage	64								0	0	0
Transit	65								0	0	0
Cable TV, Internet & Telephone	66								0	0	0
Housing Authority	67								0	0	0
Storm Water Utility	68								0	0	0
Other Business Type (city hosp., ISF, parking, etc.)	69								0	0	0
Enterprise DEBT SERVICE	70								0	0	0
Enterprise CAPITAL PROJECTS	71								0	0	12,643
Enterprise TIF CAPITAL PROJECTS	72								0	0	0
TOTAL Business Type Expenditures (lines 59 - 72)	73							3,171,886	3,171,886	494,250	381,092
TOTAL ALL EXPENDITURES (lines 58 + 73)	74	1,026,743	368,450	453,088	193,750	0	0	3,171,886	5,213,917	2,145,520	1,709,854
Regular Transfers Out	75	250,000	213,600					50,000	513,600	588,000	208,312
Internal TIF Loan / Repayment Transfers Out	76			48,338					48,338	48,988	162,606
Total ALL Transfers Out	77	250,000	213,600	48,338	0	0	0	50,000	561,938	636,988	370,918
Total Expenditures & Fund Transfers Out (lines 74+77)	78	1,276,743	582,050	501,426	193,750	0	0	3,221,886	5,775,855	2,782,508	2,080,772
Ending Fund Balance June 30	79	424,980	452,916	250,224	280,561	18,888	33,800	327,254	1,788,623	2,806,454	2,709,485

REVENUES DETAIL
City Name: VAN METER
Fiscal Year July 1, 2021 - June 30, 2022

		GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2022	RE-ESTIMATED 2021	ACTUAL 2020
REVENUES & OTHER FINANCING SOURCES											
Taxes Levied on Property	1	458,708	57,479		189,777	0			705,964	633,700	536,308
Less: Uncollected Property Taxes - Levy Year	2								0	0	0
Net Current Property Taxes (line 1 minus line 2)	3	458,708	57,479		189,777	0			705,964	633,700	536,308
Delinquent Property Taxes	4								0	0	0
TIF Revenues	5			2,000					2,000	81,800	359,131
Other City Taxes:											
Utility Tax Replacement Excise Taxes	6	9,581	1,205		3,973	0			14,759	20,850	16,833
Utility francise tax (Iowa Code Chapter 364.2)	7								0	0	0
Parimutuel wager tax	8								0	0	0
Gaming wager tax	9								0	0	0
Mobile Home Taxes	10								0	0	0
Hotel/Motel Taxes	11								0	0	0
Other Local Option Taxes	12		210,000						210,000	220,000	214,220
Subtotal - Other City Taxes (lines 6 thru 12)	13	9,581	211,205		3,973	0			224,759	240,850	231,053
Licenses & Permits	14	94,100							94,100	94,300	98,018
Use of Money & Property	15	4,500							4,500	6,000	66,724
Intergovernmental:											
Federal Grants & Reimbursements	16								0	0	0
Road Use Taxes	17		135,000						135,000	140,000	130,720
Other State Grants & Reimbursements	18	78,773	475	0	1,565	0		0	80,813	7,900	5,383
Local Grants & Reimbursements	19	56,000	4,500						60,500	61,389	66,746
Subtotal - Intergovernmental (lines 16 thru 19)	20	134,773	139,975	0	1,565	0		0	276,313	209,289	202,849
Charges for Fees & Service:											
Water Utility	21							362,000	362,000	468,000	355,711
Sewer Utility	22							240,700	240,700	210,200	215,289
Electric Utility	23								0	0	0
Gas Utility	24								0	0	0
Parking	25								0	0	0
Airport	26								0	0	0
Landfill/Garbage	27	160,000							160,000	160,000	143,561
Hospital	28								0	0	0
Transit	29								0	0	0
Cable TV, Internet & Telephone	30								0	0	0
Housing Authority	31								0	0	0
Storm Water Utility	32								0	0	0
Other Fees & Charges for Service	33	60,000					500		60,500	62,150	61,026
Subtotal - Charges for Service (lines 21 thru 33)	34	220,000	0		0	0	500	602,700	823,200	900,350	775,587
Special Assessments	35								0	0	0
Miscellaneous	36	27,500	36,750				1,000		65,250	76,200	52,619
Other Financing Sources:											
Regular Operating Transfers In	37	365,000	98,600		50,000				513,600	588,000	208,312
Internal TIF Loan Transfers In	38				48,338				48,338	48,988	162,606
Subtotal ALL Operating Transfers In	39	365,000	98,600	0	98,338	0	0	0	561,938	636,988	370,918
Proceeds of Debt (Excluding TIF Internal Borrowing)	40							2,000,000	2,000,000	0	0
Proceeds of Capital Asset Sales	41								0	0	0
Subtotal-Other Financing Sources (lines 38 thru 40)	42	365,000	98,600	0	98,338	0	0	2,000,000	2,561,938	636,988	370,918
Total Revenues except for beginning fund balance (lines 3, 4, 5, 13, 14, 15, 20, 34, 35, 36, & 41)	43	1,314,162	544,009	2,000	293,653	0	1,500	2,602,700	4,758,024	2,879,477	2,693,207
Beginning Fund Balance July 1	44	387,561	490,957	749,650	180,658	18,888	32,300	946,440	2,806,454	2,709,485	2,097,050
TOTAL REVENUES & BEGIN BALANCE (lines 42+43)	45	1,701,723	1,034,966	751,650	474,311	18,888	33,800	3,549,140	7,564,478	5,588,962	4,790,257

ADOPTED BUDGET SUMMARY
City Name: VAN METER
Fiscal Year July 1, 2021 - June 30, 2022

		GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2022	RE-ESTIMATED 2021	ACTUAL 2020
Revenues & Other Financing Sources											
Taxes Levied on Property	1	458,708	57,479		189,777	0			705,964	633,700	536,308
Less: Uncollected Property Taxes-Levy Year	2	0	0		0	0			0	0	0
Net Current Property Taxes	3	458,708	57,479		189,777	0			705,964	633,700	536,308
Delinquent Property Taxes	4	0	0		0	0			0	0	0
TIF Revenues	5			2,000					2,000	81,800	359,131
Other City Taxes	6	9,581	211,205		3,973	0			224,759	240,850	231,053
Licenses & Permits	7	94,100	0					0	94,100	94,300	98,018
Use of Money and Property	8	4,500	0	0	0	0	0	0	4,500	6,000	66,724
Intergovernmental	9	134,773	139,975	0	1,565	0		0	276,313	209,289	202,849
Charges for Fees & Service	10	220,000	0		0	0	500	602,700	823,200	900,350	775,587
Special Assessments	11	0	0		0	0		0	0	0	0
Miscellaneous	12	27,500	36,750		0	0	1,000	0	65,250	76,200	52,619
Sub-Total Revenues	13	949,162	445,409	2,000	195,315	0	1,500	602,700	2,196,086	2,242,489	2,322,289
Other Financing Sources:											
Total Transfers In	14	365,000	98,600	0	98,338	0	0	0	561,938	636,988	370,918
Proceeds of Debt	15	0	0	0	0	0		2,000,000	2,000,000	0	0
Proceeds of Capital Asset Sales	16	0	0	0	0	0	0	0	0	0	0
Total Revenues and Other Sources	17	1,314,162	544,009	2,000	293,653	0	1,500	2,602,700	4,758,024	2,879,477	2,693,207
Expenditures & Other Financing Uses											
Public Safety	18	276,800	41,250	0			0		318,050	346,300	365,820
Public Works	19	121,163	155,000	0			0		276,163	252,820	278,213
Health and Social Services	20	0	0	0			0		0	0	0
Culture and Recreation	21	208,280	126,150	0			0		334,430	255,300	226,179
Community and Economic Development	22	57,000	0	5,000			0		62,000	260,000	152,693
General Government	23	363,500	21,050	0			0		384,550	273,750	216,820
Debt Service	24	0	25,000	448,088	193,750		0		666,838	263,100	89,037
Capital Projects	25	0	0	0		0	0		0	0	0
Total Government Activities Expenditures	26	1,026,743	368,450	453,088	193,750	0	0		2,042,031	1,651,270	1,328,762
Business Type Proprietray: Enterprise & ISF	27							3,171,886	3,171,886	494,250	381,092
Total Gov & Bus Type Expenditures	28	1,026,743	368,450	453,088	193,750	0	0	3,171,886	5,213,917	2,145,520	1,709,854
Total Transfers Out	29	250,000	213,600	48,338	0	0	0	50,000	561,938	636,988	370,918
Total ALL Expenditures/Fund Transfers Out	30	1,276,743	582,050	501,426	193,750	0	0	3,221,886	5,775,855	2,782,508	2,080,772
Excess Revenues & Other Sources Over	31										
(Under) Expenditures/Transfers Out	32	37,419	-38,041	-499,426	99,903	0	1,500	-619,186	-1,017,831	96,969	612,435
Beginning Fund Balance July 1	33	387,561	490,957	749,650	180,658	18,888	32,300	946,440	2,806,454	2,709,485	2,097,050
Ending Fund Balance June 30	34	424,980	452,916	250,224	280,561	18,888	33,800	327,254	1,788,623	2,806,454	2,709,485

LONG TERM DEBT SCHEDULE - LT DEBT1
GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS

Debt Name		Amount of Issue	Type of Debt Obligation	Debt Resolution Number	Principal Due FY	Interest Due FY	Total Obligation Due FY	Bond Reg./ Paying Agent Fees Due FY	Reductions due to Refinancing or Prepayment of Certified Debt	Paid from Funds OTHER THAN Current Year Debt Service Taxes	Amount Paid Current Year Debt Service Levy
2013 Refinance and Rec Complex/Site Certification	1	995,000	GO	2013-36	45,000	21,338	66,338	250		48,088	18,500
2013 Refi/Rec Complex/Site Cert Principal Repayment (Pre-Levy)	2	995,000	GO	2013-36	475,000		475,000			400,000	75,000
2021 Water Treatment (Pre-Levy)	3	1,500,000	GO	2021-XX	110,000	15,000	125,000	250		25,000	100,250
	4		GO				0				0
	5		-				0				0
	6		-				0				0
	7		-				0				0
	8		-				0				0
	9		-				0				0
	10		-				0				0
	11		-				0				0
	12		-				0				0
	13		-				0				0
	14		-				0				0
	15		-				0				0
	16		-				0				0
	17		-				0				0
	18		-				0				0
	19		-				0				0
	20		-				0				0
	21		-				0				0
	22		-				0				0
	23		-				0				0
	24		-				0				0
	25		-				0				0
	26		-				0				0
	27		-				0				0
	28		-				0				0
	29		-				0				0
	30		-				0				0
TOTALS					630,000	36,338	666,338	500	0	473,088	193,750

LONG TERM DEBT SCHEDULE - LT DEBT2
GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS

Debt Name		Amount of Issue	Type of Debt Obligation	Debt Resolution Number	Principal Due FY	Interest Due FY	Total Obligation Due FY	Bond Reg./ Paying Agent Fees Due FY	Reductions due to Refinancing or Prepayment of Certified Debt	Paid from Funds OTHER THAN Current Year Debt Service Taxes	Amount Paid Current Year Debt Service Levy
	31		-				0				0
	32		-				0				0
	33		-				0				0
	34		-				0				0
	35		-				0				0
	36		-				0				0
	37		-				0				0
	38		-				0				0
	39		-				0				0
	40		-				0				0
	41		-				0				0
	42		-				0				0
	43		-				0				0
	44		-				0				0
	45		-				0				0
	46		-				0				0
	47		-				0				0
	48		-				0				0
	49		-				0				0
	50		-				0				0
	51		-				0				0
	52		-				0				0
	53		-				0				0
	54		-				0				0
	55		-				0				0
	56		-				0				0
	57		-				0				0
	58		-				0				0
	59		-				0				0
	60		-				0				0
TOTALS					630,000	36,338	666,338	500	0	473,088	193,750

LONG TERM DEBT SCHEDULE - LT DEBT3
GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS

Debt Name		Amount of Issue	Type of Debt Obligation	Debt Resolution Number	Principal Due FY	Interest Due FY	Total Obligation Due FY	Bond Reg./ Paying Agent Fees Due FY	Reductions due to Refinancing or Prepayment of Certified Debt	Paid from Funds OTHER THAN Current Year Debt Service Taxes	Amount Paid Current Year Debt Service Levy
	61		-				0				0
	62		-				0				0
	63		-				0				0
	64		-				0				0
	65		-				0				0
	66		-				0				0
	67		-				0				0
	68		-				0				0
	69		-				0				0
	70		-				0				0
	71		-				0				0
	72		-				0				0
	73		-				0				0
	74		-				0				0
	75		-				0				0
	76		-				0				0
	77		-				0				0
	78		-				0				0
	79		-				0				0
	80		-				0				0
	81		-				0				0
	82		-				0				0
	83		-				0				0
	84		-				0				0
	85		-				0				0
	86		-				0				0
	87		-				0				0
	88		-				0				0
	89		-				0				0
	90		-				0				0
TOTALS					630,000	36,338	666,338	500	0	473,088	193,750

