

**WAUKEE CITY COUNCIL MINUTES
SPECIAL MEETING
August 24, 2017**

- A. Call to Order** – The special meeting of the Waukee City Council was called to order by Mayor Peard at 9:30 a.m. at Waukee City Hall, 230 W. Hickman Rd.
- B. Roll Call** – The following members were present: Mayor William F. Peard; Council Members Anna Bergman, R. Charles Bottenberg, Brian Harrison, Shelly Hughes, Larry R. Lyon. Absent: None.

Also in attendance: City Administrator Tim Moerman, Community and Economic Development Director Dan Dutcher, Development Services Director Brad Deets, Finance Director Linda Burkhart, Public Works Director John Gibson, Human Resource Director Patty Holden, Parks and Recreation Director Matt Jermier, Library Director Kristine Larson, IT Director Son Le, Fire Chief Clint Robinson, Police Chief John Quinn, City Clerk Rebecca D. Schuett, City Attorney Steve Brick, City Bond Counsel J. Eric Boehlert and Nathan Overberg.

- C. Agenda Approval** – Council Member Lyon moved to approve the agenda; seconded by Council Member Bottenberg. Results of vote: Ayes: Bergman, Bottenberg, Harrison, Hughes, Lyon. Nays: None. Motion carried 5 – 0.
- D. Public Hearing:**
- 1) On consideration of the disposal of real property by sale to Bravo Real Estate, LLC, pursuant to Iowa Code 364.7 (2017)** – Mayor Peard opened the public hearing and asked if any written correspondence had been received; City Clerk Schuett replied in the negative. Community and Economic Development Director Dutcher noted that the City, State and Greater Des Moines Partnership have been working for some time on a significant economic development initiative. Mr. Dutcher briefly reviewed the council’s overall community vision, strategic plan, and goals, noting that the project would hasten the accomplishment of many of those goals. The public hearing relates to the sale of City-owned property to Bravo Real Estate, LLC, for \$25,000/acre, which according to an independent property appraisal is just above market value. No comments were made by the public present.
 - 2) On the proposal to enter into an Agreement for Private Development with the Developer of Project Morgan*** – Mayor Peard opened the public hearing and asked if any written correspondence had been received; City Clerk Schuett replied in the negative. Community and Economic Development Director Dutcher noted that the council would consider approval of both a development agreement and public improvement fund agreement, but that only the development agreement required a public hearing. No comments were made by the public present.
- E. Public Hearing Action Items:**
- 1) Resolution: *Consideration of approval of a resolution approving the disposal of real property by sale to Bravo Real Estate, LLC, pursuant to Iowa Code 364.7 (2017)*** – Council Member Harrison moved to approve the resolution; seconded by Council Member Lyon. Council Member Bergman stated that she would abstain from the vote, as her family owns property currently under negotiation for sale to Bravo Real Estate, LLC. Result of vote: Ayes: Bottenberg, Harrison, Hughes, Lyon. Nays: None. Absentions: Bergman. Motion carried 4 – 0 –1. (Resolution #17-410)
 - 2) Resolution: *Consideration of approval of a resolution approving and authorizing execution of an Agreement for Private Development and a Public Improvement Agreement and Fund by and between the City of Waukee and the Developer of Project Morgan**** – Council Member Hughes moved to approve the resolution; seconded by Council Member Harrison. Council Member Bergman stated that she would abstain from the vote. Result of vote: Ayes: Bottenberg, Harrison, Hughes, Lyon. Nays: None. Absentions: Bergman. Motion carried 4 – 0 –1. (Resolution #17-411)
- F. Action Items:**
- 1) Resolution: *Consideration of approval of a resolution approving an application to the Iowa Economic Development Authority High Quality Jobs Program*** – Council Member Harrison moved to approve the resolution; seconded by Council Member Hughes. Community and

Economic Development Director Dutcher noted that Project Morgan had applied to the State for the High Quality Jobs Program, approval of which requires local approval and matching funds. Council Member Bergman stated that she would abstain from the vote. Result of vote: Ayes: Bottenberg, Harrison, Hughes, Lyon. Nays: None. Absentions: Bergman. Motion carried 4 – 0 –1. (Resolution #17-412)

- 2) **Resolution: Consideration of approval of a resolution determining the necessity and setting dates of a consultation and a public hearing on a proposed Urban Renewal Plan for a proposed Waukee West Urban Renewal Area in the City of Waukee, State of Iowa** – Council Member Lyon moved to approve the resolution; seconded by Council Member Harrison. Development Services Director Deets noted that the motion would establish dates for a consultation, Planning & Zoning Commission consideration, and council public hearing. Result of vote: Ayes: Bottenberg, Harrison, Hughes, Lyon. Nays: None. Absentions: Bergman. Motion carried 4 – 0 –1. (Resolution #17-413)
- 3) **Motion: Consideration of approval of a motion setting September 5, 2017, as the date of public hearing on an ordinance to amend Chapter 301, Zoning Ordinance, City of Waukee, Iowa, by rezoning and changing certain property therein from A-1 (Agricultural District) to M-1 (Light Industrial District) and PD-1 (Planned Development Overlay District) [Bravo Real Estate, LLC]** – Council Member Hughes moved to approve; seconded by Council Member Lyon. Result of vote: Ayes: Bottenberg, Harrison, Hughes, Lyon. Nays: None. Absentions: Bergman. Motion carried 4 – 0 –1.
- 4) **Resolution: Consideration of approval of a resolution approving Purchase Agreement [Phillips-Hamilton, Inc.]** – Council Member Harrison moved to approve the resolution; seconded by Council Member Hughes. Community and Economic Development Director Dutcher noted that City staff had negotiated the purchase of 224 acres for a potential future civic campus with connections to the Sugar Creek Golf Course and perhaps Centennial Park. The property will be purchased in phases. Results of vote: Ayes: Bergman, Bottenberg, Harrison, Hughes, Lyon. Nays: None. Motion carried 5 – 0. (Resolution #17-414)

G. Comments

Council Member Lyon moved to adjourn; seconded by Council Member Harrison. Ayes: All. Nays: None. Motion carried 5 – 0.

Meeting Adjourned at 9:46 a.m.

William F. Peard, Mayor

Attest:

Rebecca D. Schuett, City Clerk

* The name of the contracting party (the "Developer") is being withheld at this time pursuant to the limitations within Iowa Code Section 22.7(8) during the pendency of negotiations between the Developer and the Iowa Economic Development Authority.