

AGENDA
Dallas Center City Council
September 11, 2018 –7:00 pm – Memorial Hall

PUBLIC HEARING – on proposed Amendment No. 5 to the Dallas Center Urban Renewal Plan in the City of Dallas Center

1. Pledge of Allegiance
2. Roll call
3. Action to approve agenda
4. Action to approve consent agenda
 - a. Approve minutes of August 14th regular meeting and August 25th special meeting
 - b. August Treasurer's Report
 - c. August Law Enforcement, Fire/Rescue, Compliance and Water Reports
 - d. Approve invoices for payment (review committee Beyer and Coon)
 - e. Accept Margie Kenyon's resignation from the Parks and Recreation Board, term expires December 31, 2018
 - f. Approve Mayor's appointment of _____ to fill Margie Kenyon's vacancy on the Parks and Recreation Board
 - g. Approve reappointment of Gary Park to the Board of Adjustment, term expires October 1, 2023
 - h. Approve reappointment of Jill Bejarno to the Planning and Zoning Commission, term expires October 1, 2023
5. Susan Collins (Seasonal Fun Committee) Beggar's Night
 - a. Action to set October 27th from 6:00-8:00 pm as Beggar's Night
 - b. Action to approve street closing request for the 1400 block and the east one half of the 1500 block of Walnut Street from 3:00-7:00 pm
6. Report from Plan and Zoning Commission
 - a. Action to approve Resolution 2018-35 – approving Site Plan for Spurgeon Manor Assisted Living
 - b. Action to approve Resolution 2018-36 – approving Architectural Plan for Spurgeon Manor Assisted Living
 - c. Possible action to refer to Plan and Zoning Commission consideration of C-1 Zoning District amendment to permit cabinet manufacturing and sales.
7. Library Board
 - a. Report on feasibility study
 - b. Discussion and possible action on potential funding sources
 - c. Action to approve camera purchase and computer system upgrade in an amount not to exceed \$7,000 (this will require a budget amendment and was approved by the Library Board)
8. Friends of the Dallas Center Pool – discussion on Local Option Sales Tax
9. 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.]
10. Parks and Recreation Board
 - a. Update on Parks and Recreation Board's recommendation to explore the Wellmark Healthy Hometown Initiative
 - b. ISU recommendations to Dallas Center on long range strategic plans for the park and recreation areas
 - c. Discussion and possible action on tennis court/pickle ball quote from Tennis Services in the amount of \$6,640.00
11. Public Works Report

- a. Discussion and possible action to install a surface drain in the storm water easement between 610 Linden and 702 Linden
12. Southwest Stormwater Drainage Improvements – Phase 1 – Engineer’s Report
13. Water Treatment Plant – Engineer’s Report
14. Wastewater Treatment Plant – Engineer’s Report
15. Engineer’s Report – other matters
16. Amendment No. Five to the Dallas Center Urban Renewal Plan
 - a. Mayor’s Report on Consultation Meeting
 - b. Action on Resolution 2018-38 – adopting Amendment No. Five to the Urban Renewal Plan
17. Vacant lot at 204 15th Street – action on Resolution 2018-37 – proposing to dispose of and sell the property at 204 15th Street and setting a public hearing thereon for 7 p.m. on October 9, 2018
18. Action to approve upgraded computer software and new computer and projector purchase for the clerk’s office in an amount not to exceed \$5,000.00 (this will require a budget amendment)
19. Council reports
20. Mayor’s report
21. Adjournment

Cindy Riesselman, City Clerk

Claims

Pathology Laboratory	Hep B	\$54.74
Access Systems Leasing	Sept. Lease	\$248.81
Acco Unlimited Corp	Supplies	\$584.00
Ventilation Services Of	Repairs	\$568.00
Agsource Cooperative Svcs	Testing	\$1,847.00
Baker & Taylor Co.	Books	\$1,160.35
Mmit Business Sol	Sept. Lease	\$99.93
Bay Bridge Administrators	Insurance	\$150.63
Brown, Fagen & Rouse	Sept Retainer	\$2,311.00
Center Point Large Print	Books	\$124.14
Centurylink	Sept Serv	\$592.18
Colibri Systems	Supplies	\$399.60
Compass Minerals America	Supplies	\$3,430.91
Core & Main	Tools	\$316.51
Culligan Water System	Sept Serv	\$11.95
Dallas County News	Subscription	\$46.00
Dallas County Treasurer	Sept Serv	\$16,970.48
Data Technologies	Training	\$170.00
Delta Dental	Insurance	\$44.04
Delta Dental	Insurance	\$483.06
Digital Stew Services	Sept Serv	\$104.50
Dmc Welding & Repair Llc	Repairs	\$68.60
Ed Leedom	Aug Serv	\$408.74
Eftps	Taxes	\$3,709.57
Eftps	Taxes	\$3,577.43
Emergency Medical Prod	Supplies	\$104.21

Galls, Llc	Supplies	\$717.60
Gis Benefits	Insurance	\$99.04
Graybar	Supplies	\$11,620.00
Greenslade Towing	Aug Serv	\$65.00
Grimes Asphalt	Cold Patch	\$1,811.86
Heartland Co-Op	Aug Serv	\$1,940.32
Heartland Coop	Refund	\$434.38
Hsa Cory, Rochelle	Hsa	\$100.00
Hsa Riesselman, Cindy	Hsa	\$100.00
Hsa Scrivner, April	Hsa	\$50.00
Hsa Slaughter, Brian	Hsa	\$158.33
Hsa Steele, Kathy	Hsa	\$100.00
Iowa Dot	Supplies	\$536.71
Iowa One Call	July Serv	\$72.00
Ipers	Ipers	\$6,711.07
Iron Mountain	Aug Serv	\$53.39
J-W Tree Service	Trees	\$7,050.00
Julian Chestelson	Aug Serv	\$520.16
Karen's Quality Cleaning	Aug Serv	\$475.00
Kempker's True Value	Repairs	\$143.01
Leaf	Contract	\$102.08
Logan Contractors Supply	Supplies	\$237.18
Mahon Trucking Llc	Trucking	\$180.00
Manatts	Aug Serv	\$1,568.00
Mellen & Associates, Inc.	Repairs	\$284.02
Menards	Supplies	\$589.76
Micromarking Llc	Books	\$478.38
Midamerican Energy	Aug Serv	\$6,155.64
Moss Bros, Inc	Repairs	\$83.33
Napa Auto Parts	Supplies	\$39.79
Nationwide Retirement Sol	Deferred Comp	\$300.00
O'HALLORAN Intrn'l , INC.	Repairs	\$183.15
Office Depot	Supplies	\$46.26
Kurt Olmer	Supplies	\$189.37
Petty Cash-City	Postage/Supplies	\$12.61
Praxair Distribution	June Serve	\$58.10
Quill Corporation	Supplies	\$37.38
Treasurer - State Of Iowa	Taxes	\$940.23
Treasurer - State Of Iowa	Taxes	\$2,002.55
Strauss Safe & Lock Co.	4th Qtr Serv	\$98.85
Veenstra & Kimm	July Serv/Permits	\$961.40
Verizon Wireless	Aug Serv	\$120.03
Treasurer - State Of Iowa	Taxes	\$2,120.00

Waste Management	Aug Serv	\$16,400.54
Waste Solutions Of Ia	Aug Serv	\$90.00
Wellmark BCBS	Insurance	\$480.21
Wellmark BCBS	Insurance	\$5,893.29
Wells Fargo	Repairs/Postage	\$1,316.04

**** Paid Total ****		\$111,312.44
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General	\$76,169.93
T&A(SI)	\$66.47
Rut	\$4,192.97
T&A(Eb)	\$9,373.02
Water	\$14,978.69
Sewer	\$6,436.00
Storm District	\$95.36

Total By Fund	\$111,312.44
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Revenues

General Total	\$98,436.58
T&A (Pd) Benevolent	\$0.45
T&A(Ft) Total	\$16.27
T&A(Sc) Total	\$7.32
Capital Improvement	\$26.41
T&A(SI) Total	\$36.96
Rut Total	\$24,540.10
T&A(Eb) Total	\$106.03
Emergency Levy	\$10.65
Local Option Sales Tax	\$23,951.01
Tif Total	\$11.37
T&A (Bc) Rec	\$62.42
T&A(Bc) Total	\$67.89
T&A(Bc Cap Improve)	\$77.09
T&A(Pd) Total	\$0.00
Rec Trail Total	\$0.00
Debt Service Total	\$4,558.78
T&A(B) Total	\$8.79
T&A(Y) Total	\$7.65
Water Total	\$37,370.69
Sewer Total	\$26,656.03
Storm District	\$4,658.00
Total Revenue By Fund	\$220,610.49

The Dallas Center City Council met in regular session August 14, 2018 at 7:00 pm. Mayor Kidd called the meeting to order and led the pledge of allegiance. Council members present included David Bagby, Ryan Coon, Ryan Kluss, Danny Beyer and Curtis Pion.

Motion by Beyer, 2nd by Coon to approve agenda. Motion passed 5-0.

Motion by Coon, 2nd by Bagby to approve consent agenda [approve minutes of July 10th regular meeting and August 3rd special meeting; July Treasurer's Report; July Law Enforcement, Fire/Rescue, Compliance and Water Reports; approve invoices for payment (review committee Bagby and Kluss); accept CJ Lane's resignation from the Board of Adjustment, term expires October 1, 2021; action to approve sidewalk reimbursement at 804 Hatton in the amount of \$268.00; approve hiring Dora Carroll as crossing guard for 2018-2019 school year at \$10.25/hr effective August 23rd pending background check; approve DCG School District's street closing request for the school's one mile run on September 28th; approve street closing request for Ash Street block party on October 6th]. Motion passed 5-0.

Public Communications and Concerns- Robert Haxton stated he does not support the City not spending all of the budgeted expense items as he feels it is misleading to the public to budget these dollars and not spend them. Julie Becker echoed Robert's budget concerns and also stated she does not support the City participating in the Healthy Hometown Initiative. Bob King clarified the budgeting process and also discussed the Healthy Hometown Initiative.