LONG TERM DEBT SCHEDULE - LT DEBT4
GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS

Debt Name		Amount of Issue	Type of Debt Obligation	Debt Resolution Number	Principal Due FY	Interest Due FY	Total Obligation Due FY	Bond Reg./ Paying Agent Fees Due FY	Reductions due to Refinancing or Prepayment of Certified Debt	Paid from Funds OTHER THAN Current Year Debt Service Taxes	Amount Paid Current Year Debt Service Levy
	91		-				0				0
	92		-				0				0
	93		-				0				0
	94		-				0				0
	95		-				0				0
	96		-				0				0
	97		-				0				0
	98		-				0				0
	99		-				0				0
	100		-				0				0
	101		-				0				0
	102		-				0				0
	103		-				0				0
	104		-				0				0
	105		-				0				0
	106		-				0				0
	107		-				0				0
	108		-				0				0
	109		-				0				0
	110		-				0				0
	111		-				0				0
	112		-				0				0
	113		-				0				0
	114		-				0				0
	115		-				0				0
	116		-				0				0
	117		-				0				0
	118		-				0				0
	119		-				0				0
	120		-				0				0
TOTALS					630,000	36,338	666,338	500	0	473,088	193,750

LONG TERM DEBT SCHEDULE - LT DEBT5
GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS

Debt Name		Amount of Issue	Type of Debt Obligation	Debt Resolution Number	Principal Due FY	Interest Due FY	Total Obligation Due FY	Bond Reg./ Paying Agent Fees Due FY	Reductions due to Refinancing or Prepayment of Certified Debt	Paid from Funds OTHER THAN Current Year Debt Service Taxes	Amount Paid Current Year Debt Service Levy
	121		-				0				0
	122		-				0				0
	123		-				0				0
	124		-				0				0
	125		-				0				0
	126		-				0				0
	127		-				0				0
	128		-				0				0
	129		-				0				0
	130		-				0				0
	131		-				0				0
	132		-				0				0
	133		-				0				0
	134		-				0				0
	135		-				0				0
	136		-				0				0
	137		-				0				0
	138		-				0				0
	139		-				0				0
	140		-				0				0
	141		-				0				0
	142		-				0				0
	143		-				0				0
	144		-				0				0
	145		-				0				0
	146		-				0				0
	147		-				0				0
	148		-				0				0
	149		-				0				0
	150		-				0				0
TOTALS					630,000	36,338	666,338	500	0	473,088	193,750

LONG TERM DEBT SCHEDULE - LT DEBT6
GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS

Debt Name		Amount of Issue	Type of Debt Obligation	Debt Resolution Number	Principal Due FY	Interest Due FY	Total Obligation Due FY	Bond Reg./ Paying Agent Fees Due FY	Reductions due to Refinancing or Prepayment of Certified Debt	Paid from Funds OTHER THAN Current Year Debt Service Taxes	Amount Paid Current Year Debt Service Levy
	151		-				0				0
	152		-				0				0
	153		-				0				0
	154		-				0				0
	155		-				0				0
	156		-				0				0
	157		-				0				0
	158		-				0				0
	159		-				0				0
	160		-				0				0
	161		-				0				0
	162		-				0				0
	163		-				0				0
	164		-				0				0
	165		-				0				0
	166		-				0				0
	167		-				0				0
	168		-				0				0
	169		-				0				0
	170		-				0				0
	171		-				0				0
	172		-				0				0
	173		-				0				0
	174		-				0				0
	175		-				0				0
	176		-				0				0
	177		-				0				0
	178		-				0				0
	179		-				0				0
	180		-				0				0
TOTALS					630,000	36,338	666,338	500	0	473,088	193,750

LONG TERM DEBT SCHEDULE - LT DEBT7
GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS

Debt Name		Amount of Issue	Type of Debt Obligation	Debt Resolution Number	Principal Due FY	Interest Due FY	Total Obligation Due FY	Bond Reg./ Paying Agent Fees Due FY	Reductions due to Refinancing or Prepayment of Certified Debt	Paid from Funds OTHER THAN Current Year Debt Service Taxes	Amount Paid Current Year Debt Service Levy
	181		-				0				0
	182		-				0				0
	183		-				0				0
	184		-				0				0
	185		-				0				0
	186		-				0				0
	187		-				0				0
	188		-				0				0
	189		-				0				0
	190		-				0				0
	191		-				0				0
	192		-				0				0
	193		-				0				0
	194		-				0				0
	195		-				0				0
	196		-				0				0
	197		-				0				0
	198		-				0				0
	199		-				0				0
	200		-				0				0
	201		-				0				0
	202		-				0				0
	203		-				0				0
	204		-				0				0
	205		-				0				0
	206		-				0				0
	207		-				0				0
	208		-				0				0
	209		-				0				0
	210		-				0				0
TOTALS					630,000	36,338	666,338	500	0	473,088	193,750

LONG TERM DEBT SCHEDULE - GRAND TOTALS
GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS

	Principal Due FY 2022	Interest Due FY 2022	Total Obligation Due FY 2022	Bond Reg./ Paying Agent Fees Due FY 2022	Reductions due to Refinancing or Prepayment of Certified Debt	Paid from Sources OTHER THAN Budget Year Debt Service Levy	Amount Paid Budget Year Debt Service Levy
GO - TOTAL	630,000	36,338	666,338	500	0	473,088	193,750
NON GO - TOTAL	0	0	0	0	0	0	0
GRAND - TOTAL	630,000	36,338	666,338	500	0	473,088	193,750

NOTICE OF PUBLIC HEARING -- PROPOSED BUDGET
Fiscal Year July 1, 2021 - June 30, 2022
The City of: VAN METER
The City Council will conduct a public hearing on the proposed budget as follows:
Location: Veterans Reception Center 910 Main Street Meeting Date: 3/8/2021 Meeting Time: 07:00 PM

The Budget Estimate Summary of proposed receipts and expenditures is shown below. Copies of the the detailed proposed Budget may be obtained or viewed at the offices of the Mayor, City Clerk, and at the Library.

The estimated Total tax levy rate per $1000 valuation on regular property 14.18027

The estimated tax levy rate per $1000 valuation on Agricultural land is 2.00314

At the public hearing, any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget.

