MEETING MINUTES
City of Polk City
Special City Council Meeting
6:00 p.m. October 15, 2026
City Hall – Council Chambers

The City Council for Polk City, Iowa held a special meeting in the City Hall Council Chambers at 6:00 p.m., October 15, 2026
The agenda was posted at the City Hall office as required by law.
These tentative minutes reflect all action taken at the meeting.

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

2. ***Roll Call*** | Sarchet, Savage, Hill, Otis | In attendance; Dvorak | Virtual

3. *Approval of Agenda*
   MOTION: A motion was made by Savage and seconded by Hill to approve the agenda with a modification to item 4ai Resolution approving development agreement with HBU DEV PC1, LLC.
   MOTION CARRIED UNANIMOUSLY

4. *Public Hearing*
   a. Mayor Karsjen opened the Public Hearing on Intent to Dispose of City-Owned Real Property located at 510 S. 3rd Street, at 6:01 p.m. City Manager Chelsea Huisman said the notice was published October 9, 2026, and written comments have been received from the following individuals
      1. Ben Johnson, 800 S. 3rd St.
      2. Randy Clarke, 804 Ledgestone Ct.
      3. Shelby Smith, 1009 W. Trace Pl.
      4. Stephen Smith, 506 4th St.
      5. Steve Winter, 1600 Prairie Ridge Dr.
      6. Abigail Severn, 930 Pelican Dr.
      7. Ian McAllister, 911 Bridgeview St.
      8. Marion Nehmer, 1130 Hansen Pl.
      9. Michael Paglia, 601 Phillips St.

      Ben Johnson, 800 S. 3rd St. thanked the City Council members for responding to his emails throughout the week. Johnson expressed concerns about the City Council approving the development project before the Corridor Study was completed.

      Jake Smith, Economic Development Manager for City of Polk City, contracted through the Greater Des Moines Partnership expressed his support for the project. Smith stated that based on the proposal, the development would support the Council's goals and priorities for development in Polk City.

      Alex and Liz Schelling, the developers of the project, presented their proposal for 510 S. 3rd Street to the City Council. The developers shared their plan for the property, and their invested interests in Polk City. They shared their interest in developing the residential phase first, and the commercial phase second, as the commercial phase will take 1-5 years to develop. The developer further outlined their timeline for the development and answered questions from the City Council.

      ***MOTION*:** A motion was made by Savage and seconded by Sarchet to close the public hearing.

      ***MOTION*:** A motion was made by Otis to table the agreement until the Corridor Study is completed.
      MOTION FAILED DUE TO LACK OF A SECOND

MOTION: A motion was made by Savage and seconded by Dvorak to approve Resolution approving development agreement with HBU DEV PC1, LLC.
Yes: Sarchet, Savage, Dvorak, Hill
No: Otis
MOTION CARRIED

5. ***Reports & Particulars:***

a. Council Member Savage thanked Mr. Johnson and all the individuals that provided comments on the sale of 510 S. 3rd Street. He emphasized that he appreciates and values the people that provide comments, and that he makes his decisions based on what is best for the entire community.

6. ***Adjournment***
MOTION: A motion was made by Otis and seconded by Hill to adjourn at 6:59 pm
MOTION CARRIED UNANIMOUSLY

Next Meeting Date – October 26, 2026

_____
Steve Karsjen, Mayor

Attest

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Chelsea Huisman, City Manager