



AGENDA
REGULAR MEETING OF THE
WINDSOR HEIGHTS CITY COUNCIL
Monday, June 3, 2024 - 6:00 PM
WINDSOR HEIGHTS COUNCIL CHAMBERS - 1133 66th ST
ZOOM: <https://us02web.zoom.us/j/7832856334>
Meeting ID: 783 285 6334

Notice to the Public: If you would like the supporting documents and information, please call City Hall by noon the day of the meeting. Copies of City Council Agendas are free to the public. In consideration of all, if you have a cell phone, please turn it off or put it on silent ring. The use of obscene and vulgar language, hate speech, racial slurs, slanderous comments, and any other disruptive behavior during the Council meeting will not be tolerated and the offender may be barred by the presiding officer from further comment before the Council during the meeting and/or removed from the meeting.

1. **Call to Order/Roll Call/Pledge of Allegiance**
2. **Approval of the Agenda**
3. **Public Hearing:**
 - A. Public Hearing on the Proposed Plans, Specifications, Form of Contract, and Estimate of Costs for the Windsor Heights CEC Solar Project
 - B. Consideration of the Proposed Plans, Specifications, Form of Contract, and Estimate of Costs for the Windsor Heights CEC Solar Project
 - C. Public Hearing on Proposed Development Agreement with Windsor Millang, L.L.C., the Windsor, L.L.C. and Jensfam, LLC
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.
5. **Consent Agenda:** Any item on the Consent Agenda may be removed for separate consideration.
 - A. Approve Minutes of the Regular Council Meeting on May 20, 2024
 - B. Approve Financial Reports
 - C. Approve 73rd St Phase 1 (TP-U-8477(615)--70-77) Change Order 1
 - D. Approve the Mayor to Sign Certificate Authorizing Execution of Amendment to ChildServe 2022B Bonds
 - E. Approve FY 25 Tobacco Permits
 - F. Refunding fees for the Community Event Center for Iowa Primary Care on Thursday, May 30th, 2024
 - G. Approve Lexipol Policy Management Platform Master Service Agreement
 - H. Approve Resolution No. 2024-41 - A Resolution Appointing Larry James to the Board of Adjustment
6. **Action Items:**

The agenda was posted on the official bulletin boards, posted to www.windsorheights.org, and city social media platforms in compliance with the requirements of city ordinances and the open meetings law.

- A. Consideration of Resolution No. 2024-40 - A Resolution Approving the Site Plan for The Windsor at 1148 63rd Street
 - B. Consideration of Resolution No. 2024-39 -A Resolution Approving Development Agreement with Windsor Millang, L.L.C., the Windsor, L.L.C. and Jensfam, LLC, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement
 - C. Consideration of Authorizing Execution of Contract With Wright Tree Service For Debris Removal
 - D. Consideration of Payment to JC Midwest Services For Storm Cleanup Services
 - E. Consideration of the 3rd Reading of Ordinance 2024-04 - An Ordinance Amending the Code of Ordinances for the City of Windsor Heights, Iowa, by Amending Chapter 185, Governing Floodplain Management; and to Adopt and Publish
7. **Reports:**
- A. Mayor, Council Reports and Committee Updates, and Administration Reports
8. **Closed Session** Under Iowa Code Section 21.5(1)(c): To Discuss Strategy With Counsel In Matters That Are Presently In Litigation Or Where Litigation Is Imminent Where Its Disclosure Would Be Likely To Prejudice Or Disadvantage The Position Of The Governmental Body In That Litigation.
9. **Adjourn**

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