Phone Number
(515) 996-2644

City Clerk/Finance Officer's NAME
Kyle Michel

		Budget FY 2022	Re-estimated FY 2021	Actual FY 2020
Revenues & Other Financing Sources				
Taxes Levied on Property	1	705,964	633,700	536,308
Less: Uncollected Property Taxes-Levy Year	2	0	0	0
Net Current Property Taxes	3	705,964	633,700	536,308
Delinquent Property Taxes	4	0	0	0
TIF Revenues	5	2,000	81,800	359,131
Other City Taxes	6	224,759	240,850	231,053
Licenses & Permits	7	94,100	94,300	98,018
Use of Money and Property	8	4,500	6,000	66,724
Intergovernmental	9	276,313	209,289	202,849
Charges for Fees & Service	10	823,200	900,350	775,587
Special Assessments	11	0	0	0
Miscellaneous	12	65,250	76,200	52,619
Other Financing Sources	13	2,000,000	0	0
Transfers In	14	561,938	636,988	370,918
Total Revenues and Other Sources	15	4,758,024	2,879,477	2,693,207
Expenditures & Other Financing Uses				
Public Safety	16	318,050	346,300	365,820
Public Works	17	276,163	252,820	278,213
Health and Social Services	18	0	0	0
Culture and Recreation	19	334,430	255,300	226,179
Community and Economic Development	20	62,000	260,000	152,693
General Government	21	384,550	273,750	216,820
Debt Service	22	666,838	263,100	89,037
Capital Projects	23	0	0	0
Total Government Activities Expenditures	24	2,042,031	1,651,270	1,328,762
Business Type / Enterprises	25	3,171,886	494,250	381,092
Total ALL Expenditures	26	5,213,917	2,145,520	1,709,854
Transfers Out	27	561,938	636,988	370,918
Total ALL Expenditures/Transfers Out	28	5,775,855	2,782,508	2,080,772
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	-1,017,831	96,969	612,435
Beginning Fund Balance July 1	30	2,806,454	2,709,485	2,097,050
Ending Fund Balance June 30	31	1,788,623	2,806,454	2,709,485

Agenda Item 14 –
Action on Resolution Approving Plats of Survey Submitted by Earl & Ardis Anderson Trust

Submitted for:
Action
Recommendation:
Approval
Sample Language:

City Councilmember _____: *So moved.*

City Councilmember _____: *Second.*

Mayor: *Roll Call Please.*

City Clerk: Brott ___; Lyon ___; Coyle ___; Herman ___; Meyer ___;

Resolution # 2021-_____

"A Resolution Approving Plat of Survey Submitted by Earl & Ardis Anderson Trust"

Whereas, Joel Romey, Raccoon Valley Land Surveying, has submitted a plat of survey for Parcels 20-73, 20-74, and 20-75 to the City for consideration, and

Whereas, City Engineer Veenstra has reviewed the plat of survey for conformance with City Code and provided comment, and

Whereas, the Van Meter Planning & Zoning Commission met on March 1st, 2021 to review the plat of survey and recommends approval to the Van Meter City Council as submitted, now

Therefore, be it resolved by the Van Meter City Council, the Plat of Survey submitted by Raccoon Valley Land Surveying is approved as submitted.

Passed and approved this 8th day of March 2021

_____ Mayor

ATTEST:

_____ City Clerk

Meeting Minutes

Governmental Body: Van Meter Planning and Zoning Commission
Date of Meeting: Monday, March 1st, 2021
Time/Location of Meeting: 5:30 PM – Online Via Zoom

Agenda:

1. Call to Order/Roll Call
   Wahlert called the meeting to order at 5:32
   Roll was called: Harrison, Bruins, Wahlert, DeVore, Akers, Hulse present. Feldman absent.
   Staff present included City Administrator Kyle Michel, City Engineer Bob Veenstra
2. Approval of Agenda
   Wahlert moved, supported by Harrison, to move item 5 up ahead of item 4 on the agenda so that the City Engineer could exit the meeting as needed. Motion carried unanimously.
3. Approval of Minutes –1-4-2021 Meeting Minutes
   Wahlert moved, supported by Akers, to approve the minutes. Motion carried unanimously.
4. Discussion and Possible Action: Plats of Survey Submitted by Earl & Ardis Anderson trust.
   City Administrator Michel and City Engineer Veenstra provided overviews of the plats of survey as submitted.
   Wahlert moved, supported by Akers, to recommend approval of the plats of survey to the Van Meter City Council as submitted. Bruins abstained from voting due to her involvement with the Van Meter Public Library Foundation as one of the plats of survey is the proposed home of the new Van Meter Public Library. Motion carried.
5. Discussion and possible action – C-1 General Commercial District Model Code Language Changes
   City Administrator Michel provided an overview of the C-1 General Commercial District Code language change project stemming from comments received through the Community Vision project in 2019 and the Comprehensive Plan project from 2019-2020.
   City Administrator Michel reported changes that had been made to the model language since the Commission had last met.
   Discussion ensued regarding the proposed language changes and recommended edits were recorded.
   Motion by Hulse, supported by DeVore, to recommend the language changes to the City Council for public hearing and adoption. Motion carried unanimously.
6. Adjournment
   Motion by Wahlert, supported by Harrison. Motion carried unanimously.
   The meeting was adjourned at 6:28 pm.

VEENSTRA & KIMM, INC.

3000 Westown Parkway • West Des Moines, Iowa 50266-1320

515-225-8000 • 515-225-7848(FAX) • 800-241-8000 (WATS)

September 3, 2020

M E M O R A N D U M

To: Kyle Michel
City of Van Meter

Fr: Bob Veenstra Jr.
Veenstra & Kimm, Inc.

Re: Church and Library Parcels

This memorandum is a follow up to your September 2, 2020 transmittal of a preliminary layout of the division of property to create the church and library parcels. The standard right-of-way width for a city street is 60 feet. If the intent is to have a public street following the south boundary of the church and library parcel the goal would be to establish a 60-foot right-of-way. If the street is centered on the parcel boundary there should be 30 feet of right-of-way on each side of the property line.

The preliminary sketch shows a 33-foot road right-of-way. This designation would be typical for a rural roadway.

Under the City's current practice road right-of-way needs to be established as a separate parcel that can be conveyed by fee title to the City. The establishment of road right-of-way requires a Plat of Survey as the road right-of-way, whether by easement or fee title, effects the tax status of the property. If the intent is to identify a future road right-of-way that would not be established at the time of Plat of Survey, but would be anticipated at a future date it may make sense to have a separate lot designated for the future street right-of-way so the right-of-way can be established in the future by a simple conveyance of that designated lot. This avoids the need to have a second Plat of Survey to establish the road right-of-way.

