

**AGENDA**  
**Dallas Center City Council**  
**November 14, 2017 –7:00 pm - Legion Hall**

1. Pledge of Allegiance
2. Roll Call
3. Action to approve agenda
4. Action to approve consent agenda
  - a. Approve minutes of October 10<sup>th</sup> regular meeting, October 17<sup>th</sup> grand opening, and October 19<sup>th</sup> Local Option Sales Tax meeting/council forum
  - b. October Treasurer's Report
  - c. October Fire/Rescue, Law Enforcement, Compliance and Water Reports
  - d. Approve Mayor's reappointment of Ken Matteson to the Parks and Recreation Board (term expires December 31, 2020)
  - e. Action to approve posting for part-time administrative position to replace April Scrivner
  - f. Approve invoices for payment (review committee Kluss and Beyer)
5. Greater Dallas County Alliance annual report
6. Tree Board – discussion and possible action on Tree City USA Community Application
7. Public Communications and Concerns [*Anyone wanting to speak about a matter not on the Agenda should raise your hand, and the Mayor will acknowledge you. Please stand, state your name, address and topic. You will have two minutes to address the Mayor and Council.*]
8. Parks and Recreation Board –
  - a. Recommendation that Requests for Proposal (with specific requirements) be issued for the placement of one or two vending machines behind the Trail Restroom, and action thereon
  - b. Action on Resolution 2017-47- approving Project Proposal from Iowa State University College of Design for a Comprehensive Park Master Plan Study
9. Public Works Report
10. Lyn Crest Estates Plat 3 – action to extend time in which the Final Plat must be presented to the Council to December 12, 2017
11. Southwest Stormwater Drainage Improvements – Phase 1
  - a. Engineer's Report
  - b. Partial Payment Estimate No. 11 – Progressive Structures, LLC - \$ 79,902.89
  - c. Action on Change Order No. 5 – Progressive Structures, LLC – increase of \$2,290.48
  - d. Discussion and action on Hatton Ave repairs-maintenance bond
  - e. Discussion – native grasses and native flowers at retention pond
12. Water Plant Phase 1 Update – Engineer's Report
13. Water Plant Backwash Wastewater
  - a. Engineer's Report
  - b. Discussion on the discharge of backwash and softener regeneration water from the water treatment plant, and possible action to address the discharge
14. Wastewater Treatment Plant Project
  - a. Engineer's Report
  - b. Action on Resolution 2017-41 – declaring an official intent under Treasury Regulation 1.150-2 to issue debt to reimburse the City for certain original expenditures paid in connection with specified projects (Wastewater Treatment Plant Project)
15. Not to Exceed \$210,000 Sewer Revenue Capital Loan Notes (Wastewater Treatment Plant Planning and Design)
  - a. Action to approve Engagement Letter with Ahlers & Cooney, P.C.

- b. Action on Resolution 2017-42 – fixing a date for a meeting (7 pm, December 12, 2017) on the proposition to authorize a Loan and Disbursement Agreement and the issuance of Notes to evidence the obligations of the City thereunder
16. Capital Improvements Plan Update
17. Engineer's Report – other matters
18. Discussion and action on plan to seek voluntary annexations into the City
19. Annual TIF Report
  - a. Review annual report
  - b. Action on Resolution 2017-43 – incurring TIF indebtedness
  - c. Action on Resolution 2017-44 – authorizing reimbursement of TIF expenses from the TIF Fund to the General Fund
  - d. Action to establish TIF revenue request for FY 2017-2018
  - e. Action to approve Resolution 2017-45 – approving 2017 annual report to the State of Iowa
20. Action on Resolution 2017-46 – approving FY 2018 budgeted fund transfers
21. Action on Ordinance No. 517 – amending provisions pertaining to fireworks, second reading
22. Action on Ordinance No. 518 – amending the Code of Ordinances, including Chapter 30, to provide for law enforcement services by the Dallas County Sheriff
23. Discussion and possible action on extending the 2006 Urban Revitalization Area (100% exemption on the first \$75,000 of actual value added by improvements) to home improvements throughout the entire City
24. Discussion and possible action on addressing noise in the City, and amending Code Section 40.03(2) [Noise Ordinance]
25. Discussion and possible action on Confined Animal Feeding Operations (CAFO) and the spreading of manure
26. Discussion and action on 2018 health and dental insurance renewal
27. Police Department
  - a. Discussion and action on disposing of uniforms and badges
  - b. Discussion and action on disposing of remaining contents (including furniture)
28. Council reports
  - a. Kluss - SRF Sponsored Project Workshop
29. Mayor's report
  - a. Reminder of budget strategy session-Tuesday, November 28<sup>th</sup> at 6:00 pm.
30. Adjournment

Cindy Riesselman, City Clerk

#### Claims

Access Systems Leasing	Nov Lease	\$289.86
Acco Unlimited Corp	Supplies	\$252.60
Ventilation Services Of	Storm Sewer Maint	\$9,633.45
Agsources Cooperative Svcs	Tests	\$676.00
Allender Butzke Engineers Inc.	Engineering	\$1,000.00
Arnold Auto Supply	Supplies/Repairs	\$8.07
Baker & Taylor Co.	Books	\$851.84
Mmit Business Solutions Group	Nov Lease	\$96.30
Bay Bridge Administrators	Cancer Policy	\$100.42
Brown, Fagen & Rouse	Nov Serv	\$2,353.00
Ced	Supplies	\$50.67

Center Point Large Print	Books	\$237.60
Centurylink	Nov Serv	\$515.51
Cfi	Repairs	\$744.40
Cintas Corporation #762	June Serv	\$28.08
City Of West Des Moines	Local Housing Trust	\$1,217.25
Cj Cooper & Associates	Oct Serv/Dues	\$90.00
Occupational Health Centers	Drug Testing	\$44.00
Core & Main	Repairs	\$2,469.84
Crossroads Ag, Llc	Supplies	\$123.85
Culligan Water System	Nov Serv	\$11.95
Dallas Center Rotary	Dues	\$182.50
Dallas County Treasurer	Nov Serv	\$16,970.48
Dan's Towing & Service	Nov Serv	\$72.00
Data Technologies	Annual Fee	\$4,695.32
Delta Dental	Nov Premium	\$31.70
Delta Dental	Nov Premium	\$450.06
Digital Stew Services	Computer/Nov Serv	\$3,299.49
Dmc Welding & Repair Llc	Repairs/Shelves	\$583.28
Iowa Dept Of Transportation	Supplies	\$256.26
Ed Leedom	Oct Serv	\$442.27
Ed M Feld Equip. Co., Inc	Oct Serv	\$20.00
Eftps	Fed/Fica Tax	\$3,237.22
Eftps	Fed/Fica Tax	\$3,317.55
Elite Electric & Utility	Storm Sewer Maint	\$850.00
Emc Insurance Company	Ins Premium	\$357.00
Fire Service Training Bureau	Training	\$274.00
Gatehouse Media	Publications	\$406.43
Gis Benefits	Nov Premium	\$25.34
Gis Benefits	Nov Premium	\$23.73
Grainger	Repairs	\$226.06
Graybar	Repairs	\$63.35
Heartland Co-Op	Oct Serv	\$955.81
Hsa Cory, Rochelle	Hsa	\$150.00
Hsa Riesselman, Cindy	Hsa	\$150.00
Hsa Slaughter, Brian	Hsa	\$150.00
Hsa Steele, Kathy	Hsa	\$150.00
Hullinger Signs & More	Sign	\$158.00
Idals	Training	\$15.00
Industrial Chem Labs	Supplies	\$323.51
Simmering-Cory/Iowa Codifi.	Oct Serv	\$1,110.00
Iowa Freedom Of Information	Supplies	\$20.00
Iowa Native Trees & Shrubs	Trees	\$690.00
Iowa One Call	Sept Serv	\$30.60
Iowa Rural Water Assoiation	Dues	\$275.00

Ipers	Ipers	\$4,298.07
Iron Mountain	Oct Serv	\$49.43
Jim's John Inc	Sept/Oct Serv	\$120.00
Karen's Quality Cleaning	Oct Serv	\$475.00
Kidd, Mike	Supplies	\$140.82
Koch Brothers	Oct Serv	\$74.34
Leaf	Oct Serv	\$65.36
Luellen Brothers Inc	Oct Serv	\$961.15
Manatts	Storm Sewer Maint	\$262.00
Mercy College Health Sciences	Training	\$5.00
Menards	Repairs/Supplies	\$583.66
Midamerican Energy	Oct/Nov Serv	\$5,589.17
Moss Bros, Inc	Repairs	\$1,156.59
Napa Auto Parts	Supplies	\$40.27
Nationwide	Oct Serv	\$200.00
Office Depot	Supplies	\$95.37
Otis Elevator Company	Contract	\$1,472.95
Praxair Distribution	Oct Serv	\$27.35
Quill Corporation	Supplies	\$89.37
Cindy Riesselman	Training	\$93.09
Treasurer - State Of Iowa	Sales Tax	\$2,648.84
South Dallas County Landfill	Annual Fee	\$2,195.00
Sparklehoopdance Llc	Program	\$40.00
Sprayer Specialties, Inc	Repairs	\$180.00
State Hygienic Lab	Tests	\$13.00
Kathy Steele	Training	\$49.22
Storey Kenworthy	Supplies	\$65.98
Treasurer Of Iowa	Unclaimed Property	\$80.19
Truck Equipment, Inc.	Supplies/Repairs	\$38.08
Trugreen	Oct Serv	\$3,475.00
Unplugged Wireless	Repairs	\$79.90
Usa Blue Book	Supplies	\$416.29
Utility Service Co., Inc.	Oct Serv	\$1,850.00
Veenstra & Kimm	Permits/Oct Serv	\$8,254.39
Verizon Wireless	Oct Serv	\$120.07
Treasurer - State Of Iowa	State Tax	\$1,129.00
Wageworks, Inc	Annual Fee	\$485.00
Waste Management Of Iowa	Oct Serv	\$15,724.08
Wellmark Bcbs	Premium	\$308.16
Wellmark Bcbs	Premium	\$5,263.25
Wells Fargo	Supplies	\$610.63

\*\*\*\*\* Report Total \*\*\*\*\*

\$119,581.72

General	\$71,324.73
Rut	\$3,290.53
T&A(Eb)	\$8,987.73
Rec Trail	\$1,000.00
Water	\$12,656.61
Sewer	\$17,422.53
Storm District	\$4,899.59
Total By Fund	\$119,581.72

#### Revenues

General Total	\$261,862.58
T&A (Pd) Benevolent	\$0.22
T&A(Ft) Total	\$60.11
T&A(Sc) Total	\$2.74
Capital Improvement	\$48.56
T&A(Sl) Total	\$986.84
Rut Total	\$13,950.75
T&A(Eb) Total	\$40,982.70
Emergency Levy Fund	\$6,987.09
Tif Total	\$5,057.52
Burnett Project Total	\$206.55
T&A(Bc) Total	\$226.78
T&A(Burnett Cap Improve	\$186.02
Rec Trail Total	\$75,000.00
Debt Service Total	\$89,423.07
T&A(B) Total	\$4.36
T&A(Y) Total	\$3.79
Water Total	\$39,498.75
Sewer Total	\$28,969.41
Storm District Total	\$4,598.63

Total Revenue By Fund      \$568,056.47

The Dallas Center City Council met in special session October 10, 2017 at 6:00 pm. Mayor Kidd called the meeting to order. Council members present included David Bagby, Danny Beyer, Curtis Pion and Ryan Kluss. Ryan Pearson was not present.

The council participated in an annexation workshop with Engineer Veenstra. Council took no action.

Meeting adjourned at 6:55 pm.

The Dallas Center City Council met in regular session October 10, 2017 at 7:00 pm. Mayor Kidd called the meeting to order and led the pledge of allegiance. Council members present included David Bagby, Danny Beyer, Curtis Pion and Ryan Kluss. Ryan Pearson was not present

Motion by Beyer, 2<sup>nd</sup> by Kluss to approve agenda. Motion passed 4-0.

Motion by Beyer, 2<sup>nd</sup> by Bagby to approve consent agenda (approve minutes of September 12<sup>th</sup> regular meeting, September 19<sup>th</sup> special meeting and October 2<sup>nd</sup> library board meeting; September Treasurer's Report; September Fire/Rescue, Law Enforcement, Compliance and Water Reports; approve Trees Please! grant application; action to approve hiring Bart Weller as a temporary fill-in public works employee at \$20/hr. effective November 1<sup>st</sup> -March 31<sup>st</sup>; approve invoices for payment (review committee Pion and Bagby). Motion passed 4-0.

Public Communications and Concerns – Julie Becker expressed multiple concerns. Council member Pion noted that city taxes did not increase 20%, the approximate 9% increase in the city portion of taxes was for the Southwest Stormwater Project. He also noted that property taxes are affected by multiple factors including school, city, county and other levy rates as well as the state rollback and property valuation.

Doug Rothfus, Minburn Communications Plant Manager – fixed wireless equipment upgrade on Tower. Veenstra reviewed the changes and stated that Minburn Communications is okay to proceed.

Shelly Cory – presented the library annual report. Cory also stated that they are preparing to start fundraising for a new library.

Motion by Pion, 2<sup>nd</sup> by Kluss to approve Park and Recreation Board request to allow Trees Please! grant dollars to be spent in the same fiscal year as received. Motion passed 4-0.

Slaughter gave the public works report.

Motion by Kluss, 2<sup>nd</sup> by Pion to approve request for cleaning/maintaining sanitary sewer. Motion passed 4-0.

#### **Southwest Stormwater Drainage Improvements – Phase 1**

Veenstra gave a project update

Motion by Kluss, 2<sup>nd</sup> by Bagby to approve Partial Payment Estimate No. 10 – Progressive Structures, LLC - \$186,425.66. Motion passed 4-0.

Motion by Kluss, 2<sup>nd</sup> by Beyer to approve Change Order No. 3 – Progressive Structures, LLC – increase of \$14,560.00. Motion passed 4-0.

Motion by Kluss, 2<sup>nd</sup> by Beyer to approve Change Order No. 4 – Progressive Structures, LLC – reduction of \$6,116.20. Motion passed 4-0.

Fence changes will be made per letter dated 9/26/17.

**Trailhead Restrooms Project** – motion by Pion, 2<sup>nd</sup> by Kluss to approve payment of \$3,950 to Concrete & More for additional removal and replacement of concrete (due to change in restroom location). Motion passed 4-0.

#### **Water Plant Phase 1 Update**

Veenstra gave a project update

Motion by Pion, 2<sup>nd</sup> by Beyer to approve Partial Payment Estimate No. 1 – Jetco, Inc. - \$90,278.50. Motion passed 4-0.

### **Wastewater Treatment Plant Project**

Veenstra gave a project update

Veenstra gave an overview of the Facility Plan.

Motion by Kluss, 2<sup>nd</sup> by Beyer to approve Facility Plan. Motion passed 4-0.

Bagby stepped out briefly at 7:39 pm.

Motion by Kluss, 2<sup>nd</sup> by Beyer to approve Ordinance No. 514 – amending provisions pertaining to cigarette and tobacco permits, first reading. Roll call all ayes, motion passed.

Motion by Kluss, 2<sup>nd</sup> by Pion waiving the 2<sup>nd</sup> and 3<sup>rd</sup> reading of Ordinance 514, making it effective upon publication. Roll call all ayes, motion passed.

Motion by Beyer, 2<sup>nd</sup> by Kluss to approve Ordinance No. 515 – amending provisions pertaining to water service discontinued, first reading. Roll call all ayes, motion passed.

Motion by Beyer, 2<sup>nd</sup> by Kluss waiving the 2<sup>nd</sup> and 3<sup>rd</sup> readings of Ordinance 515, making it effective upon publication. Roll call all ayes, motion passed.

Motion by Kluss, 2<sup>nd</sup> Bagby to approve Ordinance No. 516 – amending provisions pertaining to all-terrain vehicles, first reading. Roll call all ayes, motion passed.

Motion by Kluss, 2<sup>nd</sup> by Pion waiving the 2<sup>nd</sup> and 3<sup>rd</sup> readings of Ordinance 516, making it effective upon publication. Roll call all ayes, motion passed.

Motion by Beyer, 2<sup>nd</sup> by Kluss to approve Ordinance No. 517 – amending provisions pertaining to fireworks, first reading. Roll call all ayes, motion passed.

Kluss stepped out at 8:09 pm.

Motion by Beyer, 2<sup>nd</sup> by Bagby to approve Resolution 2017-40 – approving the form of the amended Section 125 Cafeteria Plan (last approved by Resolution 2016-25). Roll call all ayes, motion passed.

Kluss returned at 8:10 pm.

Hay field around well site – motion by Pion, 2<sup>nd</sup> by Kluss to advertise for proposals to rent hay field in 2018. Motion passed 5-0.

Council discussed items to be included in Resolution for November meeting to authorize TIF indebtedness to be incurred.

Council set 2018/2019 budget strategy discussion for Tuesday, November 28<sup>th</sup> at 6:00 pm.