Motion by Kluss, 2nd by Pion directing Attorney Brown to draft a revised 28E agreement with Dallas County regarding Dallas County West Area Sanitary Sewer 28E Agreement (dated June 24, 2003). The motion was amended to make the agreement retroactive to July 1, 2018. Motion passed 5-0.

Motion by Pion, 2nd by Beyer to approve Resolution 2018-24 – approving revised Site Plan for Biker's Haven (concession stand/plaza). Roll call ayes-Beyer, Bagby, Coon, Pion. Nays-Kluss. Motion passed 4-1.

Motion by Beyer, 2nd by Pion to approve Resolution 2018-25 – approving revised Architectural Plan for Biker's Haven (concession stand/plaza). Roll call ayes-Beyer, Bagby, Coon, Pion. Nays-Kluss. Motion passed 4-1.

Parks and Recreation Board

Motion by Beyer, 2nd by Kluss to approve Board's sign recommendation (with the change of moving The Baker's Pantry up to be included with the other food vendors) to be located at the Raccoon Valley Trailhead. Motion passed 5-0.

Motion by Pion, 2nd by Beyer to approve Board's recommendation to explore further the Wellmark Healthy Hometown Initiative. Beyer volunteered as the council liaison for this process. Motion passed 5-0.

Bob King discussed the process for ISU's delivery of their recommendations to Dallas Center on long-range strategic plans for the park and recreation areas. In addition to this information being shared at fall festival, ISU will come to the September 11th council meeting. There will also be a public forum on September 18th at 7:00 pm at Memorial Hall to share this information with the public. Once public input is gathered, it will be presented to the council at the October 9th council meeting.

Motion by Kluss, 2nd by Coon to approve contract with A King's Throne to provide kybos for fall festival. Motion passed 5-0.

Lyn Crest Estates Plat 5

Motion by Beyer, 2nd by Coon to approve Resolution 2018-30 – approving construction plans subject to engineer's review. Roll call all ayes, motion passed. Council agreed to allow HDPE storm sewer pipe in the west ditch, to allow moving the water main easterly to follow the alignment of the existing 2-inch water service and have the developer remove and the city dispose of. Council will determine at a later date whether or not to extend the 8-inch water main to the wastewater treatment plan.

Slaughter gave the public works report.

Motion by Beyer, 2nd by Kluss to approve rerouting storm sewer for a cost not to exceed \$25,000 (which will require a budget amendment) in the area of Walnut and 10th Streets. Motion passed 5-0.

Motion by Pion, 2nd by Coon directing Public Works to remove tennis court and to accept Grimes Asphalt quotation on tennis court replacement in an amount not to exceed \$57,000. Motion passed 5-0.

Southwest Stormwater Drainage Improvements – Phase 1

Veenstra made council aware they are in contact with Progressive and working toward finishing the punch list (which includes reseeding some areas).

Motion by Pion, 2nd by Kluss directing Veenstra to continue the design (within the street rather than the right-of-way) extending stormwater line on Hatton Avenue north to Ash Street. Motion passed 5-0.

Water Treatment Plant Backwash Wastewater

Veenstra gave council an update on the receipt of quotations.

Motion by Beyer, 2nd by Bagby to reject all quotations. Motion passed 5-0.

Veenstra had no update on the Wastewater Treatment Plant Project.

Motion by Pion, 2nd by Bagby approving Resolution 2018-34 – setting dates of a consultation (August 24 and a public hearing on September 11) on proposed Amendment No. 5 to the Dallas Center Urban Renewal Plan in the City of Dallas Center, Iowa. Roll call all ayes, motion passed.

Engineer's Report – Pion suggested having Veenstra look at the vacant property at the southwest corner of Fairview and Northview Drives to discuss if there is something the city can use it for as potential stormwater relief.

Motion by Kluss, 2nd by Coon to approve Ordinance No. 522 – amending provisions pertaining to alcoholic beverage control, first reading. Roll call all ayes, motion passed.

Motion by Beyer, 2nd by Kluss to waive the 2nd and 3rd readings of Ordinance No. 522 making it effective upon publication. Roll call all ayes, motion passed.

Motion by Kluss, 2nd by Bagby to approve Ordinance No. 523 – amending provisions pertaining to cigarette and tobacco permits, first reading. Roll call all ayes, motion passed.

Motion by Kluss, 2nd by Beyer to waive the 2nd and 3rd readings of Ordinance No. 523 making it effective upon publication. Roll call all ayes, motion passed.

Motion by Coon, 2nd by Kluss to approve Ordinance No. 524 – amending provisions pertaining to traffic regulations, first reading

Motion by Beyer, 2nd by Coon to waive the 2nd and 3rd readings of Ordinance No. 524 making it effective upon publication. Roll call all ayes, motion passed.

Motion by Kluss, 2nd by Coon to approve Resolution 2018-31 – approving Street Financial report. Roll call all ayes, motion passed.

Motion by Kluss, 2nd by Coon to approve Resolution 2018-32 – approving Annual Financial Report for Fiscal Year 2017-2018. Roll call all ayes, motion passed.

Motion by Pion, 2nd by Kluss to approve Resolution 2018-33 – correcting Resolution 2017-6 which authorizes the clerk to issue checks for immediate payment. Roll call all ayes, motion passed.

Motion by Pion, 2nd by Beyer directing the clerk to promote the sale of the property at 205 15th Street at a starting price of \$25,000. Motion passed 5-0.

The clerk and Coon will gather input from the council on redesigning the City's website as well as look at other cities websites and begin to research vendors.

Mayor's report-special election invoice came in at \$2,855. Mayor Kidd would like to have a fall festival booth for Q&A with elected officials.

Meeting adjourned at 8:45 pm.

Cindy Riesselman, City Clerk

Claims

Rick Wilson	Sidewalk Reimburse	\$268.00
Access Systems Leasing	Lease/Color Copies	\$548.38
Acco Unlimited Corp	Supplies	\$707.35
Aetna Behavioral Health, Llc	3rd Qtr Serv	\$25.20
Agsource Cooperative Svcs	Tests	\$719.00
Air Cleaning Technologies, Inc	Repairs	\$1,132.50
Baker & Taylor Co.	Books	\$524.92
Mmit Business Solutions Group	Aug Serv	\$99.93
Barco Municipal Products Inc	Repairs	\$725.02
Bay Bridge Administrators	Insurance	\$100.42
Brown, Fagen & Rouse	Aug Retainer	\$2,250.00
Center Point Large Print	Books	\$172.69
Centurylink	Aug Serv	\$567.33
Cintas Corporation #762	June Serv	\$124.88
Core & Main	Repairs	\$1,256.22
Crossroads Ag, Llc	Supplies	\$204.50
Culligan Water System	Aug Serv	\$26.55
Dallas County Auditor	2018 Special Election	\$2,855.97
Dallas County Treasurer	July/Aug Serv	\$33,940.96
Dc Celebrations Commit	2018 Fall Festival	\$4,500.00
Dc-G Community School Dist	Srp Transportation	\$69.50
Delta Dental	Insurance	\$32.30
Delta Dental	Insurance	\$530.46
Demco	Supplies	\$78.04
Digital Stew Services	July Serv	\$79.50
Dmc Welding & Repair Llc	Repairs	\$55.12
Iowa Department Of Natural Res	Permits	\$310.00
Ed Leedom	July Serv	\$522.44
Eftps	Taxes	\$5,433.64
Eftps	Taxes	\$5,695.98
Eftps	Taxes	\$5,029.63
Elite Electric & Utility	Aug Serv	\$525.00

Frontier Technology, Llc	Aug Serv	\$249.00
Gatehouse Media Iowa Holdings	Publications	\$431.99
Gis Benefits	Insurance	\$25.34
Gis Benefits	Insurance	\$86.12
Git Insurance	Insurance	\$2,594.00
Grainger	Supplies	\$275.34
Greater Dallas County Alliance	Dues	\$3,246.00
Grimes Asphalt And Paving Corp	Road Maint	\$182,450.00
Heartland Co-Op	July Serv	\$1,125.48
Herc-U-Lift	Storage	\$975.93
Hsa Cory, Rochelle	Hsa	\$100.00
Hsa Riesselman, Cindy	Hsa	\$100.00
Hsa Scrivner, April	Hsa	\$50.00
Hsa Slaughter, Brian	Hsa	\$158.33
Hsa Steele, Kathy	Hsa	\$100.00
Simmering-Cory/Iowa Codifi.	Codification	\$710.00
Iowa Native Trees & Shrubs	Trees	\$1,315.00
Pathology Laboratory	Aug Serv	\$20.00
Iowa One Call	June Serv	\$33.30
Ipers	Ipers	\$4,578.19
Iron Mountain	July Serv	\$53.39
Isu Of Science And Tech	Final	\$4,000.00
Johnson Controls Fire Protect.	Fire Contract	\$677.18
Karen's Quality Cleaning	July Serv	\$475.00
Kempker's True Value	Supplies	\$118.78
Kimball Midwest	Supplies	\$66.69
Koch Office Group	Copies	\$135.80
Leaf	Copier Contract	\$102.08
Lee Mikell	July Serv	\$2,633.23
Liquid Engineering Corp	Maintenance	\$2,635.00
Logan Contractors Supply Inc	Supplies	\$132.55
Manatts	Repairs	\$966.00
Mercy College Health Sciences	Training	\$7.50
Menards	Supplies	\$545.48
Merrit Company	Supplies	\$321.53
Micromarking Llc	Books	\$76.22
Midamerican Energy	July Serv	\$6,172.38
Moss Bros, Inc	Repairs	\$33.32
Municipal Emergency Services	Supplies	\$53.31
Municipal Supply Inc	Meters	\$960.00
Napa Auto Parts	Supplies	\$93.30
Nationwide Retirement Sol	Deferred Comp	\$200.00
Office Depot	Supplies	\$104.90
Overdrive, Inc	Bridges Renewal	\$450.99
Praxair Distribution	July Service	\$28.45
Quill Corporation	Office Supplies	\$148.40