END

193

PLAT OF SURVEY

PART SW. 1/4 SEC. 27 T78N R27W

INDEX LEGEND	
LOCATION:	PART SW.1/4 SECTION 27 T78N R27W VAN METER DALLAS COUNTY IOWA
REQUESTOR:	ROGER ANDERSON
PROPRIETOR:	EARL & ARDIS ANDERSON TRUST ARDIS ANDERSON TRUSTEE 2387 156th LANE VAN METER IOWA 50261
SURVEYOR:	JOEL R. ROMEY
COMPANY & RETURN TO:	RACCOON VALLEY LAND SURVEYING LLC 33235 L AVENUE ADEL IOWA 50003 PHONE: 515.493.8317

LEGEND:

- INDICATES USPLSS CORNER FOUND AS NOTED
- ● INDICATES PROPERTY CORNER PLACED 3/4" IRON PIPE WITH ORANGE PLASTIC CAP #12971
- ○ INDICATES PROPERTY CORNER PLACED 3/4" IRON PIPE WITH ORANGE PLASTIC CAP #12971
- M INDICATES MEASURED DISTANCE
- R INDICATES RECORDED DISTANCE
- YPC YELLOW PLASTIC ID CAP
- —x— EXISTING FENCE LINE

AREAS IN 1/4–1/4:

PARCEL 20–73:

SW.1/4–SW.1/4=31.96 ACRES INCLUDING 2.05 ACRES FOR PUBLIC RIGHT–OF–WAY

NW.1/4–SW.1/4=11.74 ACRES

NE.1/4–SW.1/4=2.82 ACRES

SE.1/4–SW.1/4=13.86 ACRES INCLUDING 0.92 ACRES FOR PUBLIC RIGHT–OF–WAY

PARCEL 20–74:

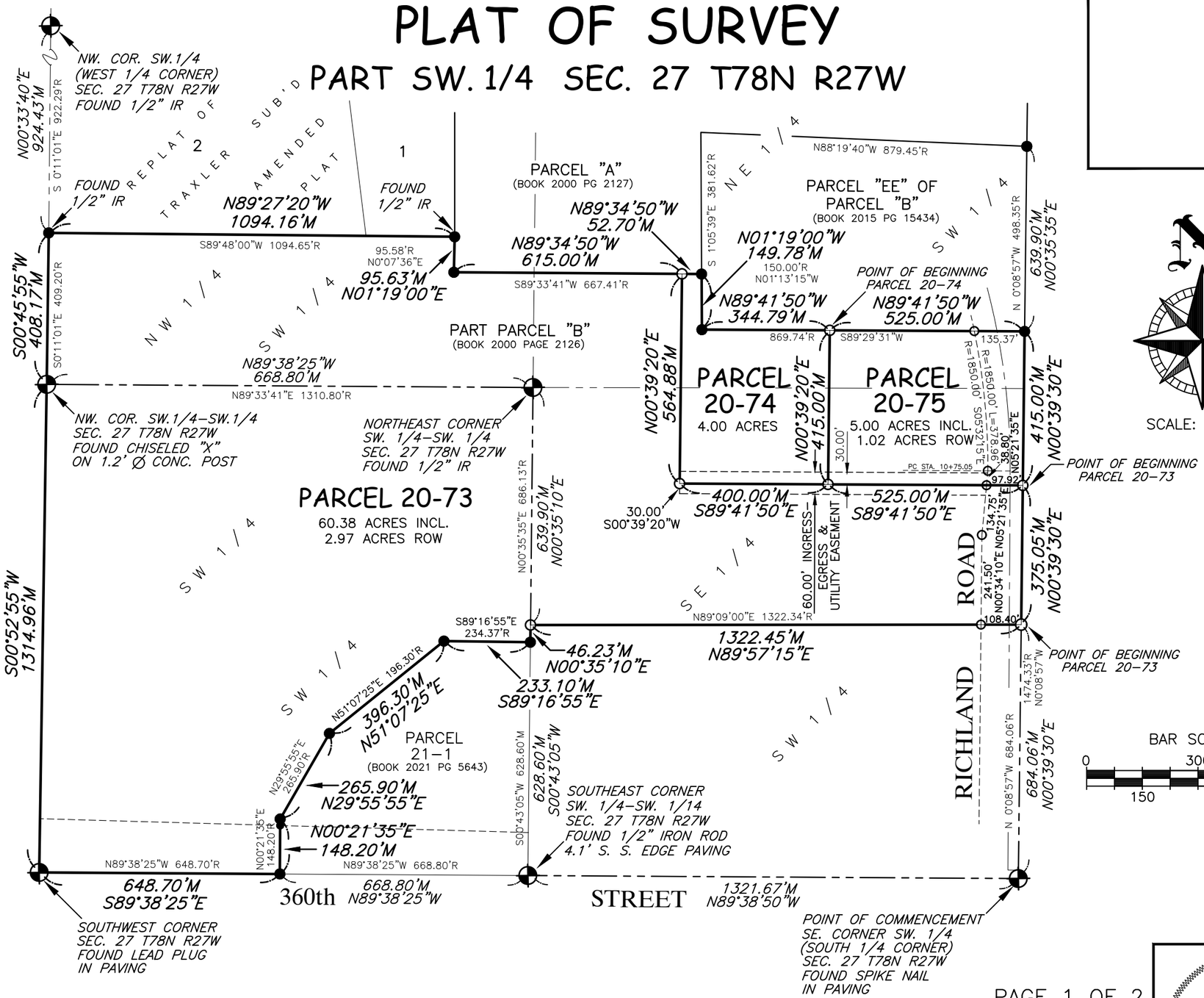
NE.1/4–SW.1/4=1.63 ACRES

SE.1/4–SW.1/4=2.37 ACRES

PARCEL 20–75:

NE.1/4–SW.1/4=1.87 ACRES INCLUDING 0.43 ACRES FOR PUBLIC RIGHT–OF–WAY

SE.1/4–SW.1/4=3.13 ACRES INCLUDING 0.59 ACRES FOR PUBLIC RIGHT–OF–WAY



Raccoon Valley Land Surveying
33235 L Avenue Adel Iowa 50003 515.493.8317

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME AND THE RELATED SURVEY WORK WAS RERFORMED UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. LICENSE RENEWAL DATE: 31 DEC. 2021 PAGES COVERED BY THIS SEAL: THIS PAGE ONLY

PRELIMINARY

SIGNED: _____ DATE: _____

JOEL R. ROMEY P.L.S. 12971

PN:20002

JOEL R. ROMEY IOWA 12971 LICENSED PROFESSIONAL LAND SURVEYOR

PARCEL DESCRIPTIONS:

PARCEL 20–73:

AN IRREGULAR SHAPED PORTION OF THE SOUTHWEST QUARTER (SW.1/4) OF SECTION 27, TOWNSHIP 78 NORTH, RANGE 27 WEST OF THE 5TH P.M., VAN METER, DALLAS COUNTY, IOWA DESCRIBED AS:
COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW.1/4) OF SAID SECTION 27; THENCE N00°39'30"E ALONG THE EAST LINE OF THE SW.1/4 OF SAID SECTION 27, A DISTANCE OF 684.06 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°39'30"E ALONG THE EAST LINE OF THE SW.1/4 OF SAID SECTION 27, A DISTANCE OF 375.05 FEET; THENCE N89°41'50"W, A DISTANCE OF 925.00 FEET; THENCE N00°39'20"E, A DISTANCE OF 564.88 FEET TO THE SOUTH LINE OF PARCEL "A" IN THE SW.1/4 OF SAID SECTION 27 AS SHOWN IN BOOK 2000 AT PAGE 2127 IN THE OFFICE OF THE DALLAS COUNTY RECORDER; THENCE N89°34'50"W ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 615.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE N01°19'00"E ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 95.63 FEET TO THE SOUTHEAST CORNER OF LOT 1 IN THE REPLAT OF TRAXLER SUBDIVISION AMENDED PLAT, AN OFFICIAL PLAT, VAN METER, DALLAS COUNTY, IOWA; THENCE N89°27'20"W ALONG THE SOUTH LINE OF LOTS 2 AND 1 IN SAID REPLAT OF TRAXLER SUBDIVISION AMENDED PLAT, A DISTANCE OF 1094.16 FEET TO THE NORTHWEST CORNER OF PARCEL "B" IN THE SW.1/4 OF SAID SECTION 27 AS SHOWN IN BOOK 2000 AT PAGE 2126 IN THE OFFICE OF THE DALLAS COUNTY RECORDER; THENCE S00°45'55"W ALONG THE WEST LINE OF SAID PARCEL "B", A DISTANCE OF 408.17 FEET TO THE NORTHWEST CORNER OF THE SW.1/4 OF THE SW.1/4 OF SAID SECTION 27; THENCE S00°52'55"W ALONG THE WEST LINE OF THE SW.1/4 OF THE SW.1/4 OF SAID SECTION 27, A DISTANCE OF 1314.96 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 27; THENCE S89°38'25"E ALONG THE SOUTH LINE OF THE SW.1/4 OF SAID SECTION 27, A DISTANCE OF 648.70 FEET TO THE SOUTHWEST CORNER OF PARCEL 21–1 AS SHOWN IN BOOK 2021 AT PAGE 5643 IN THE OFFICE OF THE DALLAS COUNTY RECORDER; THENCE N00°21'35"E ALONG THE WEST LINE OF SAID PARCEL 21–1, A DISTANCE OF 148.20 FEET; THENCE N29°55'55"E ALONG THE WESTERLY LINE OF SAID PARCEL 21–1, A DISTANCE OF 265.90 FEET; THENCE N51°07'25"E ALONG THE WESTERLY LINE OF SAID PARCEL 21–1, A DISTANCE OF 196.30 FEET; THENCE S89°16'55"E ALONG THE NORTH LINE OF SAID PARCEL 21–1, A DISTANCE OF 233.10 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER (SE.1/4) OF THE SW.1/4 OF SAID SECTION 27; THENCE N00°35'10"E ALONG THE WEST LINE OF THE SE.1/4 OF THE SW.1/4 OF SAID SECTION 27, A DISTANCE OF 46.23 FEET; THENCE N89°57'15"E, A DISTANCE OF 1322.45 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 60.38 ACRES INCLUDING 2.97 ACRES FOR PUBLIC RIGHT–OF–WAY.

NOTES:

SAID PARCELS BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

BASIS OF BEARINGS: IOWA RTN SOUTH ZONE.

DATE OF FIELD WORK: FEBRUARY 2021

PARCEL 20–74:

AN IRREGULAR SHAPED PORTION OF THE SOUTHWEST QUARTER (SW.1/4) OF SECTION 27, TOWNSHIP 78 NORTH, RANGE 27 WEST OF THE 5TH P.M., VAN METER, DALLAS COUNTY, IOWA DESCRIBED AS:
COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW.1/4) OF SAID SECTION 27; THENCE N00°39'30"E ALONG THE EAST LINE OF THE SW.1/4 OF SAID SECTION 27, A DISTANCE OF 1474.11 FEET TO THE SOUTHEAST CORNER PARCEL "EE" OF PARCEL "B" IN THE SW.1/4 OF SAID SECTION 27 AS SHOWN IN BOOK 2015 AT PAGE 15434 IN THE OFFICE OF THE DALLAS COUNTY RECORDER; THENCE N89°41'50"W, ALONG THE SOUTH LINE OF SAID PARCEL "EE", A DISTANCE OF 525.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°41'50"W, ALONG THE SOUTH LINE OF SAID PARCEL "EE", A DISTANCE OF 344.79 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "EE"; THENCE N01°19'00"W ALONG THE WEST LINE OF SAID PARCEL "EE", A DISTANCE OF 149.78 FEET TO THE SOUTHEAST CORNER OF PARCEL "A" IN THE SW.1/4 OF SAID SECTION 27 AS SHOWN IN BOOK 2000 AT PAGE 2127 IN THE OFFICE OF THE DALLAS COUNTY RECORDER; THENCE N89°34'50"W ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 52.70 FEET; THENCE S00°39'30"W ALONG A LINE PARALLEL WITH AND 925.00 FEET WEST OF THE EAST LINE OF THE SW.1/4 OF SAID SECTION 27, A DISTANCE OF 564.88 FEET; THENCE S89°41'50"E, A DISTANCE OF 400.00 FEET; THENCE N00°39'30"E ALONG A LINE PARALLEL WITH AND 525.00 FEET WEST OF THE EAST LINE OF THE SW.1/4 OF SAID SECTION 27, A DISTANCE OF 415.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 4.00 ACRES.