**Council reports**-Pion thanked Bob King for his work on the restroom grand opening sign and weekly meter reading. The grand opening will be October 17<sup>th</sup> at 8:15 am.

Bagby made the council aware that he has some volunteers to help with Home Base Iowa and would like to have this program ready by the first of the year.

**Mayor's report**-Kidd reminded everyone that October 19<sup>th</sup> at 7:00 pm will be the LOST informational meeting and candidate forum (Memorial Hall)

Meeting adjourned at 8:22 pm.

Cindy Riesselman, City Clerk

## Claims

Access Systems Leasing	Oct Serv	\$240.21
Acco Unlimited Corp	Chemicals	\$262.60
Affinitycare, Inc	Premium	\$25.20
Agsource Cooperative Svcs	Tests	\$512.00
Alternative Artistry	Program	\$165.00
Baker & Taylor Co.	Books	\$799.28
Mmit Business Solutions Group	Sept Serv	\$109.19
Bay Bridge Administrators	Cancer Policy	\$100.42
Birds & Blooms	Books	\$12.98
Brown, Fagen & Rouse	Oct Serv	\$2,560.00
Carpenter Uniform	Uniforms	\$76.48
Center Point Large Print	Books	\$823.93
Centurylink	Oct Serv	\$513.66
Cintas Corporation #762	Sept Serv	\$120.54
Compass Minerals America	Salt	\$3,442.02
Concrete & More, Llc	Trailhead/5-Way	\$4,580.00
Culligan Water System	Oct Serv	\$39.05
Dallas County News	Subscription	\$46.00
Dallas County Treasurer	Oct Serv	\$16,970.48
Deaton Truck And Auto Inc	Repairs	\$1,084.23
Delta Dental	Premium	\$31.70
Delta Dental	Premium	\$450.06
Digital Stew Services	It Support	\$247.50
Dmc Welding & Repair Llc	Repairs/Fabricating	\$194.98
Iowa Dnr	Water Use Permit	\$134.00
Iowa Dept Of Transportation	Snow Fence	\$403.00
Ed Leedom	Sept Serv	\$406.75
Ed M Feld Equip. Co., Inc	Sept Serv	\$312.00
Eftps	Fed/Fica Tax	\$3,293.57
Eftps	Fed/Fica Tax	\$3,563.66
Gis Benefits	Premium	\$25.34
Gis Benefits	Premium	\$23.73
Goodwin Tucker Group	Repairs	\$365.00
Harland Clarke Check	Supplies	\$55.77
Heartland Co-Op	Sept Serv	\$1,671.93
Hsa Cory, Rochelle	Hsa- City Only	\$150.00
Hsa Riesselman, Cindy	Hsa	\$150.00
Hsa Slaughter, Brian	Hsa	\$150.00
Hsa Steele, Kathy	Hsa- City Only	\$150.00
Interstate All Battery	Battery	\$29.99
Interstate Indus. Instr	Supplies/Repair	\$388.00
Iowa One Call	Aug Serv	\$62.10
Ipers	Ipers	\$4,127.73
Ipers	Ipers	\$142.88



Iron Mountain	Sept Serv	\$49.05
Isu Extension & Outreach	Training	\$35.00
Jetco Inc	Water Plant Project	\$90,278.50
Jim's John Inc	Aug Serv	\$150.00
Karen's Quality Cleaning	Sept Serv	\$475.00
Kempker's True Value	Supplies	\$63.06
Leaf	Sept Serv	\$87.37
Logan Contractors Supply Inc	Concrete	\$1,668.68
Luellen Enterprises, Inc.	Wiring	\$2,929.62
Manatts	Concrete	\$4,322.00
Mark's Nursery	Trees	\$700.00
Menards	Supplies	\$1,207.37
Midamerican Energy	Sept Serv	\$5,744.59
Midwest Wheel	Repairs	\$265.98
Moss Bros, Inc	Repairs	\$116.51
Napa Auto Parts	Repairs	\$188.88
Nationwide Retirement Sol	Deferred Comp	\$200.00
Norlab, Inc	Supplies	\$207.00
Office Depot	Supplies	\$160.48
Pat Minor	Trees	\$600.00
Plumb Supply Company - Wk	Repairs	\$195.62
Dallas Center Post Office	Postage	\$1,200.00
Praxair Distribution	Sept Serv	\$27.93
Progressive Structures, Llc	Sw Storm	\$186,425.66
Progressive Structures, Llc	Sw Storm	\$251,763.37
Quill Corporation	Supplies	\$124.46
Rhinehart Excavating, Inc	Rock	\$685.99
Cindy Riesselman	Training	\$20.87
Treasurer - State Of Iowa	Sales Tax	\$2,698.01
State Of Iowa Elevator Safety	Inspection	\$175.00
Strauss Safe & Lock Co.	Sept Serv	\$120.00
Valleyview Tree Farm	Trees	\$600.00
Veenstra & Kimm	Sept Serv	\$13,048.72
Verizon Wireless	Sept Serv	\$120.03
Vulcan Signs	Supplies	\$115.40
Treasurer - State Of Iowa	State Tax	\$1,118.00
Waste Management Of Iowa	Sept Serv	\$15,698.19
Wellmark Bcbs	Premium	\$308.16
Wellmark Bcbs	Premium	\$5,263.25
Wells Fargo	Books/Postage/Supplies	\$1,053.41
Total Paid		\$639,224.12
	General	\$73,589.72
	Rut	\$2,255.42
	T&A(Eb)	\$9,063.11

Rec Trail	\$6,879.62
Water	\$104,092.20
Sewer	\$5,073.42
Storm District	\$438,270.63
Total By Fund	\$639,224.12

#### Revenues

General Total	\$107,867.23
T&A (Pd) Benevolent	\$0.20
T&A(Ft) Total	\$1,717.82
T&A(Sc) Total	\$58.01
Capital Improvement	\$663.32
T&A(SI) Total	\$74.16
Rut Total	\$21,219.41
T&A(Eb) Total	\$13,293.47
Emergency Levy Fund	\$2,264.61
Tif Total	\$920.54
Burnett Project Total	\$235.76
T&A(Bc) Total	\$805.12
T&A(Burnett Cap Improve	\$213.33
T&A(Pd) Total	\$0.00
Rec Trail Total	\$0.00
Debt Service Total	\$31,626.20
T&A(B) Total	\$115.03
T&A(Y) Total	\$114.53
Water Total	\$38,921.37
Sewer Total	\$31,182.46
Storm District Total	\$4,539.28
Total Revenue By Fund	\$255,831.85

The Dallas Center City Council gathered for the trailhead restroom grand opening on October 17, 2017 at 8:15 am. Mayor Kidd and council members Curtis Pion, Danny Beyer, David Bagby, and Ryan Kluss were present. Ryan Pearson was not present.

Mayor Kidd welcomed everyone and thanked "Lori's Blooming Flowers" for donating the ribbon and the gifts (roses) to our honored guests. He also recognized those who designed and built the restroom: Bob Veestra, our city engineer designed a restroom that was vandal resistant, very water efficient, able to be minimally, but efficiently, heated to allow all season support and, attractive as a nearby neighbor for our future library; Public Restroom Company who built the restroom structure; Brian Slaughter of Concrete and More who installed the cement foundation and the walkways; our city crew who installed all the underground plumbing and wiring.

Mayor Kidd then recognized the donor organizations and their representatives and invited each to speak a few words: Iowa REAP (Resource Enhancement and Protection); The Burnett Charitable Trust, represented by Mary Werch of the Dallas Center Parks and Recreation Board; The Dallas County Foundation and Grow Green County represented by (in alphabetical order): Vicki Lage, Dallas County Foundation Secretary, retired health care worker and current farmer; Linda Nelson, a retired board member who introduced us to the Foundation and a co-owner of Frog Swale Farm here in Dallas Center; Butch Niebuhr Dallas County Foundation Treasurer and the retired Perry City Administrator; Teresa Wichtendahl a current Foundation Board Member who is extremely active with volunteer projects in Adel and; The Wellmark Foundation; The Delta Dental Foundation represented by Mike Elam, Vice President of Sales and Customer Relations for Delta Dental of Iowa ; MidAmerican Energy Company

Mayor Kidd recognized the individuals and boards who wrote or helped write the grants: Curtis Pion; Park and Recreation Board and Bob King.

Council took no action and the gathering ended at 8:23 am.

The Dallas Center City Council met in special session October 19, 2017 at 7:00 pm. Mayor Kidd called the meeting to order. Council members present included Curt Pion, Danny Beyer, Ryan Kluss, David Bagby and Ryan Pearson.

Motion by Beyer, 2<sup>nd</sup> by Kluss to approve the agenda. Motion passed 5-0.

Mayor Kidd discussed the Local Option Sales Tax issue that will be on the ballot on November 7<sup>th</sup>. Council took no action.

The meeting adjourned at 7:16 pm. A candidate forum followed the meeting, council members were present at the forum but no action was taken.

Cindy Riesselman  
City Clerk

# BALANCE SHEET

## CALENDAR 10/2017, FISCAL 4/2018

ACCOUNT NUMBER	ACCOUNT TITLE	MTD BALANCE	YTD BALANCE
001-000-1110	CHECKING-GENERAL	211,756.86	247,559.35
011-000-1110	CHECKING-T&A(PD) BENEVOLENT	.00	.00
015-000-1110	CHECKING-T&A(FT)	.00	.00
021-000-1110	CHECKING-T&A(SC)	.00	.00
029-000-1110	CHECKING-DEPR POLICE	.00	.00
029-000-1111	CHECKING-DEPR NON RUT EQUIP	.00	.00
029-000-1112	CHECKING-DEPR PARK	.00	.00
029-000-1113	CHECKING-DEPR SWIM POOL	.00	.00
029-000-1114	CHECKING-DEPR P/W BLDG	.00	.00
041-000-1110	CHECKING-T&A(SL)	981.85	981.85
110-000-1110	CHECKING-RUT	13,950.75	13,950.75
110-000-1111	CHECKING-DEPR RUT EQUIP	.00	.00
110-000-1112	CHECKING-SIDEWALK PROJ	.00	.00
112-000-1110	CHECKING-T&A(EB)	39,113.14	39,113.14
119-000-1110	CHECKING-EMERG LEVY	6,986.39	6,986.39
125-000-1110	CHECKING-TIF	5,050.23	5,050.23
166-000-1110	CHECKING-T&A(REC PROGRAM)	.00	.00
167-000-1110	CHECKING-T&A(BURNETT REC)	.02	992.26-
168-000-1110	CHECKING-T&A(BURNETT LIBRARY)	.00	.00
169-000-1110	CHECKING-T&A(BURNETT CAP IMP)	.00	.00
177-000-1110	CHECKING-T&A(PD) FORFEITURE	.00	.00
180-000-1110	CHECKING-REC TRAIL	75,000.00	75,992.28
200-000-1110	CHECKING-DEBT SERVICE	85,377.56	85,377.56
305-000-1110	CHECKING-PLAYGROUND EQUIP	.00	.00
307-000-1110	CHECKING-2012 HWY 44 TURN LANE	.00	.00
501-000-1110	CHECKING-T&A(B)	.00	.00
502-000-1110	CHECKING-T&A(Y)	.00	.00
600-000-1110	CHECKING-WATER	9,981.15	28,934.70
600-000-1111	CHECKING-WATER SINKING	.00	.00
600-000-1112	CHECKING-T&A(M)	80.19-	80.19-
600-000-1113	CHECKING-WATER IMPROVEMENT	.00	.00
600-000-1114	CHECKING-WATER RESERVE	.00	.00
610-000-1110	CHECKING-SEWER	20,301.80	42,775.61
610-000-1111	CHECKING-SEWER SINKING	.00	.00
610-000-1112	CHECKING-SEWER RESERVE	.00	.00
610-000-1113	CHECKING-SEWER IMPROVEMENT	.00	.00
740-000-1110	CHECKING-STORM DISTRICT	971.04	4,857.89
	CHECKING TOTAL	469,390.60	550,507.30
001-000-1120	PETTY CASH	.00	100.00
	PETTY CASH TOTAL	.00	100.00
001-000-1160	SAVINGS-GENERAL	35,525.62-	719,993.85
011-000-1160	SAVINGS-T&A(PD) BENEVOLENT	.22	753.72
015-000-1160	SAVINGS-T&A(FT)	60.11	203,274.22
021-000-1160	SAVINGS-T&A(SC)	2.74	9,274.45
029-000-1160	SAVINGS-DEPR POLICE	11.86	40,121.79

# BALANCE SHEET

## CALENDAR 10/2017, FISCAL 4/2018

ACCOUNT NUMBER	ACCOUNT TITLE	MTD BALANCE	YTD BALANCE
029-000-1161	SAVINGS-DEPR NON RUT EQUIP	4.53	15,309.65
029-000-1162	SAVINGS-DEPR PARK	1.58	5,355.95
029-000-1163	SAVINGS-DEPR SWIM POOL	12.76	43,159.90
029-000-1164	SAVINGS-DEPR P/W BLDG	17.83	60,292.66
041-000-1160	SAVINGS-T&A(SL)	4.99	16,883.28
110-000-1160	SAVINGS-RUT	3,922.09-	196,993.60
110-000-1161	SAVINGS-DEPR RUT EQUIP	.00	49,180.83
110-000-1162	SAVINGS-SIDEWALK PROJ	.00	.00
112-000-1160	SAVINGS-T&A(EB)	10,982.78-	58,239.97
119-000-1160	SAVINGS-EMERG LEVY	.70	2,369.77
125-000-1160	SAVINGS-TIF	10,076.69-	24,662.85
166-000-1160	SAVINGS-T&A(REC PROGRAM)	.00	.00
167-000-1160	SAVINGS-T&A(BURNETT REC)	206.53	698,460.39
168-000-1160	SAVINGS-T&A(BURNETT LIBRARY)	226.78	766,960.46
169-000-1160	SAVINGS-T&A(BURNETT CAP IMP)	186.02	629,097.84
177-000-1160	SAVINGS-T&A(PD)FORFEITURE	.00	.00
180-000-1160	SAVINGS-REC TRAIL	6,879.62-	103,933.11-
200-000-1160	SAVINGS-DEBT SERV	4,045.51	65,147.10
305-000-1160	SAVINGS-PLAYGROUND EQUIP	.00	.00
307-000-1160	SAVINGS-2012 HWY 44 TURN LANE	.00	.00
501-000-1160	SAVINGS-T&A(B)	4.36	14,741.87
502-000-1160	SAVINGS-T&A(Y)	3.79	12,829.93
600-000-1160	SAVINGS-WATER	85,008.33-	307,051.94
600-000-1161	SAVINGS-WATER SINKING	5,130.42	31,792.78
600-000-1162	SAVINGS-T&A(M)	.00	4,568.45
600-000-1163	SAVINGS-WATER IMPROVEMENT	.00	10,487.68
600-000-1164	SAVINGS-WATER RESERVE	.00	59,000.00
610-000-1160	SAVINGS-SEWER	6,723.99-	600,163.93
610-000-1161	SAVINGS-SEWER SINKING	5,445.00	33,768.16
610-000-1162	SAVINGS-SEWER RESERVE	.00	83,235.93
610-000-1163	SAVINGS-SEWER IMPROVEMENT	.00	13,342.66
740-000-1160	SAVINGS-STORM DISTRICT	182,879.67-	406,941.89
		-----	-----
	SAVINGS TOTAL	326,633.06-	5,079,524.39
001-000-1170	CD-GENERAL	.00	.00
001-000-1171	CD-GENERAL	.00	.00
015-000-1170	CD-T&A (FT)	.00	.00
021-000-1170	CD-T&A (SC)	.00	.00
029-000-1170	CD-DEPR POLICE	.00	.00
029-000-1171	CD-DEPR NON RUT EQUIP	.00	.00
029-000-1172	CD-DEPR PARK	.00	.00
029-000-1173	CD-DEPR SWIM POOL	.00	.00
110-000-1170	CD-RUT	.00	.00
168-000-1170	CD-BC LIBRARY	.00	.00
501-000-1170	CD-T&A (B)	.00	.00
502-000-1170	CD-T&A (Y)	.00	.00
600-000-1170	CD-WATER	.00	.00
600-000-1171	CD-WATER	.00	.00
610-000-1170	CD-SEWER	.00	.00
		-----	-----

