**City of Windsor Heights Regular Business Meeting Minutes**
**Monday, March 2, 2026 - 6:00 PM**
**WINDSOR HEIGHTS COUNCIL CHAMBERS - 1133 66th ST**

1. **Call to Order/Roll Call/Pledge of Allegiance**

   Mayor Mike Jones called the meeting to order at 6:00 PM. Members present: Susan Skeries, Joseph Jones, Lauren Campbell, Threase Harms, Fletcher Barry. Staff present: City Administrator Adam Plagge City Clerk Adam Strait, Finance Director Rachelle Swisher, Public Works Director Andy Larson, Police Chief Pete Roth, City Attorney Erin Clanton, Fire Lieutenant Brian Jones, City Engineer Justin Ernst

2. **Approval of the Agenda**

   Motion by Threase Harms to APPROVE. Seconded by Susan Skeries. Motion passed 5-0.

3. **Public Hearing:**

   A. Public Hearing on the Fiscal Year 2027-2037 Capital Improvement Plan (CIP)
   Motion by Susan Skeries to open the public hearing at 6:01 PM. Seconded by Threase Harms. Motion passed 5-0. Adam Plagge presented the item. Threase Harms commented that it is great to see progress and that the City is looking at things holistically. No public comment given. Motion by Threase Harms to close the public hearing at 6:04 PM. Seconded by Susan Skeries. Motion passed 5-0.

   B. Approve Resolution No. 2026-12 - A Resolution Adopting the FY 2027-2037 CIP
   Motion by Threase Harms to APPROVE. Seconded by Susan Skeries. Motion passed 5-0.

4. **Public Forum:** This is time set aside for comments from the public on topics of City business other than those listed on the agenda. No action may be taken. Please come to the podium, state your name and address for the record and keep your comments to no more than 5 minutes.

   No public comment given.

5. **Consent Agenda:** Any item on the Consent Agenda may be removed for separate consideration.

   Motion by Joseph Jones to APPROVE Consent Agenda and pull item 5G for discussion. Seconded by Threase Harms. Motion passed 5-0.

   A. Approve Minutes of the Regular Council Meeting on February 16, 2026

   B. Approve Minutes of the Council Work Session on February 16, 2026

   C. Approve Financial Reports

   D. Approve Liquor License - HY-VEE FOOD & DRUGSTORE - 7101 UNIVERSITY AVE

   E. Approve Liquor License - LA BONITA - 6611 UNIVERSITY SUITE 100

   F. Approve Liquor License Change of Ownership - WALMART INC - 1001 73RD STREET

   H. Approve 2026 City Council Goals

   I. Approve Resolution No. 2026-14 - A Resolution Awarding the 74th Street Improvements Project

to MPS Engineers

6. **Action Items:**

G. Approve Resolution No. 2026-13 - A Resolution Expressing Support for SpinCo and It's Global Headquarters in Johnston, Iowa

Adam Plagge presented the item. Plagge explained that Corteva, an agricultural company headquartered regionally in Johnston and employing several thousand people, was formed through mergers involving Pioneer, DuPont, and Dow. The company plans to separate its seed and seed protection businesses, prompting renewed competition among Iowa, Indiana, and Delaware to secure the seed business headquarters. The State of Iowa, Johnston, and the Greater Des Moines Partnership are seeking regional support, and metro cities have been asked to pass resolutions backing the effort. Council members noted initial confusion about the item but recognized the regional importance of the initiative and Corteva's positive reputation as a corporate citizen. Motion by Threase Harms to APPROVE. Seconded by Susan Skeries. Motion passed 5-0.