PARCEL 20–75:

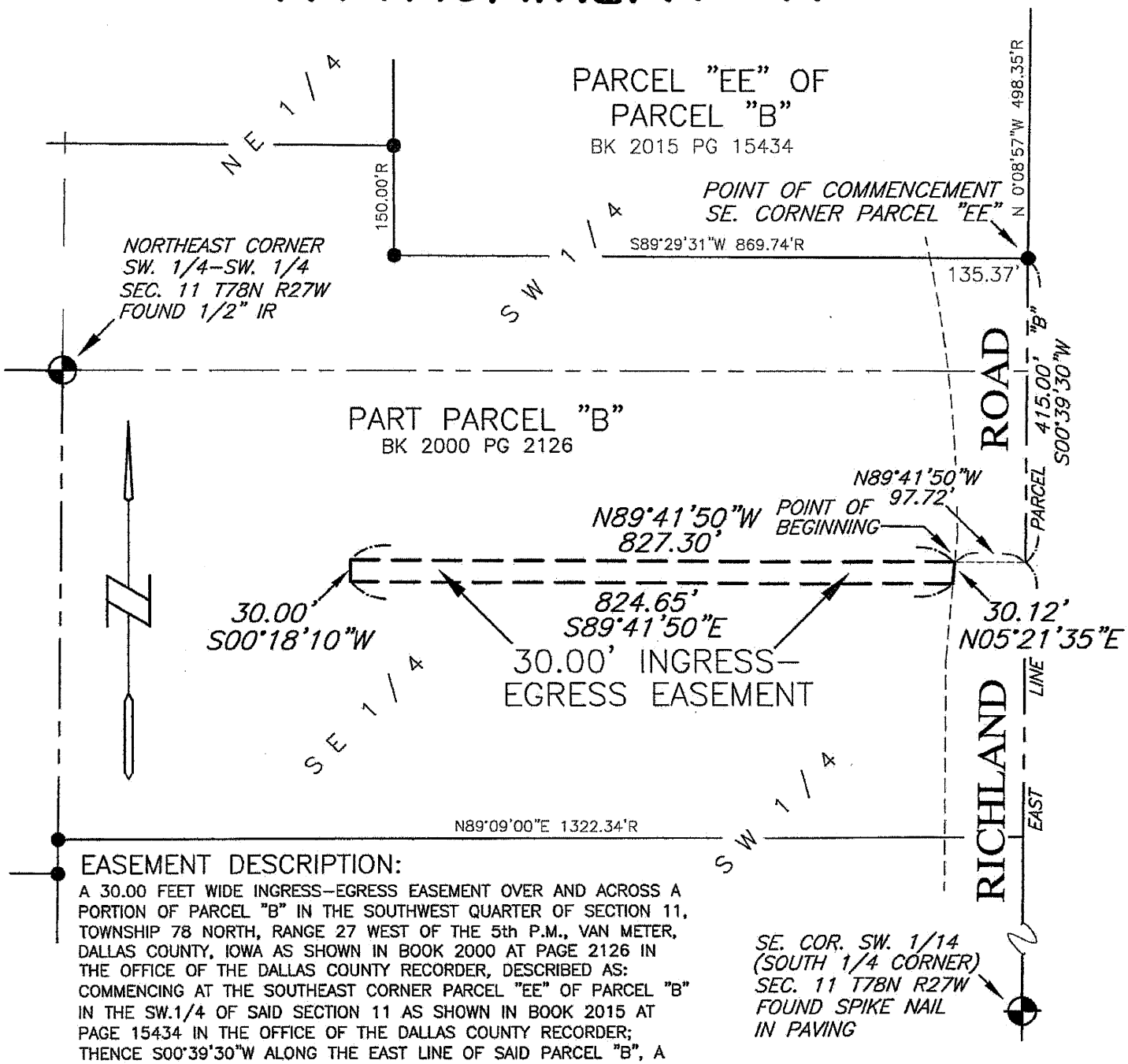
AN IRREGULAR SHAPED PORTION OF THE SOUTHWEST QUARTER (SW.1/4) OF SECTION 27, TOWNSHIP 78 NORTH, RANGE 27 WEST OF THE 5TH P.M., VAN METER, DALLAS COUNTY, IOWA DESCRIBED AS:
COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW.1/4) OF SAID SECTION 27; THENCE N00°39'30"E ALONG THE EAST LINE OF THE SW.1/4 OF SAID SECTION 27, A DISTANCE OF 1059.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°39'30"E ALONG THE EAST LINE OF THE SW.1/4 OF SAID SECTION 27, A DISTANCE OF 415.00 FEET TO THE SOUTHEAST CORNER PARCEL "EE" OF PARCEL "B" IN THE SW.1/4 OF SAID SECTION 27 AS SHOWN IN BOOK 2015 AT PAGE 15434 IN THE OFFICE OF THE DALLAS COUNTY RECORDER; THENCE N89°41'50"W, ALONG THE SOUTH LINE OF SAID PARCEL "EE", A DISTANCE OF 525.00 FEET; THENCE S00°39'30"W ALONG A LINE PARALLEL WITH AND 525.00 FEET WEST OF THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 415.00 FEET; THENCE S89°41'50"E ALONG A LINE PARALLEL WITH AND 415.00 FEET SOUTH OF THE SOUTH LINE OF SAID PARCEL "EE" A DISTANCE OF 525.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 5.00 ACRES INCLUDING 1.02 ACRES FOR PUBLIC RIGHT–OF–WAY.

Raccoon Valley
Land Surveying
33235 L Avenue Adel Iowa 50003 515.493.8317

PRELIMINARY

ATTACHMENT "A"



EASEMENT DESCRIPTION:

A 30.00 FEET WIDE INGRESS-EGRESS EASEMENT OVER AND ACROSS A PORTION OF PARCEL "B" IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 78 NORTH, RANGE 27 WEST OF THE 5th P.M., VAN METER, DALLAS COUNTY, IOWA AS SHOWN IN BOOK 2000 AT PAGE 2126 IN THE OFFICE OF THE DALLAS COUNTY RECORDER, DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER PARCEL "EE" OF PARCEL "B" IN THE SW.1/4 OF SAID SECTION 11 AS SHOWN IN BOOK 2015 AT PAGE 15434 IN THE OFFICE OF THE DALLAS COUNTY RECORDER; THENCE S00°39'30"W ALONG THE EAST LINE OF SAID PARCEL "B", A DISTANCE OF 415.00 FEET; THENCE N89°41'50"W, A DISTANCE OF 97.72 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF RICHLAND ROAD AS IT IS PRESENTLY ESTABLISHED, AND TO THE POINT OF BEGINNING; THENCE CONTINUING N89°41'50"W, A DISTANCE OF 827.30 FEET; THENCE S00°18'10"W, A DISTANCE OF 30.00 FEET; THENCE S89°41'50"E, A DISTANCE OF 824.65 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID RICHLAND ROAD; THENCE N05°21'35"E ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID RICHLAND ROAD, A DISTANCE OF 30.12 FEET TO THE POINT OF BEGINNING.