**BALANCE SHEET**  
**CALENDAR 10/2017, FISCAL 4/2018**

ACCOUNT NUMBER	ACCOUNT TITLE	MTD BALANCE	YTD BALANCE
	CD'S TOTAL	.00	.00
	TOTAL CASH	142,757.54	5,630,131.69

**TREASURER'S REPORT**  
**CALENDAR 10/2017, FISCAL 4/2018**

FUND	LAST REPORT ON HAND	REVENUES	EXPENSES	CHANGE IN LIABILITY	ENDING BALANCE
001 GENERAL	791,421.96	261,862.58	85,631.34	.00	967,653.20
011 T&A (PD) BENEVOLENT	753.50	.22	.00	.00	753.72
015 T&A(FT)	203,214.11	60.11	.00	.00	203,274.22
021 T&A(SC)	9,271.71	2.74	.00	.00	9,274.45
029 CAPITAL IMPROVEMENT	164,191.39	48.56	.00	.00	164,239.95
041 T&A(SL)	16,878.29	986.84	.00	.00	17,865.13
110 RUT	250,096.52	13,950.75	3,922.09	.00	260,125.18
112 T&A(EB)	69,222.75	40,982.70	12,852.34	.00	97,353.11
119 EMERGENCY LEVY FUND	2,369.07	6,987.09	.00	.00	9,356.16
125 TIF	34,739.54	5,057.52	10,083.98	.00	29,713.08
166 T&A(REC PROGRAM) REV	.00	.00	.00	.00	.00
167 BURNETT PROJECT	697,261.58	206.55	.00	.00	697,468.13
168 T&A(BC)	766,733.68	226.78	.00	.00	766,960.46
169 T&A(BURNETT CAP IMPROVE)	628,911.82	186.02	.00	.00	629,097.84
177 T&A(PD)	.00	.00	.00	.00	.00
180 REC TRAIL	96,061.21-	75,000.00	6,879.62	.00	27,940.83-
200 DEBT SERVICE	61,101.59	89,423.07	.00	.00	150,524.66
501 T&A(B)	14,737.51	4.36	.00	.00	14,741.87
502 T&A(Y)	12,826.14	3.79	.00	.00	12,829.93
600 WATER	511,732.31	39,498.75	109,475.70	.00	441,755.36
610 SEWER	754,263.48	28,969.41	9,946.60	.00	773,286.29
740 STORM DISTRICT	593,708.41	4,598.63	186,507.26	.00	411,799.78
Report Total	5,487,374.15	568,056.47	425,298.93	.00	5,630,131.69



## FIRE & EMS REPORT

October 2017

### **FIRE 7 total**

- 1 special assignment with sheriffs office
- 1 public assist
- 1 Mutual aid -- Adel
- 1 Alarm
- 1 special public assignment
- 1 outside fire
- 1 MVC

### **EMS 10 Total**

10 calls for service (10 City/0 Rural)



**Dallas County Sheriff's Office  
Dallas Center/Incidents  
October 1, 2017 – October 31, 2017**

Incident Type	Date	Location	Time
Motor Vehicle Crash PI	October 1, 2017	13 <sup>th</sup> St / Sycamore St	9:20 a.m.
Information	October 1, 2017	1205 13 <sup>th</sup> St	11:49 a.m.
Welfare Check	October 1, 2017	2400 240 <sup>th</sup> St	3:23 p.m.
Welfare Check	October 1, 2017	129 Lake Shore Dr	7:55 p.m.
Vandalism	October 3, 2017	507 Kellogg Ave	9:34 a.m.
Fire Alarm	October 3, 2017	810 Sugar Grove Ave	7:33 p.m.
Meet Complainant	October 4, 2017	1400 Vine St	2:25 p.m.
Medical/Ambulance	October 4, 2017	507 14 <sup>th</sup> St	10:08 a.m.
Civil Dispute	October 4, 2017	1301 8 <sup>th</sup> St	5:25 p.m.
Theft	October 4, 2017	1406 Cherry St	5:16 p.m.
Medical/Ambulance	October 4, 2017	402 Hatton St	7:13 p.m.
Information	October 5, 2017	1205 13 <sup>th</sup> St	7:30 a.m.
Burglary	October 5, 2017	14 <sup>th</sup> St / Walnut St	1:51 p.m.
Medical Alarm	October 8, 2017	1107 Sugar Grove Ave	8:40 a.m.
Premises Check	October 8, 2017	Kellogg Ave/Sycamore St	8:27 p.m.
Medical/Ambulance	October 9, 2017	906 Ash St	1:45 a.m.
Alarm	October 9, 2017	2308 230 <sup>th</sup> St	7:10 a.m.
Broadcast	October 10, 2017	2500 240 <sup>th</sup> St	6:52 p.m.
Special Assignment	October 10, 2017	1502 Walnut St	7:21 p.m.
Missing/Runaway	October 10, 2017	2527 240 <sup>th</sup> St	11:07 p.m.
Controlled Burn	October 11, 2017	27000 240 <sup>th</sup> St	3:51 p.m.
Juvenile Problem	October 12, 2017	1400 Vine St	10:48 a.m.
Medical/Ambulance	October 13, 2017	104 Percival Ave	12:25 a.m.
Special Assignment	October 13, 2017	1400 Vine St	9:00 a.m.
Animal Control	October 13, 2017	307 14 <sup>th</sup> St	11:40 p.m.
Medical Transport	October 16, 2017	1204 Linden St	11:20 p.m.
Burglary	October 17, 2017	1106 Ash St	7:15 a.m.
Burglary	October 17, 2017	704 15 <sup>th</sup> St	8:05 a.m.
Burglary	October 17, 2017	701 Circle Dr.	8:08 a.m.
Medical/Ambulance Trip	October 17, 2017	607 9 <sup>th</sup> St	8:03 a.m.
Special Assignment	October 18, 2017	307 14 <sup>th</sup> St	9:57 p.m.
Domestic	October 18, 2017	1201 Laurel St	11:54 p.m.
Information	October 19, 2017	1204 Linden St	11:47 a.m.
Medical/Ambulance Trip	October 20, 2017	607 9 <sup>th</sup> St	9:26 a.m.
Disturbance	October 20, 2017	1405 Walnut St	9:32 p.m.

Incident Type	Date	Location	Time
Domestic	October 21, 2017	2523 240 <sup>th</sup> St	1:17 a.m.
Alarm	October 21, 2017	1504 Cherry St	7:27 a.m.
Medical Alarm	October 21, 2017	1107 Sugar Grove Ave	12:19 p.m.
Medical/Ambulance Trip	October 21, 2017	1204 Linden St	11:08 p.m.
Follow Up Investigation	October 21, 2017	2523 240 <sup>th</sup> St	11:17 p.m.
Follow Up Investigation	October 22, 2017	2523 240 <sup>th</sup> St	10:46 p.m.
Gas Leak/Gas Odor	October 24, 2017	507 Kellogg Ave	11:11 a.m.
Motor Vehicle Collision	October 24, 2017	1202 Sugar Grove Ave	1:40 p.m.
Welfare Check	October 25, 2017	2523 240 <sup>th</sup> St	5:32 p.m.
Medical/Ambulance Trip	October 26, 2017	506 15 <sup>th</sup> St	4:51 a.m.
Information	October 26, 2017	307 14 <sup>th</sup> St	10:05 a.m.
Suspicious	October 27, 2017	1500 Walnut St	9:56 a.m.
Civil Dispute	October 27, 2017	2523 240 <sup>th</sup> St	11:16 a.m.
Juvenile Problem	October 27, 2017	105 Percival Ave	4:49 p.m.
Medical Transport	October 28, 2017	1204 Linden St	7:16 p.m.
Medical/Ambulance Trip	October 30, 2017	1707 Linden St	3:17 p.m.
Public Assist	October 30, 2017	1500 Walnut St	4:14 p.m.
Public Assist	October 30, 2017	1502 Walnut St	7:16 p.m.
Follow Up Investigation	October 31, 2017	2523 240 <sup>th</sup> St	3:26 p.m.

Traffic Stops	14
Civil Papers	2

All Calls Grand Total 70  
381 hours- 321 hours required

# OCTOBER 2017 CODE ENFORCEMENT REPORT      DALLAS CENTER

CASE #	ADDRESS	VIOLATION	DATE OF VIOLATION	REINSPECT DATE	COMMENTS	COMPLIED
2015-001	204-15th	Dilapidated house.	4/20/2015	5/5/2015	Took pictures of house. Proposed notice to Ralph sent letter --- Recd letter from owner---9/29/15 Had to secure doors	
		BEGIN 2016				
2016-012	1206 Cherry	Unlicensed/inop Truck	2/17/2016	3/5/2016 4/5/16 4/20/16 1/20/17	Left Card      3/21/16 Advisory      4/6/16 Send Certified      Resend advisory add another truck-1/3/16	
		BEGIN 2017				
2017-009	1401 Walnut	Property Maintenance Complaint	1/18/2017 4/5/17	3/23/2017 6/28/17 8/2/17	Advisory// 5/24/17 Certified 7/12/17	
2017-028	801-9	Property Maintenance	3/22/2017	6/28/2017 8/2/17	Advisory/Certified 7/12/17 8/9/17 Started work	
2017-051	1600 Linden	Property Maintenance	5/24/2017	7/26/2017 10/11/17	Advisory / Will have financing in October	
2017-081	1505 Cherry	Property Maintenance Complaint	8/9/2017	10/11/2017 11/15/17	Advisory /10/12/17 Cert.	
2017-085	805 Hatton	Grass	8/9/2017	8/23/2017	notice	10/19/2017
2017-086	1419 Walnut	Property Maintenance	8/16/2019	9/6/2017	Advisory	10/4/2017

2017-093	104 - 14th	Vehicle	8/30/2017	9/13/2017 9/22/17 10/13/17 11/3/17	Card 9/7/17 Send Advisory 9/27/17 Certified 10/19/17 Intent to impound	
2017-096	1706 Linden	Weeds	9/7/2017	9/22/2017	Grass Letter	10/4/2017
2017-097	1704 Cherry	Vehicle Parking Alley Complaint	9/7/2017	9/14/2017 10/9/17	Card/Send Advisory 9/20/17	10/4/2017
2017-100	1409 Walnut	Grass	9/13/2017	9/22/2017	Grass Letter	10/4/2017
2017-101	1602 Linden	Vehicle	9/20/2017	10/4/2017 10/29/17	Card /10/12/17 Advisory	
2017-102	504 - 10	Vehicle	9/20/2017	10/4/2017	Card	10/4/2017
2017-103	901 Linden	Junk	9/20/2017	10/11/2017	Card	10/4/2017
2017-104	1205 Laurel	Junk	9/27/2017	10/11/2017	Card	10/4/2017
2017-105	705-10	Junk	9/27/2017	10/11/2017	Card	10/19/2017
2017-106	300 Hatton	Junk	9/27/2017	10/4/2017	M	10/4/2017
2017-107	201-14	Vehicles/Grass	9/27/2017	10/13/2017 11/8/17	Advisory 10/19/17 Certified	
2017-108	105-10	Brush Pile	10/4/2017	10/18/2017	Card	
2017-109	101 Kellogg	Bush weeds	10/4/2017	10/18/2017	Card	10/12/2017
2017-110	1302 Sycamore	Vehicle	10/12/2017	11/8/2017	Advisory 10/19/17 Additional Advisory	
2017-111	1706 Linden	F.Y.P.	10/12/2017	10/19/2017	Parking Flyer	10/19/2017
2017-112	707 Percival	Junk (Complaint)	10/25/2017	11/13/2017	Advisory	
2017-113	1203 Vine	Junk R.O.W.	10/25/2017	11/1/2017	M	
2017-114	1006 Vine	F.Y.P.	10/25/2017	11/1/2017	Flyer	
2017-115						

# Monthly Water Report

Date	17-Oct																					
<b>Water Plant</b>																						
Total Gal.>	4,062,800	Max	197,700	Min	100,700	Avg	131,100	Gpm	262													
Total Hrs.>	262	Max	12	Min	5.8	Avg	8.4															
Last Month.>	5,813,400	Max	691,000	Min	90,100	Avg	193,800	Gpm	300													
Last Year.>	4,142,000	Max	352,000	Min	82,000	Avg	134,000	Gpm	272													
Lbs.of Chlorine 599 Lbs of Fluoride 33 Gallons of salt brine 5,774																						
Chlorine.Mg/l	0.46	Fluoride.Mg/l	0.4	Hardness. Mg/l	##	Iron. Mg/l	0.01	Nitrate.Mg/l														
<b>Well</b>																						
Date	10/27/2017																					
	S	R	DD	Gpm	S	R	DD	Gpm	S	R	DD	Gpm	S	R	DD	Gpm	S	R	DD	Gpm		
Well # 7	32	12	20	160																		
Well # 8	32	24	80	100																		
Well # 9	28	25	3	100																		
Well # 10	25	10	15	80																		
Test Well																						
<b>Water Meters</b>																						
	New Installs					Read In																
	Replace Meter					Read Out																
	Replace Radio					Shut off For nonpayment																
	Read																					
	Repair																					
<b>Fire Hydrants</b>																						
	New Install					Flush Hyd					Repair Hyd											
<b>Water Plant</b>																						
10/24/2017 - Backwashed filters 1-2-3. Filter 1 had leak on the side of filter housing. Filter was shut off until repairs could be made.																						
10/25/2017 - DMC Welding welded a plate over hole in middle of filter. Filter was back online.																						
<b>Water Tower</b>																						
<b>Reservoir</b>																						
<b>Dist. System</b>																						
<b>Wells</b>																						
10/24/2017 - Tested Wells 7-8-9-10 with no issues																						
<b>Other</b>																						





# GDCDA Annual Report

2016-2017

Prepared by

 Greater Dallas County  
Development Alliance



# Table of Contents and Introduction

## **Membership, Board of Directors, and Communities**

**Pg. 2**

## **Business Marketing and Attraction**

**Pg. 3-4**

## **Wealth Creation**

**Pg. 5**

## **Business Retention and Expansion**

**Pg. 6**

## **Real Estate Development**

**Pg. 7-8**

## **Letter from the President**

Dear Alliance Stakeholders;

Dallas County was again the fastest growing county in the State of Iowa this year, as well as the 5th fastest growing county in the nation. The continuous growth rate only makes the Greater Dallas County region a more popular option to live, work, and play. The Alliance team is determined to continue assisting local communities and businesses to ensure continued success in the area.

The Alliance has an excellent track record in assisting the Dallas County region with landing projects, retaining and attracting business and jobs, and assisting our communities in achieving their local vision through the Community Development program. We are excited to see what the future holds for our agency as we continue to look forward and stay ahead of the curve in economic development for this region.

I strongly encourage you to continue your support to the Alliance, which will support us in the services we provide for economic development activities, and the exciting growth of this Greater Dallas County region. We look forward to continuing our excellent service and partnering with you to create sustainable growth for this region.

**Thank you for your support**

***Brad Long***  
***President***



## **PURPOSE OF REPORT**

The Greater Dallas County Development Alliance prepared this annual report to showcase the organization's activities and accomplishments during the 2016-2017 year. The report is also intended to be an economic development marketing piece for Dallas County and features the achievements of local companies, entrepreneurs and key allies.

## **MISSION STATEMENT**

Our mission is to create positive impacts on economic, social and environmental aspects of the Dallas County, Iowa region.

By working closely with our local communities, businesses and partners to enhance community attributes, retain and expand local business and foster new business investments.

The Greater Dallas County Development Alliance is a not-for-profit economic development organization founded in 1987, serving the fastest growing county in the state of Iowa.



# Partners and Investors

## Executive Committee

**Brad Long**  
President

**Clyde Evans**  
Past President

**Alex Broderick**  
Secretary

**Russ Schroeder**  
Treasurer

**Ted Brackett**  
Vice President

**Deb Calvert**  
Vice President

**Deb Lucht**  
Vice President

**Mark Hanson**  
Vice President

**Wayne McKinney**  
Vice President

## Board of Directors

American Trust Bank

Bolten and Menk

Bullock Brokerage

City of Adel

City of Perry

City of Van Meter

Construction Materials Testing (CMT)

Dallas County

Diligent Development

DMACC

DuPont Pioneer

Hi-Bred International

Hubbell Realty/CBRE

Hy-Line International

Impact 7G

Iowa Health Systems

Knapp Properties

KW Commercial

McClure Engineering

Microsoft

MidAmerican Energy Company

mi-fiber.net

Minburn Communications

Neumann Brothers

PEDI

Percival Scientific

Raccoon Valley Bank

Rasmussen Group

Roth Products

Samuels Group

Septagon Construction

Shive-Hattery

Signature Real Estate Services

West Bank

West Des Moines

West Grand Business Park

## Community Members

Dallas County

Adel

Bouton

Dallas Center

Dawson

DeSoto

Dexter

Granger

Minburn

Perry

Redfield

Van Meter

West Des Moines

Woodward

## STAFF

Linda Wunsch  
*CECd, EDFP, LEED AP*  
Executive Director

Julie Johnson  
*LEED AP*  
Project Manager

Jeremy Voss  
*MBA*  
Project Manager

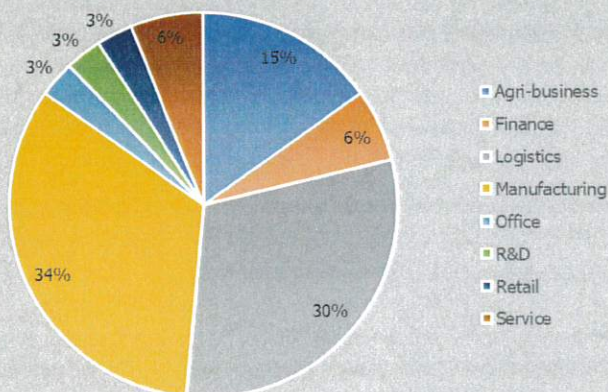


# Business Attraction

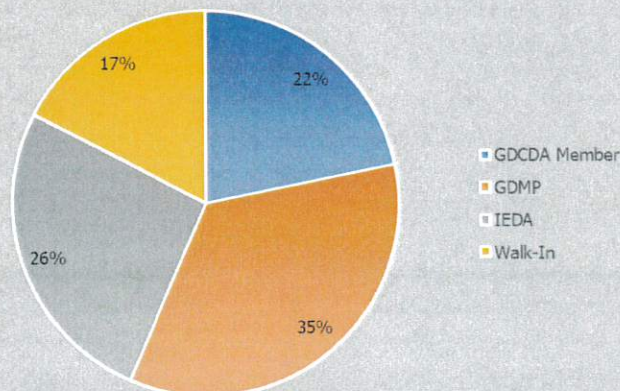
GDCDA's business attraction efforts recruit new businesses to our community by developing and maintaining strategic relationships with site consultants and prospective businesses.