Rhinehart Excavating, Inc	Rock/Main Repair	\$431.21
Treasurer - State Of Iowa	Sales Tax	\$1,132.98
Treasurer - State Of Iowa	Wet Tax	\$1,873.74
Sprayer Specialties, Inc	Repairs	\$22.79
Star Equipment, Ltd	Equipment	\$2,399.79
State Library Of Iowa	Fees	\$182.38
Storey Kenworthy/Matt Parrott	Supplies	\$70.48
Strauss Safe & Lock Co.	Repairs	\$50.25
The Des Moines Register	Newspaper	\$319.03
Usa Blue Book	Supplies	\$526.37
Veenstra & Kimm	June Serv/Permits	\$6,893.60
Verizon Wireless	July Serv	\$120.07
Treasurer - State Of Iowa	Taxes	\$1,629.00
Waste Management	July serv	\$18,600.73
Waste Solutions Of Ia	July serv	\$90.00
Wellmark Blue Cross Blue Shiel	Insurance	\$341.68
Wellmark Blue Cross Blue Shiel	Insurance	\$6,824.97
Wells Fargo	Supplies/postage	\$1,524.32
Westrum Leak Detection	Leak detection	\$522.50
Total Paid		\$332,376.20

General	\$97,948.21
Rut	\$184,505.05
T&A(Eb)	\$17,312.93
Burnett Project	\$4,000.00
T&A(Bc)	\$2,633.23
Water	\$18,146.00
Sewer	\$7,210.42
Storm District	\$620.36
Total by fund	\$332,376.20

Revenues

General Total	\$48,029.32
T&A (Pd) Benevolent Total	\$0.47
T&A(Ft) Total	\$17.07
T&A(Sc) Total	\$7.68
Capital Improvement Total	\$27.71
T&A(Sl) Total	\$30.28
Rut Total	\$15,478.20
T&A(Eb) Total	\$740.77
Emergency Levy Fund Total	\$123.84
Local Option Sales Tax Total	\$0.00
Tif Total	\$100.41
Burnett Project Total	\$67.97
T&A(Bc) Total	\$72.86

T&A(Burnett Cap Improve) Total	\$80.87
T&A(Pd) Total	\$0.00
Rec Trail Total	\$0.00
Debt Service Total	\$5,978.48
T&A(B) Total	\$9.23
T&A(Y) Total	\$8.03
Water Total	\$37,864.49
Sewer Total	\$36,242.96
Storm District Total	\$4,721.54
Total Revenue By Fund	\$149,602.18

The Dallas Center City Council gathered for a question and answer session with citizens outside City Hall on August 25th at approximately 11:00 am. Mayor Kidd and council members Curtis Pion, David Bagby, Ryan Coon and Ryan Kluss were present. Danny Beyer was not present.

Council took no action and the gathering ended at approximately 12:00 pm.

TREASURER'S REPORT
CALENDAR 8/2018, FISCAL 2/2019

FUND	LAST REPORT ON HAND	REVENUES	EXPENSES	CHANGE IN LIABILITY	ENDING BALANCE
001 GENERAL	802,908.05	98,436.58	127,334.87	.00	774,009.76
011 T&A (PD) BENEVOLENT	757.56	.45	.00	.00	758.01
015 T&A(FT)	227,422.91	16.27	.00	.00	227,439.18
021 T&A(SC)	12,334.25	7.32	.00	.00	12,341.57
029 CAPITAL IMPROVEMENT	254,497.24	26.41	.00	.00	254,523.65
041 T&A(SL)	17,181.08	36.96	.00	.00	17,218.04
110 RUT	355,416.32	24,540.10	186,588.38	.00	193,368.04
112 T&A(EB)	26,260.76	106.03	21,692.75	.00	4,674.04
119 EMERGENCY LEVY FUND	123.84	10.65	.00	.00	134.49
121 LOCAL OPTION SALES TAX	.00	23,951.01	.00	.00	23,951.01
125 TIF	15,579.83	11.37	895.58	.00	14,695.62
166 T&A(REC PROGRAM) REV	.00	.00	.00	.00	.00
167 BURNETT PROJECT	609,172.03	62.42	4,000.00	.00	605,234.45
168 T&A(BC)	745,023.80	67.89	2,633.23	.00	742,458.46
169 T&A(BURNETT CAP IMPROVE)	629,887.22	77.09	.00	.00	629,964.31
177 T&A(PD)	.00	.00	.00	.00	.00
180 REC TRAIL	.00	.00	.00	.00	.00
200 DEBT SERVICE	28,915.01	4,558.78	.00	.00	33,473.79
501 T&A(B)	14,817.31	8.79	.00	.00	14,826.10
502 T&A(Y)	12,895.59	7.65	.00	.00	12,903.24
600 WATER	495,599.62	37,370.69	26,107.87	.00	506,862.44
610 SEWER	818,644.85	26,656.03	16,522.28	.00	828,778.60
740 STORM DISTRICT	198,764.91	4,658.00	620.36	.00	202,802.55
Report Total	5,266,202.18	220,610.49	386,395.32	.00	5,100,417.35

BALANCE SHEET

CALENDAR 8/2018, FISCAL 2/2019

ACCOUNT NUMBER	ACCOUNT TITLE	MTD BALANCE	YTD BALANCE
001-000-1110	CHECKING-GENERAL	45,895.50	81,022.55
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)	.00	.00
110-000-1110	CHECKING-RUT	46,876.46-	.00
110-000-1111	CHECKING-DEPR RUT EQUIP	.00	.00
110-000-1112	CHECKING-SIDEWALK PROJ	.00	.00
112-000-1110	CHECKING-T&A(EB)	961.73-	1,823.84
119-000-1110	CHECKING-EMERG LEVY	123.84-	.00
121-000-1110	CHECKING-LOST	.00	.00
125-000-1110	CHECKING-TIF	90.77-	.00
166-000-1110	CHECKING-T&A(REC PROGRAM)	.00	.00
167-000-1110	CHECKING-T&A(BURNETT REC)	.00	.00
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	.00	.00
200-000-1110	CHECKING-DEBT SERVICE	1,513.51-	.00
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	49,026.21-	19,569.67
600-000-1111	CHECKING-WATER SINKING	.00	.00
600-000-1112	CHECKING-T&A(M)	.00	.00
600-000-1113	CHECKING-WATER IMPROVEMENT	.00	.00
600-000-1114	CHECKING-WATER RESERVE	.00	.00
610-000-1110	CHECKING-SEWER	61,699.95-	18,427.65
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	3,922.35	8,427.58
	CHECKING TOTAL	110,474.62-	129,271.29
001-000-1120	PETTY CASH	100.00-	100.00
	PETTY CASH TOTAL	100.00-	100.00
001-000-1160	SAVINGS-GENERAL	74,693.79-	392,887.21
011-000-1160	SAVINGS-T&A(PD) BENEVOLENT	.45	758.01
015-000-1160	SAVINGS-T&A(FT)	16.27	27,439.18
021-000-1160	SAVINGS-T&A(SC)	7.32	12,341.57

BALANCE SHEET

CALENDAR 8/2018, FISCAL 2/2019

ACCOUNT NUMBER	ACCOUNT TITLE	MTD BALANCE	YTD BALANCE
029-000-1160	SAVINGS-DEPR POLICE	3.66	6,165.53
029-000-1161	SAVINGS-DEPR NON RUT EQUIP	1.38	2,326.19
029-000-1162	SAVINGS-DEPR PARK	4.39	7,397.46
029-000-1163	SAVINGS-DEPR SWIM POOL	16.80	28,324.69
029-000-1164	SAVINGS-DEPR P/W BLDG	.18	309.78
041-000-1160	SAVINGS-T&A(SL)	36.96	17,218.04
110-000-1160	SAVINGS-RUT	115,171.82-	119,187.21
110-000-1161	SAVINGS-DEPR RUT EQUIP	.00	4,180.83
110-000-1162	SAVINGS-SIDEWALK PROJ	.00	.00
112-000-1160	SAVINGS-T&A(EB)	20,624.99-	2,850.20
119-000-1160	SAVINGS-EMERG LEVY	134.49	134.49
121-000-1160	SAVINGS-LOST	23,951.01	23,951.01
125-000-1160	SAVINGS-TIF	793.44-	14,695.62
166-000-1160	SAVINGS-T&A(REC PROGRAM)	.00	.00
167-000-1160	SAVINGS-T&A(BURNETT REC)	3,937.58-	105,234.45
168-000-1160	SAVINGS-T&A(BURNETT LIBRARY)	2,565.34-	114,458.46
169-000-1160	SAVINGS-T&A(BURNETT CAP IMP)	77.09	129,964.31
177-000-1160	SAVINGS-T&A(PD)FORFEITURE	.00	.00
180-000-1160	SAVINGS-REC TRAIL	.00	.00
200-000-1160	SAVINGS-DEBT SERV	6,072.29	33,473.79
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)	8.79	14,826.10
502-000-1160	SAVINGS-T&A(Y)	7.65	12,903.24
600-000-1160	SAVINGS-WATER	55,105.70	391,679.03
600-000-1161	SAVINGS-WATER SINKING	5,183.33	18,437.80
600-000-1162	SAVINGS-T&A(M)	.00	4,488.26
600-000-1163	SAVINGS-WATER IMPROVEMENT	.00	10,487.68
600-000-1164	SAVINGS-WATER RESERVE	.00	62,200.00
610-000-1160	SAVINGS-SEWER	68,118.37	394,353.54
610-000-1161	SAVINGS-SEWER SINKING	3,715.33	19,418.82
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	115.29	194,374.97
		-----	-----
	SAVINGS TOTAL	55,210.21-	2,263,046.06
001-000-1170	CD-GENERAL	.00	300,000.00
001-000-1171	CD-GENERAL	.00	.00
015-000-1170	CD-T&A (FT)	.00	200,000.00
021-000-1170	CD-T&A (SC)	.00	.00
029-000-1170	CD-DEPR POLICE	.00	50,000.00
029-000-1171	CD-DEPR NON RUT EQUIP	.00	40,000.00
029-000-1172	CD-DEPR PARK	.00	.00
029-000-1173	CD-DEPR SWIM POOL	.00	40,000.00
029-000-1174	CD-DEPR P/W BLDG	.00	80,000.00
110-000-1170	CD-RUT	.00	.00
110-000-1171	CD-DEPR RUT EQUIP	.00	70,000.00
167-000-1170	CD-BC RECREATION	.00	500,000.00
168-000-1170	CD-BC LIBRARY	.00	628,000.00