INDICATES USPLSS CORNER FOUND AS NOTED

INDICATES PROPERTY CORNER FOUND

BAR SCALE

0 200 400

SCALE: 1"=200'

Raccoon Valley Land Surveying

33235 L Avenue Adel Iowa 515.493.8317

Agenda Item #15 –
Action on Resolution Re. Brookview Area Annexation Documents

Submitted for:
Action
Recommendation:
Approval
Sample Language:

City Councilmember _____: *So moved.*

City Councilmember _____: *Second.*

Mayor: *Roll Call Please.*

City Clerk: Brott ___; Lyon ___; Coyle ___; Herman ___; Meyer ___;

As a follow-up to last month's discussion, I think we are where we need to be with the final pre-annexation agreement language. I would ask that Council approve a Resolution to approve the terms of the agreement. This Resolution will also set a date for a meeting that the Brookview property owners can attend on March 15th at 5:30 at the legion to ask questions and discuss the annexation packets. February was a short month and we did not achieve full participation from Council and the Brookview property owners on the Doodle Poll that was sent out so using our March 15th Council workshop likely a good time to try and get meeting consensus.

Resolution # 2021-_____

"A Resolution Regarding the Brookview Area Voluntary Annexation Proceedings"

Whereas, the City Administrator has provided a pre-annexation agreement outlining the terms to be offered by the City to the Brookview area property owners and the obligations of both the City and property owners upon execution and acceptance by the City, and

Whereas, City Engineer Veenstra has provided necessary easement documents relating to the proposed Trindle Ridge Sanitary Sewer Extension, and

Whereas, Mayor Adams requests that a public meeting be scheduled for March 15th, 5:30 PM at the Veterans Reception Center at which time the unincorporated Brookview residents are invited to ask questions of staff and Council, now

Therefore, be it resolved by the Van Meter City Council:

1. The terms outlined in the Brookview Area Pre-Annexation Agreement are approved as submitted by the City Administrator.
2. The City Administrator is hereby directed to provide unincorporated Brookview residents with completed annexation documents for review and signature, including an invitation to a meeting of the Van Meter City Council on March 15th, pre-annexation agreement, voluntary annexation petition, and Trindle Ridge Sanitary Sewer Extension easement documents where applicable.
3. The City Administrator is hereby directed to provide public notice of a meeting for March 15th, 2021 for 5:30 PM at the Veterans Reception Center, 910 Main Street, in the City.

Passed and approved this 8th day of March 2021

_____ Mayor

ATTEST:

_____ City Clerk

Agenda Item #16 -
Reports

Submitted for:
Information
Recommendation:

Sample Language:

a. Staff Reports
   i. Parks and Rec
   ii. Library
   iii. Public Safety
   iv. Public Works
   v. Attorney
   vi. Engineer
   vii. Clerk
   viii. Administrator
b. Council Committees
   i. Finance, Brott, Meyer
   ii. Policy, Coyle, Brott
   iii. Economic Development, Lyon, Herman
   iv. Public Safety, Coyle, Lyon
   v. Public Works, Herman, Meyer
   vi. Ad-Hoc Committees
c. Liaison Reports
   i. EMA/E911, Adams
   ii. MPO/CIRTPA, Adams, Brott, Michel
   iii. Library Board, Herman
   iv. Parks and Rec Board, Coyle
   v. VM Schools, Meyer
   vi. Community Betterment, Lyon, Coyle

Van Meter Public Library Report
March 2021

February Statistics

	2020	2021
Visitors	311	1
Programs	3	0
Programming attendance	6	0
Outreach attendance	0	0
Computer usage	12	0
Wireless usage	126	3
Reference questions	54	11
Fax/Scan	4	1
Copy/Print	10	1
Library checkouts	326	111
Renewals/Auto-Renewals	47/99	3/57
Materials borrowed from other libraries	14	4
Materials loaned to other libraries	1	2
E-books & e-audiobooks usage	94	115

Library Updates

- I submitted my resignation to the library board on February 16th and my last day was Wednesday, March 3rd. I've really enjoyed working in Van Meter and getting to know the community, and I appreciate the opportunities I've had as library director. I will miss everyone I've gotten to know and wish both the library and the community the best as they continue to grow.

- Instead of a grab and go activity this month, the library will be doing Spring Break Bingo! Complete the bingo card and return it to the library no later than March 24th (during contactless pickup or by email to library@vanmeteria.gov) for a chance to win a $10 Amazon gift card. April's grab and go activity will be a build and paint your own bird house kit. Kits will be available April 5th on a first come, first served basis.

- Effective March 4th, contactless pickup hours at the Van Meter Public Library are:

  Monday 10-4
  Tuesday 1-7
  Wednesday 10-4
  Thursday 1-7

  Items can be requested through the catalog (vanmeter.biblionix.com), by email (library@vanmeteria.gov), and over the phone (515-996-2435). We will do our best to have every request ready in 20 minutes or less. If you'd like us to pick items for you, simply let us know what kinds of items you would like (picture books, middle grade fantasy, adult thrillers, etc.) and how many, and we would be happy to provide you with our selections. Pickup procedure will remain the same: Patrons should call 515-996-2435 when they are outside the library. Staff will place bagged items on a table either outside the library or, in poor weather conditions, directly inside the library, and patrons may take the items once staff have moved away.

Agenda Item #17 –
Closed Session Pursuant to Iowa Code Chapter 21.5 Letter J

To discuss the purchase of particular real estate only where premature disclosure could re reasonably expected to increase the price the governmental body would have to pay for that property.

Council must motion to enter into closed session. Mayor must excuse the public prior to entering the closed session.

Submitted for:
Action
Recommendation:
Approval
Sample Language:

City Councilmember _____: *So moved.*

City Councilmember _____: *Second.*

Mayor: *Roll Call Please.*

City Clerk: Brott ___; Lyon ___; Coyle ___; Herman ___; Meyer ___;

Mayor: *The time is now _____ pm, the public is excused until we return to open session.*

Agenda Item #18 – Reserved for Council Action that may Result from Closed session

Agenda Item #18 -
Adjournment

Submitted for:
Action
Recommendation:
Approval
Sample Language:

Mayor: *With no further business do I hear a motion to adjourn?*

City Councilmember _____*: So Moved.*

City Councilmember _____*: Second*

City Clerk: *Brott ___; Lyon ___; Coyle ___; Herman ___; Meyer___;*

Mayor: *The time is _____ p.m., the meeting is adjourned. Thank you.*