In 2016-2017, GDCDA responded to 31 new prospects. In the past year, 12 prospects have announced development plans in Dallas County and 47 total prospects still actively considering projects in the county.

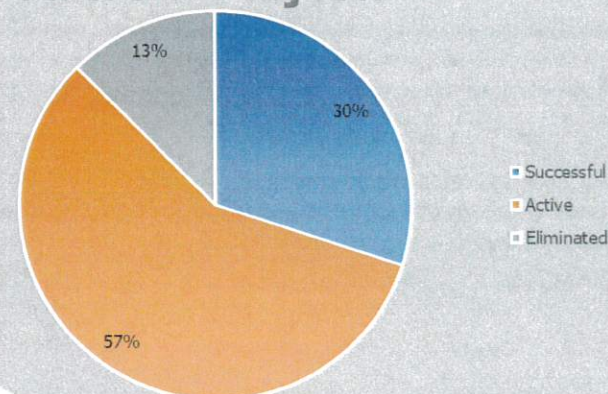
## Project Industry



## Sources of Leads



## Status of Projects



## Apple Invests in Iowa

In August, Apple Inc. announced plans to build a 400,000 Sq. Ft., state-of-the-art data center in Waukee, Iowa, to better serve North American users of iMessage, Siri, the App Store and other Apple services. Like all Apple data centers, the new facility will run entirely on renewable energy from day one.

Apple's investment of \$1.3 billion will create over 550 construction and operations jobs in the Des Moines area, and the company is contributing up to \$100 million to a newly created Public Improvement Fund dedicated to community development and infrastructure around Waukee.

## Business Attraction & Expansion Successes

Hy-Line International  
J. Pettiecord Inc.  
Hy-Vee Locker Systems  
Valley Junction Rail Brewery  
Potter Poultry  
Microsoft Inc.  
Apple Inc.  
MidAmerican Energy  
IAA  
EW Nutrition  
Tyson



# Marketing Efforts

GDCDA utilizes several marketing avenues in order to promote and grow local economies.

## **EW Nutrition Expanding in Dallas County**



With the official ground breaking ceremony for a new production plant EW Nutrition continues its successful development from the previous years. On Wednesday, August 23, 2017 the construction phase for the new manufacturing facility was launched. The new manufacturing site allows higher production volumes of existing product lines and development of new innovative technologies for the American market. This will result in EW Nutrition providing many more excellent jobs to the local marketplace.

*The company, with its global headquarters in Germany, plans the production of classical feed additives and specialized new and innovative supplements that are based on secondary plant compounds. The initial phase of the new location will also include a QC/product development laboratory, a logistic and warehousing unit plus a new office building. "We estimate that the number of employees will increase by 10 people by 2020," explained Mark Richards, president of EW Nutrition.*

*EW is a sister organization of Hy-Line International and VALO BioMedia North America, both of which have recently expanded or have plans to expand in Dallas County.*

**GDCDA** actively markets Dallas County and the Des Moines Metro Area to prospective businesses and site consultants at industry trade shows. The goal of these efforts is to develop leads on new projects that may have an interest in locating to our communities.

**In 2016-2017, the Economic Development staff marketed Dallas County at several trade shows, and conferences including:**

---

SSG	SIOR
Data Center World Global	IEDC Leadership
Janice Forum	IEDC Annual Conference
HostingCon	PDI
2017 Solheim Cup	SMART Conference

**GDCDA** would like to thank the following for patronage to the Alliance and dedication to the Greater Dallas County region. We as an organization would be unable to market Dallas County, the cities and communities within, or the local businesses without the assistance of these very generous sponsors.

---

Dallas County Board of Supervisors	
McClure Engineering	City of Van Meter
Diligent Development	City of Perry
The Greater Des Moines Partnership	



# Wealth Creation

One of the goals of GDCDA is building the wealth of all citizens, all business, and all communities in Dallas County.

**From 2016 to 2017, GDCDA assisted eleven businesses in retention, expansion, and development in Dallas County. These efforts led to**



**536 New Jobs**



**Over \$7.5 million in wages**



**\$2,970,472,220 in  
Capital Investment into  
Dallas County**

## Workforce Development

The lack of a qualified labor pool is a primary concern of many companies in the U.S. In the center of the country, however, the problem is even more prevalent. The unemployment rate for the Des Moines Metro Area is 2.9%, 2.7% for Dallas County and 4.1% for Iowa as a whole, which all are below the national average of 4.8% (U.S. Bureau of Labor Statistics, Sept. 11, 2017). Though low unemployment is usually a measure of an economically healthy region, in an area expanding as quickly as Dallas County, the current supply of labor cannot fill the demand that employers have.

As a result, GDCDA has partnered with several state agencies to market the region and the opportunity within to a wide audience. Additionally, GDCDA has worked closely with several local companies, DMACC, and the State of Iowa to incentivize companies looking to add more technology to their workplace. This retraining can be general or company/system specific and is provided through the Workforce Training and Economic Development Fund (WTEDF), 260E, and 260F.

**A special thanks to our Fall 2016 Interns  
Dalton Cross and Isaac Frazier.  
GDCDA appreciates all your help.**

"I recently graduated from Simpson College with majors in Actuarial Science and Economics: Finance along with minors in Computer Science and Business Management."

Dalton Cross



"I am a soon to be Simpson graduate with a double major in economics and management. I hope to use these skills to find a place in a business in the Des Moines area, possibly in data analysis. My internship at GDCDA gave me some good professional experience that I feel will help me in my upcoming job search."

Isaac Frazier





# Business Retention and Expansion

Dallas County business retention and expansion programs support the viability and growth of companies already in our community.

## **Tyson Fresh Meats Expands in Perry**

Tyson Fresh Meats in Perry is in the process of adding a 13,000 Sq. Ft. building expansion in order to adopt a modernized process for harvesting hogs. This expansion requires a truck turn-around area on the north side of the facility so that outgoing trucks can access the facilities loadout areas.

GDCDA staff became aware of a desire to expand during a BR&E. Upon learning of the need to grow, GDCDA went to work on packaging incentives and finding grant money. One option, an option Tyson has decided to take advantage of, is the retraining and training of employees through the WTEDF.

Additional information provided by *The Perry Chief*

GDCDA uses its Business Retention and Expansion (BR&E) program as a way of maintaining good relationships and communication with existing companies in the community. The goal of the program is to support local businesses by helping them solve problems and eliminate barriers that undermine their overall success and growth in Dallas County.

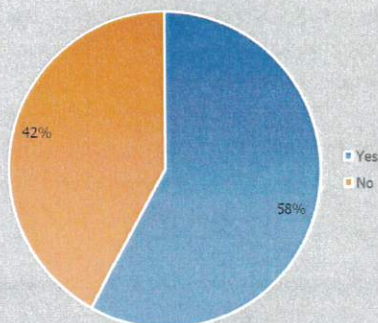
## **BR&E**

Alliance staff arranges face-to-face BR&E visits with local businesses to gain a deeper understanding of any needs or challenges they may be facing. If an issue is identified, staff works to provide a variety of support services. The Alliance also uses the visits to market available state and local resources to support local businesses. The Alliance also reaches out to those business owners too busy for personal meetings via email and phone to make sure the businesses have as many opportunities as possible to voice concerns.

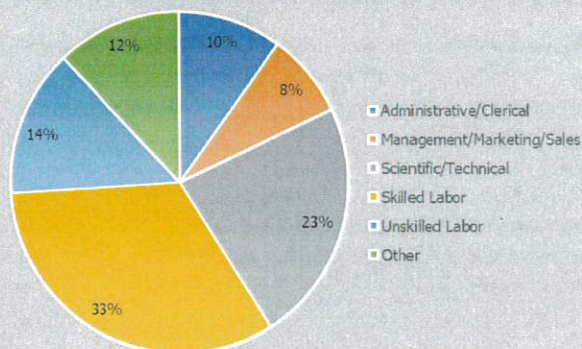
In 2016-2017, the Alliance and partners visited 72 companies, 45 of which required follow up information or services. In the past three years, companies supported through the program announced expansion plans that will result in 346 new jobs and an estimated \$1.7 billion in new private investment

### **Interesting Results from BR&E Visits**

#### **Do You Plan Expanding in the Next 3 Years?**



#### **What Skills/Positions Do You Have Difficulty Recruiting?**





# Real Estate Development

Dallas County Development's real estate development and re-use initiatives ensure that Dallas County has adequate infrastructure, Certified Sites and buildings to support economic growth.



Companies looking to build new facilities are searching for sites that are suitable for development and relatively risk free. Certified sites fill the demand for project-ready industrial sites, making the decision to locate in Iowa easy.

Iowa's Certified Sites program, designed and implemented by the nationally recognized site selection firm McCallum Sweeney Consulting (MSC), parallels a typical site location process. A credentialed Iowa Certified Site has relevant site-related data and documentation accumulated and is designated as "development-ready".

## Woodward Eco-Business Park

### **The 1st Sustainable Certified Site**

The Woodward, Iowa site is comprised of a total of 463 acres and is situated at the junctions of Hwy 210 & 141. Approximately 150 acres will be certified for business development with the remaining acres to be support services and housing, all of which will be adhering to sustainable development. Mayor Brain Devick of Woodward stated "This pilot project is a first of its kind in the Nation and will put Woodward on the map. A key point of this new category is the requirement to develop and adopt covenants that will provide strong guidance for the future development of the Green Business Park. We are very excited to start the process of the new certification".

Craig DeHoet, Woodward Economic Development and City Council member stated "This new classification of 'green certification' recognizes the importance of reducing the environmental impact of development. The diversification this will provide to the Woodward economy is something we have planned and dreamed of for years." In addition to sustainable building requirements, there are plans to build a solar array and wind turbine to provide renewable energy for residents of the business park.

## Dallas County Certified® Sites

**Perry Industrial Park**

**Woodward Eco-Business Park**

**West Metro I-80 Rail Park**

**Van Meter Vision Park**



# Creating Opportunity

GDCDA strives to create more opportunity by opening up acres for development, assisting in the expansion of infrastructure, and addressing the factors that result in projects lost.

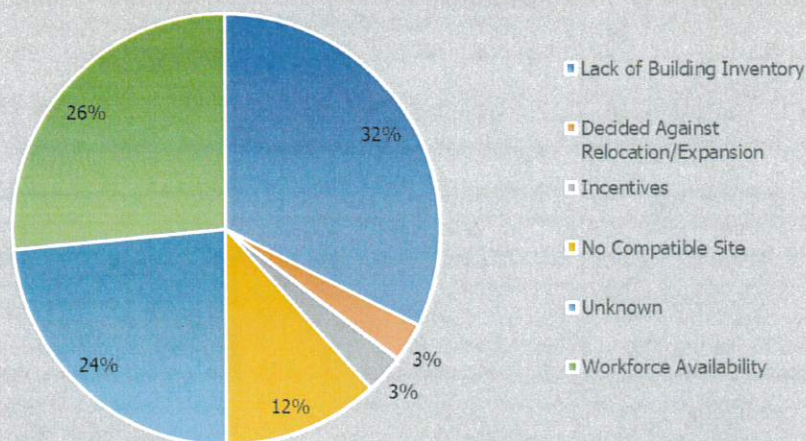
## Increasing Opportunity

Although Greater Dallas County Economic Development has had a banner year, we also understand the need for constant improvement in this ever changing industry. GDCDA staff is always evaluating "elimination" data in to find trends and address shortcomings of our region.

When companies that are looking to locate/relocate to Dallas county and choose an alternative area, GDCDA rarely receives the factors that lead to our elimination. From the reasons we have received, two trends are evident. The first, covered earlier, is Workforce. The second most given reason for Dallas County being eliminated is building inventory.

As a result, GDCDA is actively reaching out to partners and partners communities to build an more accurate and detailed database for available properties. We also assisted Perry Economic Development in collaboration with IADG and Minburn Telecom writing a USDA grant to aid in financing a "shell building."

### Elimination Reason



## Dallas County Announces New Law Enforcement Center and Health and Human Service Offices

Voters overwhelmingly approved a new \$22.9 million Law Enforcement Center for Iowa's fastest growing county in a special election Tuesday, May 2nd 2017. The bond referendum garnered 77.19 percent yes votes, according to unofficial results from the Dallas County Auditor's Office.

The new 56,670 Sq. Ft. correctional facility will have 130 beds with room for future expansion. It will be located on the eastern edge of Adel along Hwy. 6, about two miles from the existing location, and will include space for jail administration, sheriff's department staff and inmates' initial court appearances.

Ground could break on the new facility this fall and will take about two years to complete. The old jail, which has a sally port for secure and controlled entry, could be renovated to accommodate a new courtroom in the future.

In addition, Dallas County has seen the historic 'Poor Farm' north of Adel renovated in order to house the county's Health and Human Services Department. The historic character of the building's exterior was maintained, but crews gutted the interior to convert the old residential facility to an office environment.

*Dallas County purchased 160 acres in 1869 to establish a "poor farm" to house people who were unable to care for themselves and who had no family willing to keep them. Most Iowa counties had at least one such "poor farm," and over time most evolved into places for people with mental disabilities or illnesses.*

*The Dallas County farm eventually grew to 562 acres. The existing two-story brick building was constructed in the 1930s as part of the Depression-era Works Project Administration.*



**Top 10 City to Live and Work**

Robert Half Career Index, 2016

**#2 Best City for Jobs**

Forbes, 2015

**#3 Top Cities for New College Graduates**

SmartAsset, 2015

**#4 Most Pro-Business City In America**

MarketWatch, 2015

**#1 Best Affordable Place to Live in the U.S.**

U.S. News and World Report, 2017

**#9 Best Places to Live in the U.S.**

U.S. News and World Report, 2017

**#4 Best City for Young Families**

ValuePenguin.com, 2016

**Best City for the Middle Class**

BusinessInsider.com. 2016

**#3 Best City for Retirement in America**

Bankrate, 2017

**Top 25 Cities for Young Entrepreneurs, Des Moines/West Des Moines**

Property Casualty360.com, 2016

**#4 Best Mid-Sized City to Make a Living**

Money Geek, 2016

**#2 Top U.S. City to Land Work**

NBC News, 2015



# IOWA STATE UNIVERSITY

## College of Design

Iowa State University Community Design Lab (CDL)  
Project Proposal Form

**Project Type:** Community Design Consulting

**Project Title and a brief description:** Dallas Center Comprehensive Park Master Plan Study

### **Purpose and Value:**

Parks are complex elements and provide intrinsic environmental, aesthetic and recreation benefits to our towns. They can serve scores of different uses, may be specialized in their function and identity, or can simply provide visual appeal for residents. Parks define the shape and feel of a city and its neighborhoods. They work as a conscious tool for revitalization and economic development while bringing communities together in open public spaces. The future of parks is an important investment for a city because it greatly improves the community's health and the welfare of the people who live in it.

### **Description:**

The Community Design Lab (CDL) will develop a comprehensive park master plan for the Dallas Center Park System. The scope of the master plan includes documenting and visualizing existing conditions, concerns and opportunities surrounding Dallas Center's community context. This documentation will aid the CDL in developing spatial design strategies for future park improvements and open space development. In addition to the comprehensive park master plan, the CDL will provide design assessment for the individual parks related to access, circulation, program, experience and landscape performance. To better understand the current needs of the community of Dallas Center and take advantage of open space opportunities, the ISU Community Design Lab will work with the Park Board to develop the master plan document. The project will include

- **Inventory, Analysis and Assessment (4 weeks):** complete an inventory and analysis of existing conditions within the community including recreational programs, open space networks, vehicular and pedestrian infrastructure, cultural landmarks, landscape structure and relationship between these conditions throughout the community. This information will be analyzed and assessed in order to identify project goals at the community scale and direct strategies to develop a draft comprehensive park master plan. A list of goals and strategies will be presented to the stakeholder group in order to prioritize and direct the project in future phases.
- **Comprehensive Park Master Plan Strategies and Framework (4-6 weeks):** provide strategies based on goals identified with stakeholder group in previous phase. Community scale diagrams related to the open space and park network will be developed to better describe community goals. Park site scale diagrams will also be developed to test each park's access, circulation, program, spatial experience and landscape performance. A preliminary master plan will be developed and presented to the stakeholder group for comment and direction.
- **Comprehensive Park Master Plan (2-3 of weeks):** refine the master plan based on communication with the stakeholder group and develop design drawings to better describe master plan at both community scale and park scale. Options developed during this phase include community and park identity, mobility and connectivity, sustainability and other important open space issues. The comprehensive park master plan will also include a phasing and prioritization strategy. Within this strategy opportunities for both community park system

and individual park improvements will be identified in a manner that also identifies short and long-term improvements.