A. Consideration of Resolution No. 2026-15 - A Resolution Waiving CEC Fees for Building Lives Through Reading's Fundraiser Event on April 28, 2026

Carolyn Peterson, 1905 79th Street, founder of Building Lives Through Reading, spoke in support of the request. She explained that the organization has operated for three years, providing approximately 11,000 books annually to students in three Des Moines Public Schools with high poverty rates, Capitol View, Carver, and Edmonds. The all volunteer organization operates on a $20,000 to $30,000 annual budget, with all funds dedicated to purchasing books. Peterson noted the program's positive impact on literacy, including support for English language learners and their families, and shared the long term goal of expanding to additional schools as sustainable funding allows. Council members asked clarifying questions and expressed appreciation for the organization's work. Motion by Threase Harms to APPROVE. Seconded by Joseph Jones. Motion passed 5-0.

B. Consideration of Approving a Letter of Support Authorizing the Des Moines Area Metropolitan Planning Organization and Iowa Natural Heritage Foundation to Pursue Railbanking on the City's Behalf

Adam Plagge presented the item. Plagge explained that rail banking is a federal process that preserves rail corridors for potential future transportation use, such as renewed rail service, trails, or other public purposes, while preventing the land from being permanently divided or developed. The MPO and Iowa Natural Heritage Foundation would act on behalf of affected communities, including Windsor Heights, to file the necessary public use condition with the Surface Transportation Board and begin negotiations. This action does not commit the City to any funding at this time, though future costs such as surveys, engineering, or acquisition could be shared or supported by grants. Staff noted general consensus among participating jurisdictions to pursue this preservation strategy. Motion by Threase Harms to APPROVE. Seconded by Susan Skeries. Motion passed 5-0.

C. Consideration of Resolution No. 2026-16 - A Resolution Setting Time and Place for a Public Hearing for the Purpose of Considering the Proposed Property Tax Levy for the City's Proposed Fiscal Year 2026-2027 Budget and the Proposed Tax Rate Levy to be Included in the Truth-In-Taxation Statement

Rachelle Swisher presented the item. Staff reviewed updates to the draft budget, including adjustments to council meeting and conference line items, allocation of comprehensive plan expenses between fiscal years 2027 and 2028, reallocation of local option tax funds to future street projects, and removal of the previously proposed 2 percent merit bonus with corresponding salary and benefit adjustments. The proposed tax levy rate of 14.30351 was

confirmed for the Truth in Taxation statement. Staff also shared informational materials from the Iowa Department of Management and discussed providing additional resources, including website links and a QR code in the City newsletter. Upcoming public hearings and brief work sessions to address remaining budget items were also noted. Motion by Threase Harms to APPROVE. Seconded by Joseph Jones. Motion passed 5-0.

D. Consideration of Letter to Senator Hardman and Representative Konfrst RE: HF 2541

Mike Jones presented the item. Jones explained the bill would limit cities' ability to expand civil rights protections and noted it was eligible for debate in the House but had not yet been placed on the daily debate calendar, with no Senate companion. Council discussion focused on supporting the letter's message while also raising concerns about establishing consistent guidelines for when the City should take formal positions on state legislation, particularly where home rule and civil rights issues intersect. No guidelines or policies were a part of the vote or approved. It was noted that Urbandale had unanimously approved a similar letter on February 23. Following discussion, the motion to approve the letter passed by roll call vote, with Susan Skeries voting no, Joseph Jones, Fletcher Barry, and Lauren Campbell voting yes, and Teresa Harms abstaining. Skeries voted 'No,' stating that her vote was based on procedural concerns rather than the intent of the communication. She expressed a need for the Council to establish a formal protocol and clear criteria to ensure consistency whenever the body engages with state or federal legislators.