BALANCE SHEET
CALENDAR 8/2018, FISCAL 2/2019

ACCOUNT NUMBER	ACCOUNT TITLE	MTD BALANCE	YTD BALANCE
169-000-1170	CD-BC CAP IMPROVE	.00	500,000.00
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	300,000.00
		-----	-----
	CD'S TOTAL	.00	2,708,000.00
		=====	=====
	TOTAL CASH	165,784.83-	5,100,417.35
		=====	=====



Dallas Center August Calls



DATE/TIME	INCIDENT	LOCATION
2018-08-01 07:25:51.	DRUG INVESTIGATION	1502 WALNUT ST, DALLAS CENTER
2018-08-01 11:55:18.	911 MISDIAL	FAIRVIEW DR / NORTHVIEW DR,
2018-08-01 12:47:43.	BURGLARY	403 1/2 15TH ST, DALLAS CENTER
2018-08-01 17:21:11.	TRAFFIC STOP	10TH ST / VINE ST,
2018-08-01 17:50:17.	TRAFFIC COMPLAINT	ELM CT / FAIRVIEW DR,
2018-08-01 18:05:13.	ANIMAL COMPLAINT	1202 SUGAR GROVE AVE, DALLAS CENTER
2018-08-01 20:03:28.	TRAFFIC STOP	12TH ST / LAUREL ST,
2018-08-01 20:37:23.	FOLLOW UP INVESTIGATION	504 10TH ST, DALLAS CENTER
2018-08-01 21:58:39.	EXTRA WATCH	504 10TH ST, DALLAS CENTER
2018-08-02 05:56:59.	THEFT OF MOTOR VEHICLE	1800 LINDEN ST, Apt. 2, DALLAS CENTER
2018-08-02 09:27:36.	TRESPASS	1407 WALNUT ST, Apt. B, DALLAS CENTER
2018-08-02 13:24:41.	SUSPICIOUS	1607 CHERRY ST, DALLAS CENTER
2018-08-02 15:14:59.	TRAFFIC STOP	2400 240TH ST, DALLAS CENTER
2018-08-02 18:22:42.	EXTRA PATROL	403 1/2 15TH ST, DALLAS CENTER
2018-08-02 21:04:25.	TRAFFIC STOP	2400 240TH ST, DALLAS CENTER
2018-08-02 21:49:35.	THEFT	1202 SUGAR GROVE AVE, DALLAS CENTER
2018-08-03 04:08:15.	BURGLARY	1504 WALNUT ST, DALLAS CENTER
2018-08-03 05:25:51.	MEDICAL/AMBULANCE TRIP	104 14TH ST, DALLAS CENTER
2018-08-03 11:02:09.	VANDALISM	FAIRVIEW DR / NORTHVIEW DR,
2018-08-03 22:10:23.	RETURN PHONE CALL	403 1/2 15TH ST, DALLAS CENTER
2018-08-03 23:50:07.	MOTORIST ASSIST	QUINLAN AVE / 240TH ST,
2018-08-04 00:04:14.	TRAFFIC COMPLAINT	2553 240TH ST, DALLAS CENTER
2018-08-04 07:04:16.	TRESPASS	1202 SUGAR GROVE AVE, DALLAS CENTER
2018-08-04 21:02:16.	ANIMAL COMPLAINT	1100 SYCAMORE ST, DALLAS CENTER
2018-08-05 02:01:41.	FAMILY DISPUTE	403 15TH ST, Apt. 1/2, DALLAS CENTER
2018-08-05 15:21:40.	911 HANGUP	QUINLAN AVE / 240TH ST,
2018-08-07 01:50:14.	TRAFFIC STOP	SYCAMORE ST / KELLOGG AVE,
2018-08-07 08:54:03.	TRAFFIC STOP	27000 240TH ST, DALLAS CENTER
2018-08-07 11:04:33.	CIVIL PAPER	100 RHINEHART AVE, DALLAS CENTER
2018-08-07 16:23:10.	SPECIAL ASSIGNMENT	1502 WALNUT ST, DALLAS CENTER
2018-08-07 17:19:35.	ASSIST	104 14TH ST, DALLAS CENTER
2018-08-07 22:14:52.	TRAFFIC STOP	SYCAMORE ST / 13TH ST,
2018-08-08 07:06:26.	TRAFFIC STOP	27000 240TH ST, DALLAS CENTER
2018-08-08 07:08:16.	CIVIL PAPER	100 RHINEHART AVE, DALLAS CENTER
2018-08-08 11:13:45.	CIVIL DISPUTE	609 LINDEN ST, DALLAS CENTER
2018-08-08 12:10:48.	CIVIL PAPER	1101 WALNUT ST, DALLAS CENTER
2018-08-08 14:05:51.	TRAFFIC STOP	27000 240TH ST, DALLAS CENTER
2018-08-08 14:31:08.	TRAFFIC STOP	2500 240TH ST, DALLAS CENTER
2018-08-08 14:33:14.	TRAFFIC STOP	VINE ST / 11TH ST,
2018-08-08 15:08:55.	TRAFFIC STOP	13TH ST / LINDEN ST,

2018-08-08 15:58:42.	ASSIST	1708 SUGAR GROVE AVE, DALLAS CENTER
2018-08-08 16:18:04.	FOLLOW UP INVESTIGATION	1405 WALNUT ST, DALLAS CENTER
2018-08-08 16:20:40.	WARRANT	2521 240TH ST, DALLAS CENTER
2018-08-08 16:50:06.	FOLLOW UP INVESTIGATION	206 KELLOGG AVE, DALLAS CENTER
2018-08-08 18:37:11.	ASSIST	FAIRVIEW DR / NORTHVIEW DR,
2018-08-08 20:03:39.	911 HANGUP	FAIRVIEW DR / NORTHVIEW DR,
2018-08-08 21:16:51.	911 MISDIAL	SUGAR GROVE AVE / QUINLAN AVE,
2018-08-08 22:45:01.	FOLLOW UP INVESTIGATION	516 SYCAMORE ST, DALLAS CENTER
2018-08-09 20:54:49.	MEET COMPLAINANT	1607 LAUREL ST, DALLAS CENTER
2018-08-10 07:14:44.	CIVIL PAPER	1101 WALNUT ST, DALLAS CENTER
2018-08-10 17:56:34.	CIVIL PAPER	1101 WALNUT ST, DALLAS CENTER
2018-08-10 18:25:13.	PROPERTY REPORT	1607 LAUREL ST, DALLAS CENTER
2018-08-10 23:06:31.	EXTRA PATROL	601 PERCIVAL AVE, DALLAS CENTER
2018-08-10 23:18:49.	JUVENILE PROBLEM	FAIRVIEW DR / NORTHVIEW DR,
2018-08-11 11:47:50.	CIVIL PAPER	1101 WALNUT ST, DALLAS CENTER
2018-08-11 22:24:03.	DISTURBANCE	1708 SUGAR GROVE AVE, DALLAS CENTER
2018-08-12 16:37:23.	TRAFFIC STOP	MAPLE ST / 14TH ST,
2018-08-12 21:15:13.	DOMESTIC	903 VINE ST, DALLAS CENTER
2018-08-13 08:53:25.	SHOTS FIRED	KELLOGG AVE / ASH ST,
2018-08-13 10:26:09.	TRAFFIC STOP	2500 240TH ST, DALLAS CENTER
2018-08-13 13:36:17.	THEFT	1405 WALNUT ST, DALLAS CENTER
2018-08-14 04:05:30.	MEDICAL/AMBULANCE TRIP	116 LAKE SHORE DR, DALLAS CENTER
2018-08-14 06:50:32.	CIVIL PAPER	1101 WALNUT ST, DALLAS CENTER
2018-08-14 07:44:07.	TRAFFIC STOP	1205 13TH ST, DALLAS CENTER
2018-08-14 10:29:24.	TRAFFIC STOP	KELLOGG AVE / SUGAR GROVE AVE,
2018-08-14 10:44:59.	TRAFFIC STOP	10TH ST / SUGAR GROVE AVE,
2018-08-14 15:23:50.	HARASSMENT/THREATS	1202 SUGAR GROVE AVE, DALLAS CENTER
2018-08-14 17:39:43.	JUVENILE PROBLEM	1308 WALNUT ST, DALLAS CENTER
2018-08-14 20:34:02.	BURGLARY	402 HATTON AVE, DALLAS CENTER
2018-08-15 04:00:31.	BURGLARY	1407 WALNUT ST, DALLAS CENTER
2018-08-15 11:55:05.	911 MISDIAL	FAIRVIEW DR / NORTHVIEW DR,
2018-08-15 17:08:22.	TRAFFIC STOP	15TH ST / VINE ST,
2018-08-15 17:26:24.	TRAFFIC STOP	13TH ST / LINDEN ST,
2018-08-15 20:50:50.	TRAFFIC STOP	1711 SUGAR GROVE AVE, DALLAS CENTER
2018-08-16 07:14:38.	TRAFFIC STOP	27000 240TH ST, DALLAS CENTER
2018-08-16 07:36:09.	TRAFFIC STOP	SUGAR GROVE AVE / KELLOGG AVE,
2018-08-16 07:50:28.	TRAFFIC STOP	27000 240TH ST, DALLAS CENTER
2018-08-16 14:11:13.	EXTRA WATCH	1504 SYCAMORE ST, DALLAS CENTER
2018-08-16 15:50:17.	TRAFFIC STOP	13TH ST / CHERRY ST,
2018-08-16 16:45:26.	FIRE ALARM	810 SUGAR GROVE AVE, Apt. D, DALLAS CENTER
2018-08-16 18:26:34.	TRAFFIC COMPLAINT	1709 SUGAR GROVE AVE, DALLAS CENTER
2018-08-16 21:37:06.	DISTURBANCE	2400 240TH ST, DALLAS CENTER
2018-08-17 07:46:42.	TRAFFIC STOP	502 14TH ST, DALLAS CENTER
2018-08-17 11:33:55.	TRAFFIC STOP	1204 LINDEN ST, DALLAS CENTER
2018-08-17 13:43:58.	TRAFFIC STOP	1100 SYCAMORE ST, DALLAS CENTER
2018-08-17 14:09:53.	CIVIL DISPUTE	1407 WALNUT ST, Apt. B, DALLAS CENTER
2018-08-17 17:36:11.	911 HANGUP	1204 LINDEN ST, DALLAS CENTER