- **Final Report (2 weeks):** develop final design materials including community plan, park site plan(s), three-dimensional site diagrams, illustrative renderings, project narrative and project phase and prioritization plan.

#### **Deliverables**

Final Master Plan Report: graphic and narrative summary of work completed

Final Master Plan Presentation: graphic display of project goals, opportunities, strategies and tactics

Illustrative Drawings including community site master plan, diagrams, perspectives and other design drawings that illustrate the master plan in the context of the community and within the park open space system

**Proposed Duration of project:** December 2017 – June 2018—The duration takes into account time for collecting information related to site conditions using city maps, GIS, field work and other resources. The duration also takes into account time to observe use of city parks by public citizens.

#### **Project Budget:**

Community Design Consulting Project: \$16,000

Thank you for your interest in supporting a professional educational project in connection with the College of Design's Community Design Lab at Iowa State University. This program is designed to provide students a professional experience in their chosen discipline. In return for your support of and participation in this project, the Community Design Lab will provide you with a project report, including as appropriate, any data findings provided you agree to the scope and sign this form.

#### **Contact Information:**

	Name	Phone	Email
Organization Project Lead			
Community Design Lab Team Contact	Carl Rogers	515-294-2213	rogersc@iastate.edu

I AGREE TO THE ABOVE SCOPE AS DESCRIBED IN THE DOCUMENT.

FOR

Organization Representative Signature: \_\_\_\_\_

Organization Representative Name & Title: \_\_\_\_\_

Company/Organization: \_\_\_\_\_ Date: \_\_\_\_\_

For Iowa State University

Reviewed By:

Community Design Lab Representative: \_\_\_\_\_ Date: \_\_\_\_\_

Representative's Printed Name & Title: \_\_\_\_\_



**VEENSTRA & KIMM, INC.**

3000 Westown Parkway • West Des Moines, Iowa 50266-1320

515-225-8000 • 515-225-7848 (FAX) • 800-241-8000 (WATS)

November 6, 2017

Cindy Riesselman  
City Clerk  
City of Dallas Center  
1502 Walnut Street  
P.O. Box 396  
Dallas Center, Iowa 50063-0396

CITY OF DALLAS CENTER, IOWA  
SOUTHWEST STORMWATER DRAINAGE IMPROVEMENTS - PHASE 1  
PARTIAL PAYMENT ESTIMATE NO. 11

Enclosed is a copy of Partial Payment Estimate No. 11 for the contract between the City of Dallas Center and Progressive Structures, LLC for the Southwest Stormwater Drainage Improvements - Phase 1 project. Partial Payment Estimate No. 11 is in the amount of \$79,902.89.

Partial Payment Estimate No. 11 provides payment to Progressive Structures, LLC for the installation of the field fence around the detention basin and various paving and sidewalk work primarily along Hatton Avenue.

For most of the items for which work was accomplished during the month of October 2017 the partial payment estimate is based on the plan quantities of work completed. The actual quantities of work completed may vary slightly from the plan quantities.

Prior to the final partial payment estimate on the project the actual quantities of work completed will be measured. The final payment estimate will be based on the actual quantities of work completed.

Veenstra & Kimm, Inc. has reviewed Partial Payment Estimate No. 11 and would recommend approval of the partial payment estimate in the amount of \$79,902.89.

Cindy Riesselman  
November 6, 2017  
Page 2

If you have any questions or comments concerning the project, please contact the writer at 225-8000.

VEENSTRA & KIMM, INC.

A handwritten signature in blue ink, appearing to read "H. R. Veenstra Jr.", with a stylized flourish at the end.

H. R. Veenstra Jr.

HRVJr:pjh

212158

Enclosure

cc: Ralph Brown – w/enclosure



# VEENSTRA & KIMM, INC.

3000 Westown Parkway West Des Moines, Iowa 50266-1320  
515-225-8000 515-225-7848(FAX) 800-241-8000 (WATS)

Date: November 6, 2017

PAY ESTIMATE NO. 11

Project Title	Southwest Stormwater Drainage Improvements Phase 1 Dallas Center, Iowa		Contractor	Progressive Structures, LLC 24412 Hwy 13 Elkader, Iowa 52043	
Original Contract Amount & Date	\$2,300,835.00	November 23, 2016	Pay Period	October 1, 2017 to October 31, 2017	

## BID ITEMS

	Description	Unit	Estimated Quantity	Unit Price	Extended Price	Quantity Complete	Value Completed
1	Stormwater Basin Earthwork	LS	1	\$ 385,000.00	\$ 385,000.00	100%	\$ 385,000.00
2	Field Fence Replacement	LF	0	\$ 10.40	\$ -		\$ -
3	New Field Fence	LF	6,930	\$ 7.40	\$ 51,282.00	4,820	\$ 35,668.00
4	Chain Link Fence Remove and Replace	LF	105	\$ 21.70	\$ 2,278.50	105	\$ 2,278.50
5	New Gate	EA	2	\$ 975.00	\$ 1,950.00		\$ -
6	6" Subdrain	LF	1,125	\$ 9.50	\$ 10,687.50	1,125	\$ 10,687.50
7	Drainable Base	TON	425	\$ 23.00	\$ 9,775.00	425	\$ 9,775.00
8	PCC Cunnette	SY	1,255	\$ 71.00	\$ 89,105.00	1,255	\$ 89,105.00
9	Connection to Existing Structure	EA	3	\$ 1,200.00	\$ 3,600.00	3	\$ 3,600.00
10	Connection to Existing 16" Tile	EA	2	\$ 1,000.00	\$ 2,000.00	2	\$ 2,000.00
11	Discharge Control Structure	EA	1	\$ 35,500.00	\$ 35,500.00	100%	\$ 35,500.00
12	48" Storm Sewer	LF	2,330	\$ 140.00	\$ 326,200.00	2,330	\$ 326,200.00
13	42" Storm Sewer	LF	1,650	\$ 130.00	\$ 214,500.00	1,650	\$ 214,500.00
14	21" Storm Sewer	LF	1,538	\$ 48.00	\$ 73,824.00	1,538	\$ 73,824.00
15	15" Storm Sewer	LF	75	\$ 60.00	\$ 4,500.00	75	\$ 4,500.00
16	12" Storm Sewer	LF	100	\$ 52.00	\$ 5,200.00	100	\$ 5,200.00
17	15" DI Pipe	LF	25	\$ 146.00	\$ 3,650.00	25	\$ 3,650.00
18	12" DI Pipe	LF	60	\$ 125.00	\$ 7,500.00	60	\$ 7,500.00
19	10" DI Pipe	LF	60	\$ 115.00	\$ 6,900.00	60	\$ 6,900.00
20	18" HDPE Tile	LF	1,431	\$ 49.00	\$ 70,119.00	2,432	\$ 119,168.00
21	Remove 18" Culvert	LF	102	\$ 7.50	\$ 765.00	102	\$ 765.00
22	18" CMP Culvert Pipe	EA	242	\$ 40.00	\$ 9,680.00	115	\$ 4,600.00
23	Manhole SW-401 - 108"	EA	4	\$ 15,500.00	\$ 62,000.00	4	\$ 62,000.00
24	Manhole SW-401 - 84"	EA	9	\$ 9,800.00	\$ 88,200.00	10	\$ 98,000.00
25	Manhole SW-401 - 48"	EA	3	\$ 2,900.00	\$ 8,700.00	3	\$ 8,700.00
26	12" Flared End Section	EA	2	\$ 1,000.00	\$ 2,000.00	2	\$ 2,000.00
27	48" Flared End Section	EA	1	\$ 3,300.00	\$ 3,300.00	1	\$ 3,300.00
28	Intake - SW-511	EA	1	\$ 2,700.00	\$ 2,700.00	1	\$ 2,700.00
29	Agricultural Drainage Inlet	EA	2	\$ 650.00	\$ 1,300.00	2	\$ 1,300.00
30	42" RCP Plug	EA	1	\$ 475.00	\$ 475.00		\$ -
31	Granular Surfacing	TON	2,190	\$ 26.00	\$ 56,940.00	2,190	\$ 56,940.00

**BID ITEMS**

	Description	Unit	Estimated Quantity	Unit Price	Extended Price	Quantity Complete	Value Completed
32	Remove Pavement	SY	1,513	\$ 7.00	\$ 10,591.00	1,765	\$ 12,356.54
33	HMA Pavement - 7"	SY	850	\$ 73.00	\$ 62,050.00	518	\$ 37,784.80
34	PCC Pavement - 8"	SY	532	\$ 65.00	\$ 34,580.00	517	\$ 33,592.00
35	PCC Trail 7"	SY	81	\$ 63.00	\$ 5,103.00	128	\$ 8,070.93
36	PCC Sidewalk	SY	50	\$ 62.00	\$ 3,100.00	37	\$ 2,294.00
37	Erosion Control	LS	1	\$ 45,500.00	\$ 45,500.00	95%	\$ 43,225.00
38	Traffic Control	LS	1	\$ 7,900.00	\$ 7,900.00	100%	\$ 7,900.00
39	Stabilizing Material	TON	100	\$ 35.00	\$ 3,500.00	100	\$ 3,500.00
40	Rip Rap	TON	45	\$ 61.00	\$ 2,745.00	45	\$ 2,745.00
41	Relocate and Return Trees	LS	0	\$ 8,000.00	\$ -		\$ -
42	Lower Sanitary Service in Conflict	EA	1	\$ 3,500.00	\$ 3,500.00	1	\$ 3,500.00
ALTERNATE A							
A.1	42" Storm Sewer	LF	72	\$ 185.00	\$ 13,320.00	72	\$ 13,320.00
A.2	24" Storm Sewer	LF	729	\$ 80.00	\$ 58,320.00	729	\$ 58,320.00
A.3	12" Storm Sewer	LF	86	\$ 67.00	\$ 5,762.00	86	\$ 5,762.00
A.4	Manhole SW-401 - 48"	EA	3	\$ 3,000.00	\$ 9,000.00	3	\$ 9,000.00
A.5	Manhole SW-401 - 108"	EA	0	\$ 16,000.00	\$ -		\$ -
A.6	Intake SW-503	EA	2	\$ 4,800.00	\$ 9,600.00	2	\$ 9,600.00
A.7	Intake SW-505	EA	1	\$ 4,500.00	\$ 4,500.00	1	\$ 4,500.00
A.8	Intake SW-512	EA	2	\$ 1,500.00	\$ 3,000.00	2	\$ 3,000.00
A.9	Bioretention Intake #1	EA	1	\$ 6,300.00	\$ 6,300.00	1	\$ 6,300.00
A.10	Bioretention Intake #2	EA	1	\$ 6,300.00	\$ 6,300.00	1	\$ 6,300.00
A.11	Bioretention Intake #3	EA	1	\$ 6,300.00	\$ 6,300.00	1	\$ 6,300.00
A.12	Bioretention Intake #4	EA	1	\$ 6,300.00	\$ 6,300.00	1	\$ 6,300.00
A.13	PCC Pavement - 7"	SY	348	\$ 64.00	\$ 22,272.00	471	\$ 30,144.00
A.14	HMA Pavement - 8"	SY	423	\$ 82.00	\$ 34,686.00	140	\$ 11,471.80
A.15	PCC Sidewalk	SY	14	\$ 61.00	\$ 854.00	14	\$ 854.00
A.16	Truncated Domes	SF	8	\$ 35.00	\$ 280.00	8	\$ 280.00
A.17	Subbase Rock	TON	111	\$ 26.00	\$ 2,886.00	111	\$ 2,886.00
A.18	Class "A" Roadstone	TON	28	\$ 26.00	\$ 728.00	30	\$ 780.00
A.19	Erosion Control	LS	1	\$ 4,000.00	\$ 4,000.00	70%	\$ 2,800.00
A.20	Traffic Control	LS	1	\$ 2,000.00	\$ 2,000.00	100%	\$ 2,000.00
A.21	Clearing and Grubbing	LS	1	\$ 12,000.00	\$ 12,000.00	100%	\$ 12,000.00
A.22	24" Plug	EA	1	\$ 260.00	\$ 260.00		\$ -
ALTERNATE B							
B.1	24" Storm Sewer	LF	515	\$ 100.00	\$ 51,500.00	515	\$ 51,500.00
B.2	12" Storm Sewer	LF	51	\$ 52.00	\$ 2,652.00	51	\$ 2,652.00
B.3	Intake SW-501	EA	2	\$ 2,700.00	\$ 5,400.00	2.00	\$ 5,400.00
B.4	Manhole SW-401 - 48"	EA	3	\$ 3,100.00	\$ 9,300.00	3	\$ 9,300.00
B.5	PCC Pavement	SY	1,920	\$ 75.00	\$ 144,000.00	1,920.0	\$ 144,000.00
B.6	PCC Sidewalk	SY	75	\$ 61.00	\$ 4,575.00	75.0	\$ 4,575.00
B.7	Truncated Domes	SF	56	\$ 35.00	\$ 1,960.00	56	\$ 1,960.00

**BID ITEMS**

	Description	Unit	Estimated Quantity	Unit Price	Extended Price	Quantity Complete	Value Completed
B. 8	Subbase Rock	TON	160	\$ 26.00	\$ 4,160.00	160	\$ 4,160.00
B. 9	Class "A" Roadstone	TON	46	\$ 26.00	\$ 1,196.00	46	\$ 1,196.00
B. 10	Erosion Control	LS	1	\$ 3,000.00	\$ 3,000.00	100%	\$ 3,000.00
B. 11	Traffic Control	LS	1	\$ 1,500.00	\$ 1,500.00	100%	\$ 1,500.00
B. 12	24" Plug	EA	1	\$ 260.00	\$ 260.00		\$ -
ALTERNATE C							
C. 1	24" Storm Sewer	LF	239	\$ 130.00	\$ 31,070.00	239	\$ 31,070.00
C. 2	18" Storm Sewer	LF	99	\$ 70.00	\$ 6,930.00	99	\$ 6,930.00
C. 3	12" Storm Sewer	LF	85	\$ 70.00	\$ 5,950.00	85	\$ 5,950.00
C. 4	Manhole SW-401 - 48"	EA	2	\$ 3,100.00	\$ 6,200.00	2	\$ 6,200.00
C. 5	Intake SW-501	EA	2	\$ 3,400.00	\$ 6,800.00	4.00	\$ 13,600.00
C. 6	Intake SW-511	EA	1	\$ 2,750.00	\$ 2,750.00		\$ -
C. 7	Bioretention Intake #5	EA	1	\$ 6,300.00	\$ 6,300.00		\$ -
C. 8	PCC Pavement	SY	313	\$ 63.00	\$ 19,719.00	313	\$ 19,719.00
C. 9	Sidewalk	SY	137	\$ 61.00	\$ 8,357.00	137	\$ 8,357.00
C. 10	Truncated Domes	SF	18	\$ 35.00	\$ 630.00	18	\$ 630.00
C. 11	Class "A" Roadstone	TON	22	\$ 26.00	\$ 572.00	22	\$ 572.00
C. 12	Erosion Control	LS	1	\$ 3,000.00	\$ 3,000.00	100%	\$ 3,000.00
C. 13	Traffic Control	LS	1	\$ 1,000.00	\$ 1,000.00	100%	\$ 1,000.00
C. 14	18" Plug	EA	1	\$ 240.00	\$ 240.00		\$ -
Change order #1							
CO1.1	Manhole SW 401 - 60"	Ea	2	\$ 4,500.00	\$ 9,000.00	2	\$ 9,000.00
CO1.2	42" RCP Manufactured Bend	Ea	1	\$ 1,500.00	\$ 1,500.00	1	\$ 1,500.00
CO1.3	Manhole SW 401 - 84"	Ea	1	\$ 9,800.00	\$ 9,800.00	1	\$ 9,800.00
CO1.4	24" RCP Class IV Pipe	LF	72	\$ 65.00	\$ 4,680.00	74	\$ 4,810.00
CO1.5	6" Ductile Iron Pipe	LF	60	\$ 50.00	\$ 3,000.00	60	\$ 3,000.00
CO1.6	Remove Field Fence	LF	1050	\$ 3.00	\$ 3,150.00	1050	\$ 3,150.00
CO1.7	Lower 2" Water service	LS	1	\$ 1,000.00	\$ 1,000.00	1	\$ 1,000.00
CO1.8	Repair 23" Tile line	LS	1	\$ 1,500.00	\$ 1,500.00	1	\$ 1,500.00
Change Order #2							
CO2.1	PCC Pavement Removal	SY	252.22	\$ 7.00	\$ 1,765.54	252.22	\$ 1,765.54
CO2.2	8" HMA Transition	SY	45.56	\$ 82.00	\$ 3,735.92		\$ -
Change Order #3							
CO3.1	All Items		1	\$ 14,560.00	\$ 14,560.00	1	\$ 14,560.00
Change Order #4							
CO4.1	PCC Curb & Gutter	LF	442	\$ 49.90	\$ 14,560.00	442	\$ 22,055.80
CO4.2	8" HMA Alt C	SY	139	\$ 82.00	\$ 14,560.00		\$ -

**BID ITEMS**

	Description	Unit	Estimated Quantity	Unit Price	Extended Price	Quantity Complete	Value Completed
	TOTAL CONTRACT						\$ 2,320,659.41



[illegible]

SUMMARY			
		Contract Price	Value Completed
Original Contract Price		\$2,300,835.00	\$ 2,320,659.41
Approved Change Orders (list each)	No.1	\$ (11,316.00)	
	No. 2	\$ 21,001.71	
	No. 3	\$ 14,560.00	
	No. 4	\$ (6,006.20)	
TOTAL ALL CHANGE ORDERS		\$ 18,239.51	\$ -
Revised Contract Price		\$ 2,319,074.51	\$ 2,320,659.41
Materials Stored			\$ -
Value of Completed Work and Materials Stored			\$ 2,320,659.41
Less Retained Percentage (5%)			\$ 116,032.97
Net Amount Due This Estimate			\$ 2,204,626.44
Less Estimate(s) Previously Approved	No.1	\$ 119,508.10	
	No.2	\$ 59,736.00	
	No.3	\$ 293,950.90	
	No.4	\$ 278,493.45	
	No.5	\$ 53,850.75	
	No.6	\$ 249,396.38	
	No. 7	\$ 142,225.45	
	No. 8	\$ 489,373.49	
	No. 9	\$ 251,763.37	
	No. 10	\$ 186,425.66	
	No. 11		
	No. 12		
Less Total Pay Estimates Previously Approved			\$ 2,124,723.55
		Amount Due This Estimate	\$ 79,902.89

The amount \$ 79,902.89 is recommended for approval for payment in accordance with the terms of the contract.

