

CITY OF DESOTO – REGULAR COUNCIL MEETING MINUTES

October 18, 2022 – Mayor Mitch Crozier called the meeting to order at 7:00pm.

Answering roll call was: Ted Hansen, Josh Minton, Mark O’Leary and Dustin Padget.

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

Motion by Hansen/O’Leary to approve the agenda; Hansen, Minton, O’Leary, Padget in favor; Motion carried 4-0.

Motion by O’Leary/Hansen to approve the consent agenda; Hansen, Minton, O’Leary, Padget in favor; Motion carried 4-0.

Mayor Crozier opened the Public Hearing to consider approval of a proposed amendment no. 2 to the De Soto 2020 Residential Urban Renewal Plan for an Urban Renewal Area in the City of De Soto, State of Iowa @ 7:35p.m. Clerk Thomas said she received no phone calls or written correspondence regarding the Public Hearing. With no questions from the audience Mayor Crozier closed the Public Hearing @ 7:36p.m.

Mayor Crozier opened the Public Hearing of the City Council of the City of De Soto in the State of Iowa, on the matter of the proposal to enter into a Development Agreement with Keystone Equity Group, L.L.C. @ 7:38p.m. Clerk Thomas said she received no phone calls or written correspondence regarding the Public Hearing. With no questions from the audience Mayor Crozier closed the Public Hearing @ 7:39p.m.

Motion by Hansen/O’Leary to approve Resolution 2023-06; A Resolution determining an area of the City to be an economic development area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for Urban Renewal Projects, and adopting Amendment No. 2 to the De Soto 2020 Residential Urban Renewal Plan and moved that the Resolution be adopted; Hansen, Minton, O’Leary, Padget in favor; Motion carried 4-0.

Motion by Hansen/O’Leary to approve Resolution 2023-07; A Resolution approving and authorizing execution of a development agreement by and between the City of De Soto and Keystone Equity Group, L.L.C. and moved that the Resolution be adopted; Hansen, Minton, O’Leary, Padget in favor; Motion carried 4-0.

Motion by O’Leary/Hansen to approve the first reading of Ordinance #360; An Ordinance amending ordinance nos. 207, 218, 221, 264, and 315 and providing that general property taxes shall no longer be divided on certain property located within the De Soto Urban Renewal Area, in the City of De Soto, County of Dallas, State of Iowa (removing Amendment No. 1 Area from Division of taxes only); Mayor Crozier asked for a Roll Call vote; Hansen, Minton, O’Leary, Padget in favor; Motion carried 4-0.

Motion by Hansen/O’Leary to approve Keystone Estates Plat 3 final plat contingent upon all comments by City Engineer Kappos be completed; JD Albright discussed with council omitting the sidewalk off all Spruce Street east of Polk Street; Hansen, Minton, O’Leary, Padget in favor; Motion carried 4-0.

Motion by Hansen/Padget to approve site plan submitted by De Soto AutoPlex, property located Lot 4 Ashland Crossing, Plat 2; Hansen, Minton, O’Leary, Padget in favor; Motion carried 4-0.

Motion by Minton/O’Leary to approve site plan submitted by Norwalk Ready Mix – De Soto, property located in Adams Township, north of I-80, west side of Hwy 169 contingent upon all comments by City Engineer Kappos be completed; Hansen, Minton, O’Leary, Padget in favor; Motion carried 4-0.

Motion by Hansen/Minton to approve site plan submitted by Dahl Air Conditioning & Heating Co., property located 2000 Ash Street, contingent upon all comments by City Engineer Kappos be completed and Chapter 156 (Site Plan) 156.04 Open Space, Landscaping, Parking and Architectural Requirements; Architectural Standards (13) F., The Council, in its sole

discretion and after receiving a recommendation from the Planning and Zoning Commission, may approve additional primary and/or secondary materials on a case-by-case basis, provided that such materials exhibit the structural strength and permanency desired, contain sufficient architectural relief, and do not distract from the physical appearance of the building; Hansen, Minton, O'Leary, Padget in favor; Dahl's will need to go to BOA on parking requirements; Motion carried 4-0.

Motion by O'Leary/Minton to approve second reading of Ordinance #358; An Ordinance amending the Code of Ordinances of the City of De Soto, Iowa, 2009, by amending section 62.08 School Bus Traffic Only Restriction; Roll call vote; Hansen, Minton, O'Leary, Padget in favor; Motion carries 4-0.

Motion by O'Leary/Padget to approve first reading of Ordinance #359; An Ordinance amending the Code of Ordinances of the City of De Soto, Iowa, 2009, by amending section 92.02 rates for water service; City Attorney Dalen said the multiple year water rate structure is required to meet the State's requirement that the city's water fund revenue was sufficient to pay the water fund debt; Roll call vote; Minton, O'Leary, Padget in favor; Hansen opposed; Motion carried 3-1.

Motion by O'Leary/Minton to approve State of Iowa 2022 Financial Report fiscal year ending June 30, 2022 City of De Soto, Iowa; Hansen, Minton, O'Leary, Padget in favor; Motion carried 4-0.

Item No. 11 was tabled.

Motion by Hansen/O'Leary to approve Satellite Center, LLC estimate of \$19,208.28 for IP cameras monitoring interstate on/off traffic; Hansen, Minton, O'Leary, Padget in favor; Motion carried 4-0.

Motion by O'Leary/Minton to approve Satellite Center, LLC estimate of \$2,554.98 adding IP Camera System at the Water Treatment Plant; Hansen, Minton, O'Leary, Padget in favor; Motion carried 4-0.

Motion by Minton/Padget to approve Willy Stanley job estimates of \$19,000.00; \$10,000.00 for millings on gravel road to WWTP and \$9,000.00 for asphalt repair work on Maple & Walnut; Hansen, Minton, O'Leary, Padget in favor; Motion carried 4-0.

Motion by Padget/O'Leary to approve purchase of spin doctor value exercise wrench for public works from the City of Dike, used equipment \$4,000.00; Hansen, Minton, O'Leary, Padget in favor; Motion carried 4-0.

Having no other business Mayor Crozier asked for a motion to adjourn; Motion by O'Leary/Padget to adjourn @9:15p.m.; Hansen, Minton, O'Leary, Padget in favor; Motion carried 4-0.

Mayor: Mitch Crozier

Attest: City Clerk, Marcia Thomas

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