2018-08-17 17:42:33.	MEDICAL TRANSPORT	1204 LINDEN ST, DALLAS CENTER
2018-08-17 20:36:28.	FIGHT	104 14TH ST, DALLAS CENTER
2018-08-18 08:16:56.	CIVIL DISPUTE	807 HATTON AVE, DALLAS CENTER
2018-08-18 08:36:30.	ALARM	1400 VINE ST, DALLAS CENTER
2018-08-18 14:32:05.	911 MISDIAL	QUINLAN AVE / SUGAR GROVE AVE,
2018-08-18 19:10:18.	FOLLOW UP INVESTIGATION	201 PERCIVAL AVE, DALLAS CENTER
2018-08-18 21:35:42.	TRAFFIC STOP	LINDEN ST / 8TH ST,
2018-08-18 21:48:54.	INFORMATION	250TH ST / FAIRVIEW DR,
2018-08-19 03:17:28.	ALARM	1205 13TH ST, DALLAS CENTER
2018-08-19 04:27:43.	TRAFFIC STOP	NORTHVIEW DR / FAIRVIEW DR,
2018-08-19 14:15:11.	BURGLARY	1407 WALNUT ST, DALLAS CENTER
2018-08-20 00:55:08.	SUSPICIOUS	201 PERCIVAL AVE, DALLAS CENTER
2018-08-20 09:21:07.	INFORMATION	1308 WALNUT ST, DALLAS CENTER
2018-08-20 10:07:01.	MEDICAL/AMBULANCE TRIP	1501 WALNUT ST, Apt. CALLBK=(, DALLAS CENTER
2018-08-20 13:06:06.	TRAFFIC STOP	1200 LAUREL ST, DALLAS CENTER
2018-08-20 13:34:04.	MOTORIST ASSIST	QUINLAN AVE / SUGAR GROVE AVE,
2018-08-20 14:13:56.	DRUG INVESTIGATION	1001 SYCAMORE ST, DALLAS CENTER
2018-08-20 14:51:37.	ASSIST	1506 CHERRY ST, DALLAS CENTER
2018-08-20 20:51:12.	TRESPASS	1202 SUGAR GROVE AVE, DALLAS CENTER
2018-08-21 02:23:35.	MEDICAL/AMBULANCE TRIP	306 12TH ST, DALLAS CENTER
2018-08-21 06:54:43.	SUSPICIOUS	1400 VINE ST, DALLAS CENTER
2018-08-21 10:20:57.	TRESPASS	1107 SUGAR GROVE AVE, DALLAS CENTER
2018-08-21 10:54:34.	CIVIL PAPER	1709 LINDEN ST, DALLAS CENTER
2018-08-21 13:18:31.	EXTRA WATCH	14TH ST / WALNUT ST,
2018-08-21 14:39:28.	TRESPASS	1202 SUGAR GROVE AVE, DALLAS CENTER
2018-08-21 14:55:27.	TRAFFIC STOP	27000 240TH ST, DALLAS CENTER
2018-08-21 16:56:45.	HARASSMENT/THREATS	1202 SUGAR GROVE AVE, DALLAS CENTER
2018-08-21 21:21:32.	ALARM	1502 WALNUT ST, DALLAS CENTER
2018-08-22 07:13:51.	EXTRA WATCH	WALNUT ST / 14TH ST,
2018-08-22 07:38:11.	TRAFFIC STOP	2500 240TH ST, DALLAS CENTER
2018-08-22 07:58:03.	TRAFFIC STOP	2500 240TH ST, DALLAS CENTER
2018-08-22 10:05:38.	MEDICAL/AMBULANCE TRIP	1107 SUGAR GROVE AVE, Apt. 10, DALLAS CENTER
2018-08-22 13:16:38.	TRAFFIC STOP	SUGAR GROVE AVE / 14TH ST,
2018-08-22 13:52:33.	TRAFFIC STOP	2500 240TH ST, DALLAS CENTER
2018-08-22 16:38:00.	MEDICAL TRANSPORT	1204 LINDEN ST, DALLAS CENTER
2018-08-22 19:38:13.	HARASSMENT/THREATS	804 FAIRVIEW DR, DALLAS CENTER
2018-08-23 07:10:42.	CIVIL PAPER	1709 LINDEN ST, DALLAS CENTER
2018-08-23 07:50:40.	INFORMATION	2018-08-23 17:53:31.690
2018-08-23 08:49:13.	INFORMATION	1303 VINE ST, DALLAS CENTER
2018-08-23 09:36:42.	TRAFFIC CONTROL	1502 WALNUT ST, DALLAS CENTER
2018-08-23 11:14:20.	MOTORIST ASSIST	SUGAR GROVE AVE / QUINLAN AVE,
2018-08-23 17:53:31.	INFORMATION	FAIRVIEW DR / NORTHVIEW DR,
2018-08-23 19:27:37.	TRAFFIC COMPLAINT	ASH ST / 13TH ST,
2018-08-24 03:13:35.	ALARM	1205 13TH ST, DALLAS CENTER
2018-08-24 18:41:12.	TRAFFIC COMPLAINT	WALNUT ST / HATTON AVE,
2018-08-24 21:08:59.	TRAFFIC COMPLAINT	12TH ST / SYCAMORE ST,
2018-08-24 21:52:20.	TRAFFIC STOP	HATTON AVE / WALNUT ST,

2018-08-24 22:25:57.	TRAFFIC STOP	15TH ST / SUGAR GROVE AVE,
2018-08-24 22:46:36.	DISTURBANCE	201 PERCIVAL AVE, DALLAS CENTER
2018-08-25 01:48:06.	INFORMATION	201 PERCIVAL AVE, DALLAS CENTER
2018-08-25 02:20:03.	INTOXICATED PERSON	WALNUT ST / 15TH ST,
2018-08-25 09:55:55.	911 MISDIAL	FAIRVIEW DR / NORTHVIEW DR,
2018-08-25 11:17:31.	911 HANGUP	QUINLAN AVE / SUGAR GROVE AVE,
2018-08-25 17:38:47.	MISSING/RUNAWAY	1500 WALNUT ST, DALLAS CENTER
2018-08-25 19:19:31.	TRAFFIC STOP	KELLOGG AVE / SYCAMORE ST,
2018-08-25 19:28:14.	JUVENILE PROBLEM	1406 WALNUT ST, Apt. A, DALLAS CENTER
2018-08-25 20:36:56.	FORGERY/FRAUD	207 14TH ST, DALLAS CENTER
2018-08-25 22:26:45.	NOISE COMPLAINT	10TH ST / VINE ST,
2018-08-26 05:10:20.	SUSPICIOUS	802 PERCIVAL AVE, DALLAS CENTER
2018-08-26 15:35:09.	TRAFFIC STOP	230TH ST / N AVE,
2018-08-26 17:18:31.	TRAFFIC STOP	LAUREL ST / 14TH ST,
2018-08-26 20:31:49.	RETURN PHONE CALL	903 VINE ST, DALLAS CENTER
2018-08-26 21:28:24.	TRAFFIC STOP	10TH ST / SUGAR GROVE AVE,
2018-08-26 22:58:56.	INFORMATION	104 14TH ST, DALLAS CENTER
2018-08-27 00:55:56.	PUBLIC ASSIST	104 14TH ST, DALLAS CENTER
2018-08-27 03:17:02.	BURGLARY	2521 240TH ST, DALLAS CENTER
2018-08-28 00:19:01.	SUSPICIOUS	1709 SUGAR GROVE AVE, DALLAS CENTER
2018-08-28 02:18:49.	PREMISES CHECK	2521 240TH ST, DALLAS CENTER
2018-08-28 03:20:19.	ALARM	1400 VINE ST, DALLAS CENTER
2018-08-28 07:03:33.	SUSPICIOUS	1106 LINDEN ST, DALLAS CENTER
2018-08-28 12:00:29.	ASSIST	1406 WALNUT ST, DALLAS CENTER
2018-08-28 21:17:06.	TRAFFIC STOP	VINE ST / 13TH ST,
2018-08-29 20:59:38.	MEDICAL/AMBULANCE TRIP	300 KELLOGG AVE, DALLAS CENTER
2018-08-30 09:52:00.	HARASSMENT/THREATS	2523 240TH ST, DALLAS CENTER
2018-08-31 02:40:35.	NOISE COMPLAINT	601 VINE ST, DALLAS CENTER
2018-08-31 15:43:43.	BURGLARY	2521 240TH ST, DALLAS CENTER
Grand Total	163	500 Hours 39 Min