Quantities Complete Submitted By: Progressive Structures, LLC	Recommended By: Veenstra & Kimm, Inc.	Approved By: City of Dallas Center
		
Signature	Signature H. R. Veenstra Jr.	Signature
Title Partner	Title Project Manager	Title
Date 11/15/2017	Date November 7, 2017	Date



**VEENSTRA & KIMM, INC.**

3000 Westown Parkway • West Des Moines, Iowa 50266-1320

515-225-8000 • 515-225-7848 (FAX) • 800-241-8000 (WATS)

---

November 8, 2017

Travis Augustyn  
Progressive Structures, LLC  
24412 Highway 13  
Elkader, Iowa 52043

DALLAS CENTER, IOWA  
SOUTHWEST STORMWATER DRAINAGE IMPROVEMENTS – PHASE 1  
CHANGE ORDER NO. 5

Enclosed are three copies of Change Order No. 5 for the contract between the City of Dallas Center and Progressive Structures, LLC for the Southwest Stormwater Drainage Improvements - Phase 1 project. Change Order No. 5 incorporates the additional hot mix asphalt work primarily along Hatton Avenue. In addition, the change order incorporates several other modifications to the contract. With respect to the change order the writer would note the following:

1. The length of the hot mix asphalt transition has been increased from 100 LF to 120 LF to reflect the estimated length.
2. The length of hot mix asphalt wedge has been increased from 350 feet to 370 feet to reflect the estimated length.
3. Change Order No. 5 deletes from the contract the 8-inch hot mix asphalt in Change Order No. 2 and Change Order No. 4.
4. Change Order No. 5 incorporates an additional estimated 63 square yards of sidewalk authorized by the City along Hatton Avenue.
5. The change order decreases the quantity of field fence by 2,124 linear feet to reflect the estimated length of fence based on the reduced fence length along the access road.

In aggregate the change order increases the contract price by \$2,290.48. Payment will be for the work completed based on the various unit prices either in the contract or in this change order.

Travis Augustyn  
November 8, 2017  
Page 2

Please review Change Order No. 5. If the change order is satisfactory, please execute and return one copy of Change Order No. 5 to the writer. It is requested the change order be returned no later than November 9, 2017 to allow the change order to be included in the agenda for the November 14, 2017 City Council meeting.

If you have any questions or comments concerning the project, please contact the writer at 225-8000.

VEENSTRA & KIMM, INC.

Original Signed by  
H. R. Veenstra Jr.

H. R. Veenstra Jr.

HRVJr:pjh  
212158  
Enclosure

cc: ✓ Cindy Riesselman, City of Dallas Center  
Ralph Brown, Brown, Fagen & Rouse



# VEENSTRA & KIMM, INC.

3000 Westown Parkway • West Des Moines, Iowa 50266-1320

515-225-8000 • 515-225-7848(FAX) • 800-241-8000(WATS)

November 8, 2017

## CHANGE ORDER NO. 5

CITY OF DALLAS CENTER

SOUTHWEST STORMWATER DRAINAGE IMPROVEMENTS - PHASE 1

This change order is to incorporate in the project several modifications to the sidewalk and pavement replacement along Hatton Avenue. This change order adjusts the quantity of field fence from the original proposal quantity to the quantity of fence that was installed on the project.

During construction along Hatton Avenue there was several modifications to the project relating to the hot mix asphalt pavement. Some additional sidewalk removal and replacement was authorized by the City during construction. One aspect of this change order adjusts the payment quantity from \$82 per square yard for 8" hot mix asphalt pavement in Change Order No. 2 and Change Order No. 4 to \$73 per square yard for the 7" hot asphalt along Hatton Avenue.

Change Order No. 5 makes the following modifications to the contract.

<u>Item</u>	<u>Description</u>	<u>Price</u>
4	Field Fence – delete 2,124 LF @ \$7.40/LF	-\$15,717.60
A.15	PCC Sidewalk – add 63 SY @ \$61/SY	+\$3,843.00
	From Change Order 2 8" HMA – delete 45.56 SY @ \$82/SY	-\$3,735.92
	From Change Order 4 8" HMA – delete 139 SY @ \$82/SY	-\$11,398.00
	7" HMA – add 213 SY @ \$73/SY	+\$15,549.00
	HMA Transitions – add 120 LF @ \$25/LF	+\$3,000.00
	HMA Patches at Cherry Street – add 15 SY @ \$100/SY	+\$1,500.00
	HMA Wedge between new curb and gutter and existing pavement – add 370 LF @ \$25/LF	+\$9,250.00
TOTAL		+\$2,290.48

Change Order No. 5 increases the contract price by \$2,290.48. The change order authorizes payment for non-unit price items. The change order authorizes minor adjustments in all of the items to reflect the final as constructed quantity of work without the need for additional change order.

**PROGRESSIVE STRUCTURES, LLC**

By \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_

**VEENSTRA & KIMM, INC.**

By \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_

**CITY OF DALLAS CENTER**

By \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_

**ATTEST:**

By \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_

Council Member \_\_\_\_\_ introduced the following Resolution entitled "RESOLUTION DECLARING AN OFFICIAL INTENT UNDER TREASURY REGULATION 1.150-2 TO ISSUE DEBT TO REIMBURSE THE CITY FOR CERTAIN ORIGINAL EXPENDITURES PAID IN CONNECTION WITH SPECIFIED PROJECTS" and moved that it be adopted. Council Member \_\_\_\_\_ seconded the motion to adopt, and the roll being called thereon, the vote was as follows:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

Whereupon, the Mayor declared the Resolution duly adopted as follows:

*RESOLUTION No. 2017-41*

RESOLUTION DECLARING AN OFFICIAL INTENT UNDER  
TREASURY REGULATION 1.150-2 TO ISSUE DEBT TO  
REIMBURSE THE CITY FOR CERTAIN ORIGINAL  
EXPENDITURES PAID IN CONNECTION WITH SPECIFIED  
PROJECTS

WHEREAS, the City anticipates making cash expenditures for one or more capital improvement projects, generally described below (each of which shall hereinafter be referred to as a "Project"); and

WHEREAS, the City reasonably expects to issue debt to reimburse the costs of a Project;  
and

WHEREAS, the Council believes it is consistent with the City's budgetary and financial circumstances to issue this declaration of official intent.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS CENTER, STATE OF IOWA:

Section 1. That this Resolution be and does hereby serve as a declaration of official intent under Treasury Regulation 1.150-2.

Section 2. That it is reasonably expected that capital expenditures will be made in respect of the following Project(s), from time to time and in such amounts as this Council determines to be necessary or desirable under the circumstances then and there existing.

Section 3. That the City reasonably expects to reimburse all or a portion of the following expenditures with the proceeds of bonds, notes or other indebtedness to be issued or incurred by the City in the future.

Section 4. That the total estimated costs of the Project(s), the maximum principal amount of the bonds, notes or other indebtedness to be issued for the foregoing Project(s) and the estimated dates of completion of the Project(s) are reasonably expected to be as follows:

<u>Project</u>	<u>Fund from which original expenditures are to be Advanced</u>	<u>Total Estimated Cost</u>	<u>Amount of Borrowing Anticipated</u>	<u>Estimated Date of Completion</u>
Wastewater Treatment Facilities Improvement				
Project				

Section 5. That the City reasonably expects to reimburse the above-mentioned Project costs not later than the later of eighteen months after the capital expenditures are paid or eighteen months after the property is placed in service, but in no event more than three (3) years after the original expenditure is paid.

Section 6. That this Resolution be maintained by the City Clerk in an Official Intent File maintained in the office of the Clerk and available at all times for public inspection, subject to such revisions as may be necessary.

PASSED AND APPROVED this 14th day of November, 2017.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk



## **ENGAGEMENT AGREEMENT**

The purpose of this Engagement Agreement (the "Agreement") is to disclose and memorialize the terms and conditions under which services will be rendered by Ahlers and Cooney, P.C., in its capacity as Bond Counsel, to the City of Dallas Center, Iowa (the "Issuer") in connection with the issuance of not to exceed \$210,000 Sewer Revenue Capital Loan Notes Anticipation Project Note (the "Bonds").

### **SCOPE OF ENGAGEMENT**

In the role of Bond Counsel, we will provide the following services:

1. Prepare and review documents related to the authorization, issuance and delivery of the Bonds (the "Proceedings").
2. After proper approval and execution of the Proceedings, render our legal opinion (the "Bond Opinion") regarding the validity and enforceability of the Bonds, the source of payment with regard to the legality of the security pledged, and the excludability of interest on the Bonds from gross income for federal tax purposes, as applicable.
3. Prepare an IRS Form 8038-G or 8038-GC, when applicable.

As Bond Counsel, our examination will extend to the actions and approvals necessary to authorize the issuance and initial delivery of the Bonds to the purchaser thereof. Our Bond Opinion does not extend to any re-offering of the Bonds by the original purchaser thereof or other persons, and will be delivered by us on the date the Bonds are exchanged for their purchase price (the "Closing").

The Bond Opinion will be based on facts and law existing as of its date. In rendering our Bond Opinion, we will rely upon the certified proceedings and other certifications of public officials and other persons furnished to us without undertaking to verify the same by independent investigation, and we will assume continuing compliance by the Issuer with applicable laws relating to the Bonds. During the course of this engagement, we will rely on the Issuer, and authorized officials, to provide us with complete and timely information on all developments pertaining to any aspect of the Bonds and their security.

### **ATTORNEY-CLIENT RELATIONSHIP**

Upon our receipt of notification that Bond Counsel services are requested under this Engagement Agreement, the Issuer will be our client and an attorney-client relationship will exist between us as outlined above. We assume that all other parties to each such transaction will retain such counsel as they deem necessary and appropriate to represent their interests. We further assume that all parties understand that in each such transaction we represent only the Issuer, we are not counsel to any other party, and we are not acting as an intermediary among the parties. Our services as Bond Counsel are limited to those contracted for in this letter; the Issuer's execution of this engagement agreement will constitute an acknowledgement of those limitations. Our representation of the Issuer will not affect, however, our responsibility to render an objective Bond Opinion.

Each representation of the Issuer and the attorney-client relationship for the Bonds created by this Engagement Agreement will be concluded upon issuance of that respective issue of Bonds.

Nevertheless, subsequent to Closing, we will mail the appropriate Internal Revenue Service Form 8038, and prepare and distribute to the participants in the transaction a transcript of the proceedings pertaining to the Bonds.

### **FEES**

We will charge a flat fee of \$5,000 for services rendered under this Agreement. It is not anticipated that it will be necessary for us to personally attend meetings in order to provide the Bond Counsel services outlined above, but we will do so in the event that circumstances require. If, at any time, we believe that an adjustment of our flat fee is necessary during an engagement as Bond Counsel for a particular issuance of Bonds, we will advise you. Such adjustment might be necessary in the event: (a) the principal amount of Bonds to be issued differs significantly from the amount stated at the time we advise you of our fee; (b) there are material changes in the structure, security or opinion from the description of the Bonds after we advise you of our fee; or (c) unusual or unforeseen circumstances arise which require a significant increase in the services rendered, such as personal attendance at meetings, significant travel, or unexpected revision of the issuance documents at the request of the Issuer, any agent acting on your behalf (such as a financial advisor), the purchaser, a bond insurer, other counsel providing services with respect to issuance of a particular issuance of Bonds.

In addition to the flat fee, we will bill you for all expenses incurred on your behalf, such as travel cost reimbursement, photocopying, deliveries, long distance telephone charges, telecopier charges, filing fees, computer-assisted research, bond printing, and other related expenses. Generally these expenses will not exceed \$600. We will contact you prior to incurring expenses that exceed that amount.

Our statement for services and expenses will be sent after each particular issue of Bonds have been closed and is due and payable within thirty (30) days of receipt.

If, for any reason, you terminate the engagement on a particular issue of Bonds covered by this Agreement before closing a particular issue of Bonds are not issued for any reason, or the Bonds are issued without the delivery of our Bond Opinion, we will bill you for the services rendered on your behalf up to that point. These services will be billed at the normal hourly rates for those attorneys and legal assistants who have performed such services. We will also then bill you for all expenses we have incurred as outlined above. My current hourly rate is \$315. Work performed by associates will be billed at \$210 per hour. Services performed on your behalf by legal assistants will be billed at \$115 per hour.

### **RECORDS**

At your request, papers and property furnished by you will be returned promptly upon receipt of payment for outstanding fees and client charges. Our own files, including lawyer work product, pertaining to the transaction will be retained by us. For various reasons, including the minimization of unnecessary storage expenses, we reserve the right to dispose of any documents or other material retained by us after the termination of this engagement.

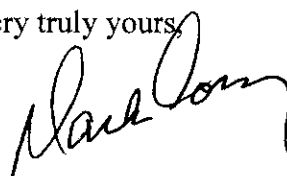
## APPROVAL

Please carefully review the terms and conditions of this Agreement. **If the above correctly reflects the terms of this engagement, please obtain approval by your governing body, and execute, date and return to me the enclosed copy of this Agreement. Please retain the original for your file.**

If you have questions regarding any aspect of the above or our representation as Bond Counsel, please do not hesitate to write or call.

It has been a pleasure to serve you in the past, and we look forward to our continued relationship.

Very truly yours,



R. Mark Cory  
FOR THE FIRM

Accepted:

City of Dallas Center, State of Iowa\*

By: \_\_\_\_\_ Date: \_\_\_\_\_

\*Approved by Motion or Resolution No. \_\_\_\_\_ of the governing body on \_\_\_\_\_, 2017.

