

CITY OF DESOTO – REGULAR COUNCIL MEETING MINUTES

October 19, 2021 – Mayor Butch Ostrander called the meeting to order at 7:00pm.

Answering roll call was: Pam Bach, Ted Hansen, Dustin Padget, Josh Minton and Karen Wilson.

Staff present included City Clerk Marcia Thomas, Public Works Director Dan Van Langen, Police Chief John Sparling, Fire Chief John Booth and City Attorney Dalen.

Motion by Bach/Padget to approve the agenda; Bach, Hansen, Minton, Padget, Wilson in favor; Motion carried 5-0.

Motion by Wilson/Padget to approve the consent agenda; Padget said the minutes need to be revised for the September 21, 2021 Council meeting, Action item #9; Approve Josh Minton Lawn Care to do dirt work in various places in De Soto; Minton abstained from the vote; Clerk Thomas said she would revise the meeting minutes and republish; Bach, Hansen, Minton, Padget, Wilson in favor; Motion carried 5-0.

Mayor Ostrander opened the Public Hearing to consider rezoning application from Courtyard Apartments, LC, property located at 1204, 1204 ½, 1210, 1220 Guthrie Street, De Soto, IA; existing zoning designation is R-3 Multi-Family Residential District and the proposed zoning designation is C-1 Community and Highway Service Commercial District @ 7:31p.m. Clerk Thomas said she did not have any phone calls regarding the Public Hearing and she had not received any written correspondence. Gale and Virginia Plymessenger who live at 1112 Marshall Street are not in favor of KwikStar building at that location. They are concerned with their property valuation decreasing, the diesel fumes smell, increased noise, increase in traffic, truck lights shining on their property and the overnight truck parking stalls; if the overnight truck parking stalls could be removed from their site plan they would be more in favor of KwikStar. Jenni Arnold lives at 915 Dallas Street and said the City of De Soto “Crossroads of Possibilities” new branding helps lead the city to growth that is coming our way; the town needs commercial growth that brings tax revenue. Steve Jones lives at 113 Maple Street and has a part-time job at KwikStar; he said he did his research on the company before he accepted the position; He said they are a great company to work for and feels their store would be a benefit to De Soto. David Voll lives at 104 Walnut Street and is concerned about the possibility of the property values decreasing for the residents that live on Marshall Street; he is also concerned about the increase of traffic on Hwy 169 and the diesel fuel smell; he would rather see KwikStar build on the north side of I-80. Riva Walters lives at 236 Willow Street and said she agrees the air quality will diminish because of the diesel fumes; there will be increased noise and traffic on Hwy 169; Dustin Smyth lives at 516 Adair Street and said he and his wife recently traveled to northern Iowa and visited several KwikStars; he said they offer more than what our Casey’s or Kum n Go do; their buildings are well maintained; they pay higher wages and he is in favor of KwikStar building in De Soto. Fire Chief John Booth said the new traffic lights being installed for the on/off ramps will help with the traffic flow and KwikStar will be installing one as well; he also said by KwikStar adding 5 or 6 foot berm on the back side of their property and evergreen trees will help mitigate the noise factor. Police Chief Sparling said De Soto already has a truck stop at our Kum n Go and trucks need a place to stop since the DOT removed theirs. Wade DuMond, representing KwikStar, said they are proposing a C-Store/neighborhood grocery with fuel sales, a side diesel, a truck scale, a single car wash with some truck overnight parking stalls. He said they will have buffering between their property and the residential area behind them consisting of an 8 foot white vinyl fence, evergreen trees and a detention area pond. Mayor Ostrander said the property tax revenue generated from KwikStar will help finance the Police, Fire and Library departments. Mayor Ostrander closed the Public Hearing at 8:24pm.

Motion by Bach/Minton to approve the rezoning application from Courtyard Apartments, LC, property located at 1204, 1204 ½, 1210, 1220 Guthrie Street, De Soto, IA; existing zoning designation is R-3 Multi-Family Residential and the proposed zoning designation is C-1 Community and Highway Service Commercial District; Approving Ordinance # 345, An Ordinance amending the Code of Ordinances of the City of De Soto, Iowa, 2009 by rezoning 1210 Guthrie Street from R-3 to C-1 Zoning District; Chapter 165 Zoning Regulations; 165.04 Establishment of Districts; provisions for official zoning map; Councilman Hansen said he is in favor of the rezoning for KwikStar but said when the Council reviews the site plan he will vote to limit the number of truck parking stalls; Bach, Hansen, Minton in favor; Padget and Wilson opposed; Motion carries 3-2.

Motion by Hansen/Wilson to approve second reading of Ordinance #344; An Ordinance setting the compensation of the Mayor; Bach, Hansen, Minton, Padget, Wilson in favor; Motion carried 5-0.

Motion by Hansen/Padget to approve Resolution 2022-04; A Resolution approving agreement to work with New Opportunities, Inc. for low-income household water assistance program (LIHWAP); Bach, Hansen, Minton, Padget, Wilson in favor; Motion carried 5-0.

Motion by Hansen/Padget to approve Resolution 2022-05; A Resolution approving transfer of funds from E-Bank Checking Account to Money Market Account; Bach, Hansen, Minton, Padget, Wilson in favor; Motion carried 5-0.

Motion by Padget/Minton to approve Shank Constructors, Inc., pay application #10 for \$412,052.05; Contract 2019-04 (WTP Project); Bach, Hansen, Minton, Padget, Wilson in favor; Motion carried 5-0.

Motion by Padget/Wilson to approve Northway Well; pay application #2 for \$86,472.56; Contract 2019-02 (WTP Project); Bach, Hansen, Minton, Padget, Wilson in favor; Motion carried 5-0.

Motion by Wilson/Bach to approve the Annual Urban Renewal Report; fiscal year 2020-2021; Bach, Hansen, Minton, Padget, Wilson in favor; Motion carried 5-0.

Motion by Hansen/Bach to repair the storm siren by Casey's; estimated cost \$1509.21; Bach, Hansen, Minton, Padget, Wilson in favor; Motion carried 5-0.

Motion by Bach/Wilson to approve the bid of \$32,975.00 from Unplugged Wireless Communications for a new outdoor storm siren; Bach, Hansen, Minton, Padget, Wilson in favor; Motion carried 5-0.

Item # 9 was tabled.

Motion by Hansen/Bach to approve Minton Lawn Care Services to finish the dirt work on Adair/Spruce Streets for the sidewalk project up to \$1,500.00; Bach, Hansen, Padget, Wilson in favor; Minton abstained; Motion carried 4-0.

Motion by Hansen/Wilson to set November 16, 2021 @ 7:00p.m. for the Public Hearing to consider the rezoning application from JTB Investments, LLC; Bach, Hansen, Minton, Padget, Wilson in favor; Motion carried 5-0.

Having no other business Mayor Ostrander asked for a motion to adjourn; Motion by Padget/Wilson to adjourn @9:30p.m.; Bach, Hansen, Minton, Padget, Wilson in favor; Motion carried 5-0.

Mayor: Butch Ostrander

Attest: City Clerk, Marcia Thomas

These minutes are subject to approval by the City Council at its next regular meeting.