AUGUST 2018 CODE ENFORCEMENT REPORT

DALLAS CENTER

CASE #	ADDRESS	VIOLATION	DATE OF VIOLATION	REINSPECT DATE	COMMENTS	COMPLIED
		BEGIN 2016				
		BEGIN 2017				
2017-051	1600 Linden	Property Maintenance	5/24/2017	7/26/2017 10/11/17 12/6/17 1/26/18 5/2/18 8/8/18	Advisory / Will have financing in October 11/1/17 Certified 1/3/18 FINAL NOTICE-- 1-17-18 New contractor will finish in spring 6/20/18 reminder	
		BEGIN 2018				
2018-035	500 Blk of Kellogg	Junk&Vehicle&Bldg Complaint	4/4/2018	6/30/2018 Junk 12/31/18 Bldg	Advisory//5-8-18 Council gave extensions	
2018-078	207 Hatton	Junk ROW	6/20/2018	6/27/2018 8/28/18	Card	8/21/2018
2018-086	1706 Linden	Junk/Vehicle	7/5/2018	8/3/2018 9/5/18	Advisory /8-21-18 Certified	8/27/2018
2018-093	801 Percival	FYP & Vehicles	7/10/2018	8/8/2018	7/24/18 Advisory	8/14/2018
2018-096	300 Percival	Junk	7/17/2018	8/14/2018 8/5/18	Card//Advisory	
2018-102	704 Fairview	F.Y.P.	7/31/2018	8/14/2018	Flyer	8/14/2018
2018-103	1101 Walnut	Junk R.O.W.	7/31/2018	8/7/2018 9/4/18	C/Advisory	8/27/2018
2018-104	1000 Walnut	Brush R.O.W.	7/31/2018	8/7/2018	C	8/14/2018

2018-105	1221 Maple	Junk R.O.W.	7/31/2018	8/7/2018 8/21/18	8-7-18 Card	8/14/2018
2018-106	1302 Sycamore	Junk	7/31/2018	8/7/2018	C	8/7/2018
2018-107	1409 Walnut	Grass	8/7/2018	8/14/2018	Advisory	8/27/2018
2018-108	1413 Walnut	Grass	8/7/2018	8/14/2018	Advisory	8/27/2018
2018-109	1410 Walnut	Grass	8/7/2018	8/14/2018	Advisory	8/14/2018
2018-110	1401 Walnut	Grass	8/7/2018	8/14/2018	Advisory	8/14/2018
2018-111	300 Percival	Grass	8/7/2018	8/14/2018	Advisory	
2018-112	1205 Laurel	Junk	8/14/2018	8/29/2018	Advisory	
2018-113	1603 Maple	Junk	8/14/2018	8/21/2018	M	
2018-114	1606 Sycamore	Junk	8/14/2018	8/21/2018	M	
2018-115	1200 Ash	FYP	8/21/2018	9/4/2018	Flyer	8/27/2018
2018-116	104-14	JunkVehicle	8/21/2018	9/4/2018	Advisory	
2018-117	1602 Linden	Junk	8/21/2018	9/4/2018	Advisory	
2018-118	701-14	Junk	8/21/2018	8/29/2018	M	
2018-119	305-10	Grass	8/21/2018	8/29/2018	Advisory	8/27/2018
2018-120	1506 Cherry	Junk (8-7-18)	8/21/2018	8/29/2018	M	8/27/2018
2018-121	1305 Vine	Junk	8/27/2018	9/5/2018	M	

FIRE & EMS REPORT

August 2018

Total calls :12

FIRE 5 total

2 missing child search

1 fire alarm

1 illegal burn

1 undetermined call status

EMS 7 Total

7 calls for service (6 City/ 1 Rural)



CITY OF DALLAS CENTER STREET CLOSING PERMIT REQUEST

This request must be submitted 30 days prior to the event.

Applicant/Organization: DC Celebrations - Seasonal Fun Committee

Address: _____

Phone: _____

Contact Person: Susan Collins

Address: _____

Phone: _____

Date of Event: 10/27 Time: 3:30 to 5:30

Nature of Activities: Trunk or Treat - Beggars Nite Kick off

Streets/Intersections Requested to Be Blocked Off:

Walnut Street From Hatton Ave to 147th
close at 3p open at 6p

Susan Collins 08/13/18
Signature of Applicant Date

City Council _____ Approved
_____ Denied

Copies to: PD ☐
FD ☐
PW ☐



August 23, 2018

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

DALLAS CENTER, IOWA
SPURGEON MANOR SITE PLAN
REVISED SITE PLAN SUBMITTAL

On August 22, 2018, the writer received from Shive-Hattery the second submittal of the site plan for the Spurgeon Manor Assisted Living Facility. The writer received the following documents which are attached:

1. Transmittal letter dated August 22, 2018
2. Site plan drawings
3. Stormwater management plan
4. Building plans with elevation views and photographs

The original submittal of the site plan was received on June 19, 2018. The writer offered comments on the original site plan submittal in a letter dated June 20, 2018.

The revised site plan makes two modifications to the project in addition to addressing comments in the writer's letter of June 20, 2018. The most significant modification deals with stormwater detention.

The original plan did not include stormwater detention. The original stormwater plan was to construct a storm sewer south across Spurgeon Manor property to connect to the City of Dallas Center's Southwest Stormwater Drainage Improvements - Phase 1 project. The new plan involves onsite stormwater detention with a stormwater detention basin located just southeast of the building. With the new stormwater management plan there is no direct connection between Spurgeon Manor stormwater drainage and the City of Dallas Center's Southwest Stormwater Drainage Improvements - Phase 1 project. The discharge from the stormwater detention basin is southerly and flow will continue overland easterly of the stormwater detention basin.

The City of Dallas Center requires onsite stormwater detention unless waived by the City. The City previously indicated it would be willing to waive the requirement for onsite stormwater detention if the Spurgeon Manor improvements were connected to the City's Southwest Stormwater Drainage Improvements - Phase 1 project. It is understood for cost and availability of fill material are the reasons Spurgeon Manor elected to provide onsite stormwater detention. That is an option available to Spurgeon Manor.

The second modification involves changing a small area on the east side of the building that was originally a covered porch to a small enclosed building area. This change is minor and does not have an impact on the overall site development.

In the writer's letter of June 20, 2018 there were several comments on the original site plan submittal. In response to the comments in the site plan submittal requiring action the following is noted:

1. This note indicated that Sanitary Sewer Construction Note 2 and Storm Sewer Construction Note 2 indicated construction was to be in accordance with SUDAS. The City requires the edition under which the project is being constructed to be noted. This comment indicated the note should be modified to indicate construction is in accordance with the 2018 Edition of SUDAS. The two notes have not been changed and still require the addition of the edition.
2. This note indicated the reference to SUDAS for the water main construction was omitted. A note indicating construction of the water main is to be in accordance with the 2018 Edition of SUDAS must be added. Alternatively, the three notes under the individual utilities can be deleted and a note on the SUDAS can be added as a general note.
26. The original site plan indicated the sewer service from the Spurgeon Manor would be a 6-inch sewer service that would extend south and eventually westerly to connect to a sewer on the Presbyterian Church property. At that time it appeared the Presbyterian Church was planning to construct its sewer along the south side of its parking lot.

Under the revised site plan the onsite sewer on Spurgeon Manor has been changed to 8-inch PVC pipe. The location of the sewer has been changed. The sewer now turns westerly at about the tee intersection in the driveway and then extends westerly and southerly before turning westerly onto the Presbyterian Church property. It appears the south flowing west leg of the sewer may be located in a manner that would allow for sewer service to the future townhomes located south of the proposed project. The location and alignment of the private sanitary sewer on Spurgeon Manor is satisfactory.

It is understood the Presbyterian Church has changed the alignment of the sewer proposed on its property. It is understood the Presbyterian Church has deferred its project, but indicated it may move forward with the sanitary sewer given its commitment to Spurgeon Manor. As of this date the writer has received no updated information from the Presbyterian Church confirming the sewer will be constructed and providing the new alignment and design for the sanitary sewer that will be constructed on the Presbyterian Church property. Approval of the site plan should be contingent on the resolution of the sanitary sewer issue.

32. This note addressed the method of connecting the water main to the existing water mains. The updated site plan does not show the method of connection. Given the nature of the water mains the connection should be labeled as tapping sleeve and valve connections.
35. This comment noted there were no valves shown on the new water line located along the access driveways. This note indicated two valves should be added, one north and one south of the 6-inch connection to the building. The valves would allow for isolation of the building. Water service to maintain service in the event of a main break. The water main valves have not been added as requested.
39. A new hydrant has been added at the east side of the building as requested by the City. The hydrant is located immediately north of the sidewalk connection to the trail. This hydrant location will be accessible to the fire department if the fire department utilizes the trail for access to the rear of the building.

The architectural drawings that were provided with the revised site plan are consistent with the architectural views previously presented to the Plan & Zoning Commission.

The stormwater management plan for the site has been significantly modified based on the onsite detention. The earlier stormwater plan only evaluated the sizing of the storm sewer system. The previous review indicated the storm sewer system itself was satisfactory. Based on review of the revised report the following is offered:

1. The revised stormwater management plan indicates the onsite storm sewer systems have been designed to be at less than full capacity for a 10 year storm. Surcharging would be allowed for a Q_{100} storm, but the hydraulic grade line would remain below the ground elevation. This means the storm sewer system can convey the Q_{100} flow to the detention basin without water exiting on the ground surface. The site grading was designed for overland flow paths for runoff in excess of the capacity of the storm sewer. Although there were modifications to the storm sewer system based on the revised site plan, the storm sewer system is satisfactory.