Council Member \_\_\_\_\_ introduced the following Resolution entitled "RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AND DISBURSEMENT AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$210,000 SEWER REVENUE CAPITAL LOAN NOTES OF THE CITY OF DALLAS CENTER, IOWA, AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF", and moved that the same be adopted. Council Member \_\_\_\_\_ seconded the motion to adopt. The roll was called and the vote was,

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

Whereupon, the Mayor declared the Resolution duly adopted as follows:

*RESOLUTION NO. 2017-42*

RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AND DISBURSEMENT AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$210,000 SEWER REVENUE CAPITAL LOAN NOTES OF THE CITY OF DALLAS CENTER, IOWA, AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF

WHEREAS, it is deemed necessary and advisable that the City of Dallas Center, Iowa should provide for the authorization of a Loan and Disbursement Agreement and the issuance of Sewer Revenue Capital Loan Notes, in the amount of not to exceed \$210,000, as authorized by Sections 384.24A, 384.82 and 384.83, Code of Iowa, as amended, for the purpose of providing funds to pay costs as hereinafter described; and

WHEREAS, it is proposed that the City fund its costs on an interim basis under Section 76.13 of the Code of Iowa, anticipating in part, the future receipt of the proceeds of the issuance of said Sewer Revenue Capital Loan Notes; and

WHEREAS, the City has applied for a loan through the Iowa Water Pollution Control Works Financing Program pursuant to which the Iowa Finance Authority has agreed to purchase the City's Notes and has requested that such Notes be issued as a single Note in a denomination equal to the total amount of the issue as authorized by Chapter 384 Code of Iowa; and

WHEREAS, the Loan and Disbursement Agreement and Note shall be payable solely and only out of the net earnings of the Municipal Sewer System and shall be a first lien on the future net earnings of the Utility; and shall not be general obligations of the City or payable in any manner by taxation and the City shall be in no manner liable by reason of the failure of the net

revenues to be sufficient for the payment of the Loan and Disbursement Agreement and Note; and

WHEREAS, before a Loan and Disbursement Agreement may be authorized and Sewer Revenue Capital Loan Notes issued to evidence the obligation of the City thereunder, it is necessary to comply with the provisions of the City Code of Iowa, as amended, and to publish a notice of the proposal and of the time and place of the meeting at which the Council proposes to take action for the authorization of the Loan and Disbursement Agreement and Notes and to receive oral and/or written objections from any resident or property owner of the City to such action.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS CENTER, STATE OF IOWA:

Section 1. That this City Council meet in the Council Chambers, City Hall, 1502 Walnut Street, Dallas Center, Iowa, at 7 o'clock P.M., on the 12th day of December, 2017, for the purpose of taking action on the matter of the authorization of a Loan and Disbursement Agreement and the issuance of not to exceed \$210,000 Sewer Revenue Capital Loan Notes to evidence the obligations of the City thereunder, the proceeds of which will be used to provide funds to pay the costs of acquisition, construction, reconstruction, extending, remodeling, improving, repairing and equipping all or part of the Municipal Sewer System.

Section 2. That the Clerk is hereby directed to cause at least one publication to be made of a notice of said meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in said City, said publication to be not less than four clear days nor more than twenty days before the date of said public meeting on the issuance of the Notes.

Section 3. The notice of the proposed action shall be in substantially the following form:

(To be published between November 22, 2017 and December 7, 2017, inclusive)

NOTICE OF MEETING OF THE CITY OF DALLAS  
CENTER, IOWA ON THE MATTER OF THE PROPOSED  
AUTHORIZATION OF A LOAN AND DISBURSEMENT  
AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED  
\$210,000 SEWER REVENUE CAPITAL LOAN NOTES, AND  
THE PUBLIC HEARING ON THE AUTHORIZATION AND  
ISSUANCE THEREOF

PUBLIC NOTICE is hereby given that the City Council of the City of Dallas Center, Iowa, will hold a public hearing on the 12th day of December, 2017, at 7 o'clock P.M., in the Council Chambers, City Hall, 1502 Walnut Street, Dallas Center, Iowa, at which meeting the City Council proposes to take additional action for the authorization of a Loan and Disbursement Agreement by and between the City and the Iowa Finance Authority, and the issuance to the Iowa Finance Authority of not to exceed \$210,000 Sewer Revenue Capital Loan Notes to evidence the obligations of the City under said Loan and Disbursement Agreement, in order to provide funds to pay the costs of acquisition, construction, reconstruction, extending, remodeling, improving, repairing and equipping all or part of the Municipal Sewer System. The Notes will not constitute general obligations or be payable in any manner by taxation, but will be payable from and secured by the net revenues of the Municipal Sewer System.

The proceeds of the Sewer Revenue Capital Loan Notes may be applied to pay project costs directly or to pay interim financing which the City will issue in anticipation of the future receipt of funds or Note proceeds applicable to the foregoing project and purpose.

At the above meeting the City Council shall receive oral or written objections from any resident or property owner of the City, to the above action. After all objections have been received and considered, the City Council will at this meeting or at any adjournment thereof, take additional action for the authorization of said Loan and Disbursement Agreement and the issuance of Notes or will abandon the proposal to issue the Notes.

This Notice is given by order of the City Council of the City of Dallas Center, Iowa, as provided by Sections 384.24A, 384.82 and 384.83, as amended.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
City Clerk

(End of Notice)

PASSED AND APPROVED this 14th day of November, 2017.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

01423445-1\18716-032

# REVIEW OF THE DALLAS CENTER TIF DISTRICTS

as of November 14, 2017

<b>Ambico/DMAACC TIF</b> <b>Dallas Center TIF 1</b> <b>Dallas Center TIF 2</b> <b>Dallas Center TIF 3</b>	<b>Base Year 1987</b> <b>Base Year 1991</b> <b>Base Year 1992</b> <b>Base Year 1999</b>
--	--

<u>Assessment Date</u>	<u>For Levies</u>	<u>Projected Receipts</u>	<u>Actual Receipts</u>	<u>Interest</u>	<u>TIF Expenses</u>	<u>Account Balance</u>
01/01/05	2006-2007	\$	\$	\$	\$ 0.00	\$ 28,447.80
01/01/06	2007-2008	\$ 80,000.00	\$ 81,446.93	\$ 3,653.02	\$ 28,629.13	\$ 84,918.62
	Account	Adjustment				-\$ 211.35
01/01/07	2008-2009	\$ 30,000.00	\$ 27,844.43	\$ 1,206.28	\$ 31,339.20	\$ 82,418.78
01/01/08	2009-2010	\$ 30,000.00	\$ 29,827.66	\$ 286.26	\$ 45,786.62	\$ 66,746.08
01/01/09	2010-2011	\$ 50,000.00	\$ 50,252.93	\$ 157.82	\$ 79,954.96	\$ 37,201.87
01/01/10	2011-2012	\$ 62,000.00	\$ 61,950.49	\$ 51.42	\$ 79,555.19	\$ 19,648.59
01/01/11	2012-2013	\$ 69,000.00	\$ 68,941.98	\$ 36.99	\$ 49,757.16	\$ 38,870.40
01/01/12	2013-2014	\$ 75,000.00	\$ 75,106.16	\$ 29.39	\$ 96,407.68	\$ 17,598.27
01/01/13	2014-2015	\$ 85,000.00	\$ 85,000.00	\$ 41.52	\$ 91,182.82	\$ 11,456.97
01/01/14	2015-2016	\$ 85,000.00	\$ 85,000.00	\$ 28.87	\$ 79,580.77	\$ 16,905.07
01/01/15	2016-2017	\$ 45,000.00	\$ 47,376.14	\$ 92.96	\$ 28,208.85	\$ 36,165.32
01/01/16	2017-2018	\$ 15,000.00	\$ 6,218.19*	\$ 32.51*	\$ 35,048.83	\$ 16,116.49
01/01/17	2018-2019	\$ 64,000.00+	\$	\$	\$ 72,971.35++	
01/01/18	2019-2020	\$	\$	\$	\$ 13,785.00**	
01/01/19	2020-2021	\$	\$	\$	\$ 16,245.00**	

**NOTES:**

\* Amounts received through October 31, 2017

+ Amount to be requested for fiscal year 2018-2019

++Due in FY 2018-2019: Pioneer TIF rebate of \$20,000; Walnut Street 5-Way stop expenses of \$19,978.35; Dallas County Alliance dues of \$3,246; and Asphalt Overlay Debt Service of \$10,747, Walnut Streetlights \$13,000, Walnut sidewalk replacement \$6,000

\*\*Includes the Asphalt Overlay bonds and Dallas County Development Alliance dues.



## RESOLUTION NO. 2017-43

### A RESOLUTION AUTHORIZING AND CREATING TIF INDEBTEDNESS

**WHEREAS**, the Council has determined that TIF funds should be utilized to pay the following expenses incurred during fiscal year 2016-2017, and in fiscal year 2017-2018:

Walnut Street 5-way Intersection Project	\$19,978.35
Dues paid to Dallas County Development, Inc. d/b/a Dallas County Development Alliance	\$ 3,246.00
Walnut LED Street Lights (estimate)	\$13,000.00
Walnut Street Sidewalk Replacement (estimate)	\$ 6,000.00

, and TIF indebtedness is hereby created which initially will be paid from the General Fund; and

**IT IS FURTHER RESOLVED** that the City Clerk is authorized to certify the foregoing TIF indebtedness to the Dallas County Auditor.

**PASSED AND APPROVED** by the City Council of the City of Dallas Center, Iowa, on this 14<sup>th</sup> day of November, 2017.

---

Michael A. Kidd, Mayor

ATTEST:

---

Cindy Riesselman, City Clerk

## **RESOLUTION NO. 2017-44**

### **A RESOLUTION AUTHORIZING REIMBURSEMENT OF TIF EXPENSES FROM THE CITY'S TIF FUNDS**

**WHEREAS**, by Resolution No. 2017-43 adopted November 14, 2017, the Council authorized and created TIF indebtedness for Walnut Street 5-way Intersection Project, dues paid to Dallas County Development, Inc., future Walnut LED Street Lights, and future Walnut Street Sidewalk Replacement (collectively the "Projects"; and

**WHEREAS**, the costs for these Projects either have been or will be advanced from the General Fund; and

**WHEREAS**, the City will collect TIF funds for some or all of the Projects during Fiscal Year 2017-2018; and

**WHEREAS**, as those TIF funds are received by the City during Fiscal Year 2017-2018, the City Clerk should be authorized to reimburse the General Fund for the costs of the Projects to the extent that TIF funds are available.

**NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS CENTER, IOWA**, that the City Clerk is authorized during Fiscal Year 2017-2018 to reimburse the General Fund from the TIF fund for the designated Projects as those amounts become available..

**PASSED AND APPROVED** by the City Council of the City of Dallas Center, Iowa, on this 14<sup>th</sup> day of November, 2017.

---

Michael A. Kidd, Mayor

ATTEST:

---

Cindy Riesselman, City Clerk

# Annual Urban Renewal Report, Fiscal Year 2016 - 2017

## Levy Authority Summary

Local Government Name: DALLAS CENTER  
Local Government Number: 25G230

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
DALLAS CENTER URBAN RENEWAL	25012	6

**TIF Debt Outstanding: 265,014**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2016:	16,905	0	Amount of 07-01-2016 Cash Balance Restricted for LMI
---	--------	---	---

TIF Revenue:	47,376
TIF Sp. Revenue Fund Interest:	93
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>47,469</b>

Rebate Expenditures:	18,218
Non-Rebate Expenditures:	9,991
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>28,209</b>

TIF Sp. Rev. Fund Cash Balance as of 06-30-2017:	36,165	0	Amount of 06-30-2017 Cash Balance Restricted for LMI
---	--------	---	---

**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance: 200,640**

♣ Annual Urban Renewal Report, Fiscal Year 2016 - 2017

**Urban Renewal Area Data Collection**

Local Government Name: DALLAS CENTER (25G230)  
 Urban Renewal Area: DALLAS CENTER URBAN RENEWAL  
 UR Area Number: 25012

UR Area Creation Date: 01/1993

UR Area Purpose: See Urban Renewal Plan, as amended.

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
DALLAS CENTER CITY/DALLAS CENTER-GRIMES SCH/URBAN TIF INCREMENT (ORIG)	25125	25126	1,683,130
DALLAS CENTER CITY AG/DALLAS CENTER-GRIMES SCH/URBAN TIF INCR (ORIG)	25127	25128	0
DALLAS CENTER CITY/DALLAS CENTER-GRIMES SCH/URBAN TIF 2 INCR (AMEND)	25131	25132	0
DALLAS CENTER CITY/DALLAS CENTER-GRIMES SCH/URBAN TIF 2000 INCREMENT (AMEND)	25209	25210	0
DALLAS CENTER CITY AG/DALLAS CENTER-GRIMES SCH/URBAN TIF 2000 INCREMENT (AMEND)	25211	25212	0
DALLAS CENTER CITY/DALLAS CENTER-GRIMES SCH/URBAN TIF 2003 INCREMENT	25367	25368	0

**Urban Renewal Area Value by Class - 1/1/2015 for FY 2017**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	510,800	35,302,600	9,594,496	3,730,980	0	-77,784	49,319,696	0	49,319,696
Taxable	235,513	19,637,352	8,635,048	3,357,882	0	-77,784	32,011,055	0	32,011,055
Homestead Credits									214

**TIF Sp. Rev. Fund Cash Balance**

as of 07-01-2016: 16,905 0 Amount of 07-01-2016 Cash Balance Restricted for LMI

TIF Revenue: 47,376  
 TIF Sp. Revenue Fund Interest: 93  
 Property Tax Replacement Claims 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 47,469**

Rebate Expenditures: 18,218  
 Non-Rebate Expenditures: 9,991  
 Returned to County Treasurer: 0  
**Total Expenditures: 28,209**

**TIF Sp. Rev. Fund Cash Balance**

as of 06-30-2017: 36,165 0 Amount of 06-30-2017 Cash Balance Restricted for LMI

## **Projects For DALLAS CENTER URBAN RENEWAL**

### **Pioneer Hi-Bred International**

Description:	Economic Development Grants
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### **Street Asphalt Overlay Project**

Description:	Street Improvement with Asphalt Overlay
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### **Urban Renewal Plan Update**

Description:	Urban Renewal Plan Update
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

### **Dallas County Alliance Dues**

Description:	Dallas County Alliance Dues
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

### **Walnut St. 5-Way Intersection**

Description:	Walnut Street 5-Way Intersection
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For DALLAS CENTER URBAN RENEWAL

### Pioneer Development Agreement

Debt/Obligation Type:	Rebates
Principal:	87,675
Interest:	0
Total:	87,675
Annual Appropriation?:	No
Date Incurred:	10/09/2011
FY of Last Payment:	2019

### Street Asphalt Overlay Project

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	114,045
Interest:	40,070
Total:	154,115
Annual Appropriation?:	No
Date Incurred:	03/04/2011
FY of Last Payment:	2031

### Dallas County Alliance Dues

Debt/Obligation Type:	Internal Loans
Principal:	3,246
Interest:	0
Total:	3,246
Annual Appropriation?:	Yes
Date Incurred:	11/10/2016
FY of Last Payment:	2017

### Veenstra & Kimm

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/10/2016
FY of Last Payment:	2016

### Walnut Street 5-way Intersection

Debt/Obligation Type:	Internal Loans
Principal:	19,978
Interest:	0
Total:	19,978
Annual Appropriation?:	No
Date Incurred:	11/08/2016
FY of Last Payment:	2018

## Non-Rebates For DALLAS CENTER URBAN RENEWAL

TIF Expenditure Amount:	9,991
Tied To Debt:	Street Asphalt Overlay Project
Tied To Project:	Urban Renewal Plan Update
TIF Expenditure Amount:	0
Tied To Debt:	Dallas County Alliance Dues
Tied To Project:	Dallas County Alliance Dues
TIF Expenditure Amount:	0
Tied To Debt:	Veenstra & Kimm
Tied To Project:	Urban Renewal Plan Update
TIF Expenditure Amount:	0
Tied To Debt:	Walnut Street 5-way Intersection
Tied To Project:	Walnut St. 5-Way Intersection

## **Rebates For DALLAS CENTER URBAN RENEWAL**

### **Highway 44**

TIF Expenditure Amount:	18,218
Rebate Paid To:	DuPont Pioneer
Tied To Debt:	Pioneer Development Agreement
Tied To Project:	Pioneer Hi-Bred International
Projected Final FY of Rebate:	2019



## **Jobs For DALLAS CENTER URBAN RENEWAL**

Project:	Street Asphalt Overlay Project
	E.I. Du Pont deNemours and
	Company/Pioneer Hi-Bred
Company Name:	International
Date Agreement Began:	10/09/2011
Date Agreement Ends:	05/30/2019
Number of Jobs Created or Retained:	113
Total Annual Wages of Required Jobs:	966,368
Total Estimated Private Capital Investment:	5,600,000
Total Estimated Cost of Public Infrastructure:	433,029

♣ Annual Urban Renewal Report, Fiscal Year 2016 - 2017

**TIF Taxing District Data Collection**

Local Government Name: DALLAS CENTER (25G230)  
 Urban Renewal Area: DALLAS CENTER URBAN RENEWAL (25012)  
 TIF Taxing District Name: DALLAS CENTER CITY/DALLAS CENTER-GRIMES SCH/URBAN TIF  
 INCREMENT (ORIG)  
 TIF Taxing District Inc. Number: 25126  
 TIF Taxing District Base Year: 1991  
 FY TIF Revenue First Received: 1994  
 Subject to a Statutory end date? No

Slum	No
Blighted	No
Economic Development	01/1993

**TIF Taxing District Value by Class - 1/1/2015 for FY 2017**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	13,075,660	3,544,430	3,730,980	0	-35,188	20,315,882	0	20,315,882
Taxable	0	7,273,446	3,189,987	3,357,882	0	-35,188	13,786,127	0	13,786,127
Homestead Credits									80

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	6,267,284	13,786,127	1,683,130	12,102,997	342,113

FY 2017 TIF Revenue Received: 47,376

**TIF Taxing District Data Collection**

Local Government Name: DALLAS CENTER (25G230)  
 Urban Renewal Area: DALLAS CENTER URBAN RENEWAL (25012)  
 TIF Taxing District Name: DALLAS CENTER CITY AG/DALLAS CENTER-GRIMES SCH/URBAN TIF INCR  
 (ORIG)  
 TIF Taxing District Inc. Number: 25128  
 TIF Taxing District Base Year: 1991  
 FY TIF Revenue First Received: 1994  
 Subject to a Statutory end date? No