7. **Reports:**

A. Mayor, Council Reports and Committee Updates, and Administration Reports

- Councilor Teresa Harms congratulated Councilor Fletcher Barry on his recent marriage. She also shared that she recently visited La Bonita, a new restaurant in the community, and encouraged residents to check it out. Councilor Harms provided a legislative update, noting that the Iowa Legislature has passed the first funnel deadline, with the Revenue Estimating Conference scheduled for March 12 and the second funnel on March 20. She explained that the Revenue Estimating Conference sets the revenue projections that determine the framework for the state budget.
- Councilor Lauren Campbell reported that she reviewed 14 grant applications for Bravo's newer cultural event and arts grant program and appreciated the opportunity to collaborate with a municipal grant writer who provided helpful feedback on application strengths and weaknesses. She noted the value of offering constructive feedback to applicants, particularly nonprofit organizations whose staff often serve in multiple roles, and highlighted that some applications may still receive funding pending submission of additional information rather than being denied outright. Councilor Campbell also attended the DART budget workshop and expressed optimism about DART's future, recognizing Councilor Joseph Jones for his work on the Executive Committee. In addition, she attended a Des Moines Gamers Symphony small group performance, one of many organizations supported by Bravo, and shared that reviewing the applications highlighted the wide range of cultural events taking place across the metro area.
- Councilor Fletcher Barry reported that he attended a United Way Lunch and Learn at Polk County Emergency Management to learn more about Ride Unite and 2-1-1 services. He also attended his monthly food pantry board meeting, which included a presentation from the DMARC CEO regarding the DMARC network and how local food pantries coordinate services. Councilor Barry encouraged Windsor Heights residents in need of assistance to reach out, noting he would be happy to help connect them with DMARC resources. In addition, he attended the Chamber's monthly Talk with Officials forum, which provides an opportunity for residents to hear from and ask

questions of elected officials at the state, county, and city levels.

- Councilor Joseph Jones reported that he, Councilor Lauren Campbell, and City Administrator Adam Plagge attended the recent DART budget workshop, where discussions focused on the future of DART, potential grant opportunities, the new bus facility, and partnerships with entities such as Des Moines Public Schools and the State Fair. He described the conversation as productive and expressed optimism about DART's direction and regional collaboration. Councilor Jones noted that the regular DART meeting is scheduled for the following day. He also shared that discussions are ongoing regarding how to address potential service gaps related to the jail facility, with consideration of partnerships and alternative service options to help fill those gaps.
- Councilor Susan Skeries reported that the Women in Government meeting was canceled due to weather and will be rescheduled. She attended the Polk County Emergency Management Lunch and Learn on United Way's 2-1-1 and Ride United programs, as well as a legislative event at the Civic Center that highlighted the economic impact of major productions. She also toured the Grimes Water Treatment Facility with Central Iowa Water Works. Councilor Skeries shared that the City has recycled more than 700 pounds of batteries since launching its battery drop off program in April and met with Metro Waste Authority to help promote the effort. She attended an event at the Iowa International Center to learn about its interpreter services available to emergency responders. Upcoming events include Wake Up Windsor Heights on March 12, the Heart Space Massage ribbon cutting on March 24, and the Dinner Dispatch ribbon cutting on April 2. She will also attend a Metro Waste Authority finance meeting and speak at a Lions Club event.
- City Administrator Adam Plagge reported that the Clive and Windsor Heights Citizens Police Academy began last Thursday, with two Windsor Heights residents participating. He thanked Lieutenant Norris and the Police Chief for coordinating the program. He also provided an update on the City owned duplex at 1151 65th Street, noting that improvements are underway to prepare the property for use by Nancy's Place. A ribbon cutting or council walkthrough is anticipated within the next month.

8. **Closed Session** Per Iowa Code §21.5.1 (j): 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. The minutes and the tape recording of a session closed under this paragraph shall be available for public examination when the transaction discussed is completed.

   Motion by Threase Harms to enter Closed Session at 6:49PM. Seconded by Susan Skeries. Motion Passed 5-0.
   Motion by Susan Skeries to exit Closed Session at 7:19PM. Seconded by Threase Harms. Motion Passed 5-0.

9. **Adjourn to Exempt Session** Immediately following the regular Council meeting, Council will have an exempt session pursuant to Iowa Code section 20.17(3)—Negotiating sessions, strategy meetings of public employers, mediation, and the deliberative process of arbitrators shall be exempt from the provisions of chapter 21.

   Motion by Threase Harms to adjourn at 7:20PM. Seconded by Susan Skeries. Motion passed 5-0.