2. The stormwater detention requirement for the City of Dallas Center is the release rate from the detention basin is limited to the runoff from a 5 year recurrence interval storm (Q_5) in the undeveloped condition during a 100 year (Q_{100}) developed condition storm event. Stormwater detention is required for the increase in the runoff rate between a 5 year and 100 year storm and the increase caused by development.
3. The City allows offsite areas to pass through the detention basin without reducing the flow.
4. For the Spurgeon Manor site two on site areas were identified with a total area of 12.09 acres.
5. The site plan identified two off site areas with a total area of 2.67 acres. The off site areas include an existing developed area to the west and an area to the north. The vast majority of the 2.67 acre off site area is actually property owned by Spurgeon Manor. This property was developed prior to the City enacting its current stormwater management requirements for detention. The City has not previously addressed the issue of whether a site expansion requires the same property owner to incorporate stormwater detention for previously developed areas or if the property owner is allowed to pass previously developed areas on its own property through the detention basin undetained. The undetained area to the north not on Spurgeon Manor property can pass through the detention basin undetained.
6. If the City allows the developed areas tributary to the basin that are located on Spurgeon Manor property to pass through the basin undetained the analysis by Shive-Hattery would be appropriate. If the City decides the areas already developed must be detained the calculations for the stormwater detention basin will need to be modified.
7. The stormwater drainage report indicates the Q_5 flow for the on site areas in an undeveloped condition is 18.40 cfs. The flow rate translates to 1.52 cfs per acre and is considered reasonable.
8. The off site drainage areas showing calculated Q_{100} flow rate of 17.17 cfs, or 6.43 cfs per acre. This Q_{100} runoff from the combination of the developed area to the west and open space area to the north is appropriate.
9. If Spurgeon Manor is allowed to pass the developed areas through the basin undetained the allowable release rate from the basin would be the total of the Q_5 undeveloped flow from the on site area and the Q_{100} flow from the off site areas, or a total of 35.57 cfs.

10. The proposed release rate from the detention basin is 29.47 cfs, or 83% of the allowable release rate.
11. The bottom elevation at the lowest part of the detention basin is Elevation 1044.
12. For a Q_{100} event the maximum water elevation is calculated to be 1,048.20 feet, or a maximum depth in the pond of 4.2 feet.
13. The emergency overflow elevation for the basin is 1049.50. The freeboard is 1.30 feet. The City normally requires a minimum of 1.00 feet of freeboard. The provided freeboard is satisfactory.
14. The proposed finished floor elevation of the new building is 1,056, or 6.5 feet above the emergency overflow.
15. The emergency overflow will be to the southeast on Spurgeon Manor property with the overland flow extending southeasterly toward the west ditch of the former railroad right-of-way.
16. The release flow from the basin is through a 24-inch pipe.
17. The stormwater report indicates the maximum storage volume in the basin in a Q_{100} event would be 91,872 cubic feet, or approximately 682,000 gallons.
18. The release from the stormwater detention basin is overland southeasterly on Spurgeon Manor property. There should be no downstream impacts from the release from the stormwater detention basin.
19. The release rate from the stormwater detention basin to be constructed on the Spurgeon Manor property is significantly greater than what the effective release rate would be if the flow is routed through the City's stormwater detention basin. The City's stormwater detention basin reduces the runoff rate to significantly less than a Q_5 flow rate. Although the stormwater detention basin complies with the City's requirements it will result in more surface water ponding downstream along the former railroad right-of-way than would be the case with the routing through the City's detention basin. Under the City's current standards Spurgeon Manor can select the onsite stormwater detention option.

Cindy Riesselman
August 23, 2018
Page 6

In summary, the stormwater detention basin complies with the City of Dallas Center's standards unless the City Council determines the basin must be sized to reduce the flow rate from the previously developed areas on Spurgeon Manor property. This is an issue the City does not specifically address. Cities vary in how they address this situation, but most smaller cities would not require the detention unless there is a specific downstream concern. That condition does not exist for the Spurgeon Manor property.

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:paj
2121-043
cc: Ralph Brown

RESOLUTION NO. 2018-35

A RESOLUTION APPROVING THE SITE PLAN FOR THE NEW SPURGEON MANOR ASSISTED LIVING FACILITY AT 1204 LINDEN STREET.

WHEREAS, Spurgeon Manor, Inc. has submitted a Site Plan pursuant to Chapter 158 of the Code of Ordinances of the City of Dallas Center, Iowa, as amended, for the construction of the new Assisted Living Facility at 1204 Linden Street, which plans were reviewed by the Plan and Zoning Commission on June 26, 2018, and again on August 28, 2018; and

WHEREAS, the Commission recommended approval of the Site Plan subject to the comments and admonitions contained in the City Engineer's review letter dated August 23, 2018 (a copy of which is attached as Exhibit "A" and by this reference made a part hereof), specifically including Notes 1, 2, 32, and 35; and

WHEREAS, the Council has reviewed the recommendations of the Plan and Zoning Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS CENTER, IOWA, that the Council accepts the recommendations of the Plan and Zoning Commission, subject to the comments and admonitions contained in the City Engineer's review letter dated August 23, 2018 (a copy of which is attached as Exhibit "A" and by this reference made a part hereof), specifically including Notes 1, 2, 32, and 35; and the Site Plan submitted by Spurgeon Manor, Inc. for the construction of the Assisted Living Facility at 1204 Linden Street is approved subject to those indicated requirements.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Dallas Center, Iowa, on this 11th day of September, 2018.

Michael A. Kidd, Mayor

ATTEST:

Cindy Riesselman, City Clerk

RESOLUTION NO. 2018-36

A RESOLUTION APPROVING THE ARCHITECTURAL PLAN FOR THE SPURGEON MANOR ASSISTED LIVING FACILITY AT 1204 LINDEN STREET

WHEREAS, Spurgeon Manor, Inc. has submitted an Architectural Plan pursuant to Chapter 158 of the Code of Ordinances of the City of Dallas Center, Iowa, as amended, for the Assisted Living Facility at 1204 Linden Street, which plans were reviewed by the Plan and Zoning Commission on June 26, 2018, and again on August 28, 2018; and

WHEREAS, Section 158.08 of the Code of Ordinances requires that the primary exterior material shall consist of a combination of brick, architectural concrete panels, textured concrete block, architectural metal or stone panels, and that the primary exterior building material, less glass, shall constitute at least 75% of each façade area to which the standards apply; and

WHEREAS, the proposed exterior materials consist of stone veneer, cement fiber siding, and cement board trim at windows, corners, and material transitions, all of which are acceptable exterior materials; and

WHEREAS, required primary exterior materials do not, however, constitute at least 75% of each façade; and

WHEREAS, the Plan and Zoning Commission has recommended that the Council, pursuant to Section 158.08(5) of the Code of Ordinances, approve the proposed exterior materials as additional primary materials for the reasons that such materials and trim exhibit the structural strength and permanency desired, contain sufficient architectural relief, and do not detract from the desired aesthetic character of the building and surrounding area.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS CENTER, IOWA, that the Architectural Plan submitted by Spurgeon Manor, Inc. for the construction of the Assisted Living Facility at 1204 Linden Street utilizing stone veneer, cement fiber siding, and cement board trim at windows, corners, and material transitions as the primary material is approved.

IT IS FURTHER RESOLVED, pursuant to Section 158.08(5) of the Code of Ordinances, that the indicated primary materials are, on a case-by-case basis, hereby approved by the Council for the reason that such materials and trim exhibit the structural strength and permanency desired, contain sufficient architectural relief, and do not detract from the desired aesthetic character of the building and surrounding area.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Dallas Center, Iowa, on this 11th day of September, 2018.

Michael A. Kidd, Mayor

ATTEST:

Cindy Riesselman, City Clerk



4200 Ivy Ct. • Marion, Iowa 52302
319-377-6378

PROPOSAL

TO: City of Dallas Center
Brian Slaughter
1502 Walnut St.
Dallas Center, IA. 50063
515-992-3725

DATE: September 5, 2018

JOB: tennis court
new asphalt

We hereby submit specifications and estimates for:

- Cleaning 800 square yards of new asphalt using blowers, brooms and pressure washers.
- Patching up to 4 areas that are up to 12 sq. feet each and less than ¼" deep.
- Masking over 8-10 bolts holes in the asphalt for securing an ice rink.
- Installing 2 coats of acrylic resurfacer.
- Installing 2 coats of green and red fortified acrylic coatings.
- Locating, priming and painting white textured playing lines for tennis.
- Locating, priming and painting yellow lines for 1 pickleball court, using the tennis net as the pickleball net.

Tennis Services will provide materials and labor for the sum of:

Six thousand six hundred forty-five dollars (\$6,640.00)

Owner to supply water to the job site.

Additional patching will be charged at time and materials.

Price does not include taxes.

Terms are net 30 days.

Other surface colors are available. Certain colors could change the price.

Putting an ice rink over the tennis court is not recommended.

This proposal may be withdrawn by us if not accepted within 30 days.

This proposal may be withdrawn by us after viewing the asphalt.