Slum	No
Blighted	No
Economic Development	01/1993

**TIF Taxing District Value by Class - 1/1/2015 for FY 2017**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	160,020	0	0	0	0	0	160,020	0	160,020
Taxable	73,780	0	0	0	0	0	73,780	0	73,780
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	83,798	73,780	0	73,780	1,485

FY 2017 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2016 - 2017

**TIF Taxing District Data Collection**

Local Government Name: DALLAS CENTER (25G230)  
 Urban Renewal Area: DALLAS CENTER URBAN RENEWAL (25012)  
 TIF Taxing District Name: DALLAS CENTER CITY/DALLAS CENTER-GRIMES SCH/URBAN TIF 2 INCR (AMEND)  
 TIF Taxing District Inc. Number: 25132  
 TIF Taxing District Base Year: 1992  
 FY TIF Revenue First Received: 1995  
 Subject to a Statutory end date? No

**UR Designation**  
 Slum No  
 Blighted No  
 Economic Development 01/1994

**TIF Taxing District Value by Class - 1/1/2015 for FY 2017**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	7,046,440	114,170	0	0	-22,224	7,138,386	0	7,138,386
Taxable	0	3,919,632	102,753	0	0	-22,224	4,000,161	0	4,000,161
Homestead Credits									45

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	2,980,308	4,000,161	0	4,000,161	113,072

FY 2017 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: DALLAS CENTER (25G230)  
 Urban Renewal Area: DALLAS CENTER URBAN RENEWAL (25012)  
 TIF Taxing District Name: DALLAS CENTER CITY/DALLAS CENTER-GRIMES SCH/URBAN TIF 2000 INCREMENT (AMEND)  
 TIF Taxing District Inc. Number: 25210  
 TIF Taxing District Base Year: 1999  
 FY TIF Revenue First Received: 2002  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2022

**UR Designation**  
 Slum No  
 Blighted No  
 Economic Development 01/2001

**TIF Taxing District Value by Class - 1/1/2015 for FY 2017**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,870,590	89,270	0	0	-9,260	5,068,490	0	5,068,490
Taxable	0	2,709,308	80,343	0	0	-9,260	2,882,071	0	2,882,071
Homestead Credits									28

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	3,290,960	1,786,790	0	1,786,790	50,507

FY 2017 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2016 - 2017

**TIF Taxing District Data Collection**

Local Government Name: DALLAS CENTER (25G230)  
 Urban Renewal Area: DALLAS CENTER URBAN RENEWAL (25012)  
 TIF Taxing District Name: DALLAS CENTER CITY AG/DALLAS CENTER-GRIMES SCH/URBAN TIF 2000  
 INCREMENT (AMEND)  
 TIF Taxing District Inc. Number: 25212  
 TIF Taxing District Base Year: 1999  
 FY TIF Revenue First Received: 2002  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2022

	<b>UR Designation</b>
Slum	No
Blighted	No
Economic Development	01/2001

**TIF Taxing District Value by Class - 1/1/2015 for FY 2017**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	350,780	0	0	0	0	0	350,780	0	350,780
Taxable	161,733	0	0	0	0	0	161,733	0	161,733
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	169,880	161,733	0	161,733	3,255

FY 2017 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: DALLAS CENTER (25G230)  
 Urban Renewal Area: DALLAS CENTER URBAN RENEWAL (25012)  
 TIF Taxing District Name: DALLAS CENTER CITY/DALLAS CENTER-GRIMES SCH/URBAN TIF 2003  
 INCREMENT  
 TIF Taxing District Inc. Number: 25368  
 TIF Taxing District Base Year: 2009  
 FY TIF Revenue First Received: 2011  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2031

	<b>UR Designation</b>
Slum	No
Blighted	No
Economic Development	01/2010

**TIF Taxing District Value by Class - 1/1/2015 for FY 2017**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	10,309,910	5,846,626	0	0	-11,112	16,286,138	0	16,286,138
Taxable	0	5,734,966	5,261,965	0	0	-11,112	11,107,183	0	11,107,183
Homestead Credits									61

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	15,115,980	1,181,270	0	1,181,270	33,391

FY 2017 TIF Revenue Received: 0

## RESOLUTION NO. 2017-46

### A RESOLUTION AUTHORIZING THE TRANSFER OF FUNDS

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS CENTER, IOWA,** the following transfers are hereby authorized:

		Debit	Credit
Transfer from			
Sewer transfer out	610-910-6910	\$ 6,000.00	
Sewer savings	610-000-1160		\$ 6,000.00
Transfer to			
Depr Non Rut savings	029-000-1161	\$ 6,000.00	
Depr Non Rut transfer in	029-910-4830		\$ 6,000.00
Transfer from			
Water transfer out	600-910-6910	\$ 6,000.00	
Water savings	600-000-1160		\$ 6,000.00
Transfer to			
Depr Non Rut savings	029-000-1161	\$ 6,000.00	
Depr Non RUT transfer in	029-910-4830		\$ 6,000.00
Transfer from			
General transfer out	001-910-6910	\$53,000.00	
General savings	001-000-1160		\$53,000.00
Transfer to			
Depr PD savings	029-000-1160	\$16,000.00	
Depr Non Rut savings	029-000-1161	\$15,000.00	
Depr Park savings	029-000-1162	\$ 2,000.00	
Depr PW bld savings	029-000-1164	\$20,000.00	
Depr transfer in	029-910-4830		\$53,000.00
Transfer from			
General transfer out	001-910-6910	\$23,964.00	
General savings	001-000-1160		\$23,964.00
Transfer to			
T&A FT savings	015-000-1160	\$23,964.00	
T&A FT transfer in	015-910-4830		\$23,964.00
Transfer from			
General transfer out	001-910-6910	\$65,000.00	
General savings	001-000-1160		\$65,000.00
Transfer to			
Rec Trail savings	180-000-1160	\$65,000.00	
Rec Trail transfer in	180-910-4830		\$65,000.00

Transfer from			
Burnett Rec transfer out	167-910-6910	\$28,000.00	
General savings	167-000-1160		\$28,000.00
Transfer to			
Rec Trail savings	180-000-1160	\$28,000.00	
Rec Trail transfer in	180-910-4830		\$28,000.00

Transfer from			
RUT savings	110-000-1160		\$25,000.00
Transfer to			
Depr RUT savings	110-000-1161	\$25,000.00	

Transfer from			
General transfer out	001-910-6910	\$ 1,000.00	
General savings	001-000-1160		\$ 1,000.00
Transfer to			
Water savings	600-000-1160	\$ 1,000.00	
Water transfer in	600-910-4830		\$ 1,000.00

Transfer from			
Emergency transfer out	119-910-6910	\$ 9,356.16	
Emergency savings	119-000-1160		\$ 9,356.16
Transfer to			
General savings	001-000-1160	\$ 9,356.16	
General transfer in	001-910-4830		\$ 9,356.16

\*\*all DS transfers in are done on a monthly basis per debt schedules

**PASSED, APPROVED, AND ADOPTED** by the City Council of the City of Dallas Center, Iowa, on this 14<sup>th</sup> day of November, 2017

---

Michael Kidd, Mayor

ATTEST:

---

Cindy Riesselman, City Clerk

## ORDINANCE NO. 517

### AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF DALLAS CENTER, IOWA, BY AMENDING PROVISIONS PERTAINING TO FIREWORKS

Be It Enacted by the City Council of the City of Dallas Center, Iowa:

**SECTION 1. SECTION MODIFIED.** Section 41.12 of the Code of Ordinances of the City of Dallas Center, Iowa, is repealed and the following adopted in lieu thereof:

#### 41.12 FIREWORKS.

*(Code of Iowa, Sec. 727.2)*

1. Definitions. For purposes of this section:
  - A. "Consumer fireworks" means the following fireworks, as described in Chapter 3 of the American Pyrotechnics Association ("APA") Standard 87-1:
    - (1) First-class consumer fireworks:
      - a. Aerial shell kits and reloadable tubes;
      - b. Chasers;
      - c. Helicopters and aerial spinners;
      - d. Firecrackers;
      - e. Mine and shell devices;
      - f. Missile-type rockets;
      - g. Roman candles;
      - h. Sky rockets and bottle rockets;
      - i. Multiple tube devices under this paragraph B which are manufactured in accordance with APA Standard 87-1, Section 3.5.
    - (2) Second-class consumer fireworks:
      - a. Cone fountains;
      - b. Cylindrical fountains;
      - c. Flitter sparklers;
      - d. Ground and hand-held sparkling devices, including multiple tube ground and hand-held sparkling devices that are manufactured in accordance with APA Standard 87-1, Section 3.5;
      - e. Ground spinners;
      - f. Illuminating torches;

g. Toy smoke devices that are not classified as novelties pursuant to APA Standard 87-1, Section 3.2;

h. Wheels;

i. Wire or dipped sparklers that are not classified as novelties pursuant to APA Standard 87-1, Section 3.2.

B. "Display fireworks" includes any explosive composition, or combination of explosive substances, or article prepared for the purpose of producing a visible or audible effect by combustion, explosion, deflagration, or detonation, and includes fireworks containing any explosive or flammable compound, or other device containing any explosive substance. "Display fireworks" does not include novelties or consumer fireworks enumerated in Chapter 3 of the APA Standard 87-1.

C. "Direct supervision" means constant guidance and control, maintaining visual and verbal contact at all times, and being within thirty (30) feet of the person under the age of 18.

D. "Novelties" includes all novelties enumerated in Chapter 3 of the APA Standard 87-1, and that comply with the labeling regulations promulgated by the United States Consumer Product Safety Commission.

2. Consumer Fireworks.

A. Summer Use. It is unlawful for any person to use or explode consumer fireworks on days other than July 1 through July 5 between the hours of 9 a.m. and 10 p.m., except that on July 4 consumer fireworks shall not be used at times other than between the hours of 9 a.m. and 11 p.m.

B. Winter Use. It is unlawful for any person to use or explode consumer fireworks on days other than from 9 a.m. on December 31 until 12:30 a.m. on January 1.

C. It is unlawful for any person to use or explode consumer fireworks on real property other than that person's real property or on the real property of a person who has consented to the use of consumer fireworks on that property. A person shall not use or explode consumer fireworks on publicly owned property except as specifically authorized by permit issued pursuant to Section 41.12(3) of this Code of Ordinances.

D. It is unlawful for any person under the age 18 to use or explode consumer fireworks without the direct supervision of a person who owns the real property upon which consumer fireworks are being used or exploded.

3. Display Fireworks.

A. It is unlawful for any person to use or explode any display fireworks; provided, the City Council may, upon application in writing, grant a permit for the display of display fireworks by municipalities, fair associations, amusement parks, and other organizations or groups of individuals approved by the City when the display fireworks will be handled by a competent operator, but no such permit shall be required for the display of display fireworks at the Iowa State Fairgrounds by the Iowa State Fair Board, at incorporated county fairs, or at district fairs receiving State aid. An application for a permit for the display of display fireworks must provide the following information:



- (1) The name, address and telephone number of the individual, group or organization sponsoring the display.
- (2) The name, address and telephone number of the operator of the fireworks display, and of the supplier of the fireworks to the operator, if different from that of the operator.
- (3) The date and time of day at which the fireworks display is to be held, with a proposed alternate rain or wind date and time in the event the display is postponed.
- (4) The exact location planned for the fireworks display.
- (5) Confirmation of the license of the operator and the number of assistants who are to be present.
- (6) The approximate number and the kinds of fireworks to be discharged.
- (7) The manner and place of storage of such fireworks prior to delivery to the outdoor fireworks display site.
- (8) A diagram of the grounds on which the fireworks display is to be held showing the point at which the fireworks are to be discharged, the location of all buildings, highways and other lines of communication, the lines behind which the audience is to be restrained, and the location of other possible overhead obstructions.

B. No permit shall be granted hereunder unless the operator or sponsoring organization has filed with the City evidence of insurance in the following amounts:

- (1) Personal Injury: \$250,000.00 per person.
- (2) Property Damage: \$50,000.00.
- (3) Total Exposure: \$1,000,000.00.

C. Upon receipt of the written application, the Fire Chief shall make or initiate an investigation of the site of the proposed display for the purpose of determining compliance with this section, and shall make a report of findings to the Council.

D. The application must be filed in adequate time prior to a regularly scheduled City Council meeting to permit the investigation by the Fire Chief and action by the City Council, all prior to the scheduled date of the fireworks display.

E. If a permit is issued by the Council, the Fire Chief shall on the scheduled date of the display inspect the site of the fireworks display to ensure compliance with this section. The Fire Chief has the authority to impose on the sponsor or operator any appropriate safety restrictions for the fireworks display.

4. Novelties. This section does not apply to novelties.

**SECTION 2. SEVERABILITY CLAUSE.** If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

**SECTION 3. WHEN EFFECTIVE.** This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed by the Council on the 14<sup>th</sup> day of November, 2017, and approved this 14<sup>th</sup> day of November, 2017.

\_\_\_\_\_  
Michael A. Kidd, Mayor

ATTEST:

\_\_\_\_\_  
Cindy Riesselman, City Clerk

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

Third Reading: \_\_\_\_\_

I certify that the foregoing was published as Ordinance No. 517 on the 23<sup>rd</sup> day of November, 2017.

\_\_\_\_\_  
City Clerk

## **ORDINANCE NO. 518**

### **AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF DALLAS CENTER, IOWA, AS AMENDED, BY AMENDING CHAPTER 30 OF THE CODE OF ORDINANCES TO PROVIDE FOR CONTRACT LAW ENFORCEMENT AND TO AMEND OTHER CODE PROVISIONS RELATED TO LAW ENFORCEMENT**

**BE IT ENACTED** by the City Council of the City of Dallas Center, Iowa, that:

**SECTION 1.** Section 15.03 of the Code of Ordinances of the City of Dallas Center, Iowa, as amended, is amended to read as follows:

**15.03 APPOINTMENTS.** The Mayor shall appoint the Mayor Pro Tem and the Mayor also appoints, with Council approval, the following officials:

1. City Attorney
2. Library Board of Trustees
3. Parks and Recreation Board
4. Director of Public Works

**SECTION 2.** Chapter 30 (Police Department) of the Code of Ordinances of the City of Dallas Center, Iowa, as amended, is amended in its entirety to read as follows:

#### **CHAPTER 30 CONTRACT LAW ENFORCEMENT**

**30.01 Contract Law Enforcement.** The Council may contract with the Dallas County Sheriff to provide law enforcement services within the City, and Sheriff, or his or her designee or designees, shall have and exercise the powers and duties of the Peace Officer as provided herein.

**30.02 Peace Officer - Powers and Duties.** A Peace Officer has the following powers and duties subject to the approval of the Council:

1. General. Perform all duties required by law or ordinance.
2. Enforce Laws. Enforce all laws, ordinances and regulations and bring all persons committing any offense before the proper court.

3. Writs. Execute and return all writs and other processes directed to said Peace Officer.

4. Accident Reports. Report all motor vehicle accidents investigated to the State Department of Transportation.

5. Prisoners. Be responsible for the custody of prisoners, including conveyance to detention facilities as may be required.

6. Assist Officials. When requested, provide aid to other City officers, boards and commissions in the execution of their official duties.

7. Investigations. Provide for such investigation as may be necessary for the prosecution of any person alleged to have violated any law or ordinance.

8. Record of Arrests. On a monthly basis submit to the Mayor and Council a record of all arrests made in the City by showing whether said arrests were made under provisions of State law or City ordinance, the offense charged, who made the arrest and the disposition of the charge or investigation

9. Reports. Compile and submit to the Mayor and Council an annual report as well as such other reports as may be requested by the Mayor or Council.

10. Impound Vehicles. Impound such vehicles as may be required by this Code of Ordinances.

**SECTION 3.** Any and all references in Sections 5.13, 15.02, 36.05, 36.06, 50.05, 55.01, 55.12, 55.13, 55.18, 60.03, 60.08, 61.01, 61.02, 61.03, 62.02, 64.01, 66.02, 66.04, 80.01, 80.02, 80.03, 80.06, 80.07, 80.08, 105.05, 113.04, 120.03, 123.03, 135.07, 158.03B and any other provisions of this Code of Ordinances that refer to "Police Chief", "Police", "Police Department", "Police Officer", or "Police Office" shall refer to the "Peace Officer" referenced in this Chapter.

**SECTION 4. Repealer.** All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

**SECTION 5. Severability Clause.** If any section, provision or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

**SECTION 6. Effective.** This Ordinance shall be in full force and effect from and after its passage and publication as provided by law.

Passed by the City Council on the 14<sup>th</sup> day of November, 2017, and approved the 14<sup>th</sup> day of November, 2017.

---

Michael A. Kidd, Mayor

ATTEST:

---

Cindy Riesselman, City Clerk