Dan Treiber

Dan Treiber
Tennis Services of Iowa, LLC

RESOLUTION NO. 2018-38

RESOLUTION ADOPTING AMENDMENT NO. FIVE TO THE DALLAS CENTER URBAN RENEWAL PLAN FOR THE PURPOSE OF IDENTIFYING AN ADDITIONAL URBAN RENEWAL PROJECT

WHEREAS, by Resolution No. 92-18, adopted October 27, 1992; by Resolution No. 93-22 adopted May 25, 1993; by Resolution No. 2000-17 adopted November 27, 2000; by Resolution No. 2009-13 adopted June 9, 2009; and by Resolution No. 2014-27 adopted November 11, 2014, this Council adopted the Dallas Center Urban Renewal Plan and Amendments Nos. One, Two, Three, and Four thereto; and

WHEREAS, a proposed Amendment No. Five to the Dallas Center Urban Renewal Plan has been prepared, which proposed Amendment has been on file in the office of the City Clerk and which is incorporated herein by reference, the sole purpose which is to identify an additional urban renewal project, specifically the extension of sanitary sewer along Fair View Drive from the north end of the existing sanitary sewer to just south of Highway 44; and

WHEREAS, no additional territory is being added to the Urban Renewal Area; and

WHEREAS, by resolution adopted August 14, 2018, this Council set a public hearing on the adoption of Amendment No. Five to the Dallas Center Urban Renewal Plan of the City of Dallas Center, Iowa, for its meeting of September 11, 2018, at 7:00 o'clock P.M. in the Council Chambers (American Legion Hall-Memorial Hall), City Hall, Dallas Center, Iowa, and due and proper notice of said public hearing was given, as provided by law, by publication in the Dallas County News on August 30, 2018, which notice set forth the time and place for this hearing and the nature and purpose thereof; and

WHEREAS, in accordance with said notice, all persons or organizations desiring to be heard on said proposed Amendment No. Five to the Dallas Center Urban Renewal Plan of the City of Dallas Center, Iowa, both for and against, have been given an opportunity to be heard with respect thereto and due consideration has been given to all comments and views expressed to this Council in connection therewith and said public hearing has been closed; and

WHEREAS, the Iowa statute requires the City to mail a copy of the proposed Amendment to the Urban Renewal Plan to affected taxing entities when such Plan provides for a division of revenue pursuant to Section 403.19 of the Code of Iowa, and such Iowa statute also requires the City to notify the taxing entities of a consultation between the City and the affected taxing entities; and

WHEREAS, copies of the proposed Plan were mailed to Dallas County and the Dallas Center-Grimes Community School District on August 14, 2018, and said taxing entities were advised of a consultation at 2:00 o'clock P.M. on August 24, 2018, at the Dallas Center City Hall; and

WHEREAS, pursuant to such notice, the consultation was duly held as ordered by the Council, and none of the taxing entities appeared at the consultation as set forth in the report of the Mayor, filed herewith and incorporated herein by this reference, which report is in all respects approved.

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

Section 1. That the findings and conclusions set forth or contained in Amendment No. Five to the Dallas Center Urban Renewal Plan of the City of Dallas Center, Iowa, identifying an additional urban renewal project, be and the same are hereby ratified and confirmed in all respects as the findings of this Council for this area.

Section 2. This Council further finds that no additional territory is being added to the Urban Renewal Area and that the extension of sanitary sewer along Fair View Drive from the north end of the existing sanitary sewer to just south of Highway 44 should be added as an additional urban renewal project. The exact cost of the improvement and the extent of the cost of improvements set forth in the Urban Renewal Plan that will be funded from Tax Increment Financing will be determined by the City Council from time to time, as appropriate. The City Council reserves the right to not fund any of the identified projects from Tax Increment Financing or to partially fund a project from Tax Increment Financing.

Section 3. That Amendment No. Five to the Dallas Center Urban Renewal Plan of the City of Dallas Center, Iowa, attached hereto as Exhibit "A" and incorporated herein by reference, be and the same is hereby approved and adopted as "Amendment No. Five to the Dallas Center Urban Renewal Plan for the City of

Dallas Center, Iowa"; Amendment No. Five to the Dallas Center Urban Renewal Plan of the City of Dallas Center, Iowa, is hereby in all respects approved; and the City Clerk is hereby directed to file a certified copy of said Amendment No. Five with the proceedings of this meeting.

Section 4. That said Amendment No. Five to the Official Urban Renewal Plan of the City of Dallas Center, Iowa, (Dallas Center Urban Renewal Area Project) shall be forthwith certified by the City Clerk, along with a copy of this Resolution, to the Recorder for Dallas County, Iowa, to be filed and recorded in the manner provided by law.

Section 5. That all other provisions of the Plan not affected or otherwise revised by the terms of Amendment No. Five thereto, as well as Resolution Nos. 92-18, 93-22, 2000-17, 2009-13, and 2014-27 previously adopted by this City Council be and the same are hereby ratified, confirmed and approved in all respects.

PASSED AND APPROVED this 11th day of September, 2018.

Michael A. Kidd, Mayor

ATTEST:

Cindy Riesselman, City Clerk

URBAN RENEWAL AREA

DALLAS CENTER URBAN RENEWAL AREA

DALLAS CENTER, IOWA

OCTOBER 1992

AMENDMENT NO. 1, MAY 1993

AMENDMENT NO. 2, NOVEMBER 2000

AMENDMENT NO. 3, MARCH 2009

AMENDMENT NO. 4, NOVEMBER 2014

AMENDMENT NO. 5, JULY, 2018



VEENSTRA & KIMM, INC.

AMENDMENT NO. 5
URBAN RENEWAL PLAN
DALLAS CENTER URBAN RENEWAL AREA
DALLAS CENTER, IOWA

INTRODUCTION

The Dallas Center Urban Renewal Plan was originally adopted in October 1992. The plan was amended in May 1993 to add Amendment No. 1. The plan was amended in November 2000 to add Amendment No. 2. The plan was amended in March 2009 to add Amendment No. 3. The plan was amended in October, 2014 in Amendment No. 4 to adjust and correct the boundary of the Urban Renewal Area.

This Amendment No. 5 adds a project to the Urban Renewal Area Plan and adds language to the plan required by statutory changes since Amendment No. 4.

The Urban Renewal Plan Amendment ("Urban Renewal Plan Amendment" or "Plan") amends the Urban Renewal Area ("Urban Renewal Area" or "Area") originally established in October 1992. In order to achieve this objective, the City intends to undertake Urban Renewal activities pursuant to the powers granted to it under Chapter 403 and Chapter 15A of the Code of Iowa, as amended. The Urban Renewal Area is being amended in accordance with the requirements of Chapter 403 of the Code of Iowa.

URBAN RENEWAL AREA

The boundaries of the original Urban Renewal Area established in 1992, as illustrated in yellow on Exhibit A include an area in the City of Dallas Center described as follows:

Commencing at the Northwest corner of the Southeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section 35, Township 80 North, Range 27 West of the 5th P.M., Dallas County, Iowa; thence southerly along the Quarter-Quarter line of the Southwest corner to the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of said Section 35; then Westerly along the North right-of-way line of Sugar Grove Avenue (Highway 44) to a point directly North of the Northeast corner of Lot 4 in Block 66 of Huber and Vandercook's Addition to the City of Dallas Center, Iowa; thence southerly along the West boundary of Tenth Street to the Southeast corner of Lot 1 in Block 2 of said Huber and Vandercook's Addition; thence easterly to the Southeast corner of Lot 1 in Block 1 of said Huber and Vandercook's Addition and continuing easterly along the South right-of-way of Linden Street and continuing easterly to the Southeast corner of Lot 63 in Meadow View Acres Plat One to the City of Dallas Center, Iowa; thence northerly along the East existing corporate boundaries to the Northeast corner of Lot 71 in said Meadow View Acres Plat One; thence westerly to the section line (which is the center of the platted Fair View Drive); thence

northerly along the existing corporate boundary and continuing to follow the existing corporate boundary to the Northeast corner of Section 2, Township 79 North, Range 27 West of the 5th P.M., Dallas County, Iowa; thence northerly along the section line of the Northeast corner of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 35, Township 80 North, Range 27 West of the 5th P.M., thence westerly to the point of beginning.

The boundaries of the additional areas added to the Dallas Center Urban Renewal Area in 1993, as illustrated in blue on Exhibit A, are described as follows:

Commencing at the Southeast corner of Lot 1 in Block 66 of Huber and Vandercook's Addition to the City of Dallas Center, Dallas County, Iowa; thence westerly to the Southeast corner of Lot 1 in Block 1 of Brenton's Addition to the City of Dallas Center; thence southerly to a point 70 feet west of the Northwest corner of Lot 8 in Block 78 of the Original City of Dallas Center; thence easterly to the Northeast corner of Lot 3 in block 78 of the Original City of Dallas Center; thence northerly to the Northeast corner of Lot 4 in Block 75 of the Original City of Dallas Center; thence easterly to the Northeast corner of Lot 4 in Block 50 of Huber and Vandercook's Addition; and thence northerly to the point of beginning, all in the City of Dallas Center, Dallas County, Iowa;

and

Beginning at a point 254.75 feet North of the Northeast corner of the Southeast Quarter (SE $\frac{1}{4}$) Northeast Quarter (NE $\frac{1}{4}$), Section Two (2), Township 79 North of Range 27, West of the 5th P.M., Dallas County, Iowa, thence West 500 feet, thence South 300 feet, thence East 500 feet, thence North 300 feet to the point of beginning, containing 3.443 acres, more or less; and

Commencing at the Southeast Corner of Lot numbered Five (5) in Block numbered Forty-eight (48), in Huber and Vandercook's Addition to the City of Dallas Center, Dallas County, Iowa, thence East 872 feet; thence North 150 feet; thence West 250 feet; thence South 117 feet; thence West 622 feet; thence South 33 feet to place of beginning; and

Commencing at the Southeast Corner of Lot Five (5) in Block numbered Forty-eight (48), in Huber and Vandercook's Addition to the City of Dallas Center, Dallas County, Iowa, thence East 872 feet; thence North 150 feet; thence West 250 feet to the point of beginning; thence South 117 feet; thence West 125 feet; thence North 117 feet; thence East 125 feet; more or less, to the aforesaid point of beginning, all in Section Two (2), Township 79 North of Range 27, West of the 5th P.M., Dallas County, Iowa. The area includes the full right-of-way of all streets forming the boundary.

The boundaries of the additional areas added to the Dallas Center Urban Renewal Area in 2000, as illustrated in pink on Exhibit A, are described as follows:

Commencing at the Northeast Corner of Section 2, Township 79 North, Range 27 West of the 5th Principal Meridian; thence south a distance of 715 feet along the east line of the northeast corner of said Section 2 to the point of beginning, said point being on line with the south line of Maple Street; thence continuing south along the east line of the Northeast Quarter (NE 1/4) of said Section 2, a measured distance of 361.85 feet; thence west a distance of 452 feet; thence south a distance of 115 feet; thence west a distance of 375 feet; thence south a distance of 117 feet; thence west a distance of 497 feet; thence north a distance of 181 feet; thence east a distance of 166 feet; thence north a distance of 416 feet; thence east a distance of approximately 1,158 feet to the point of beginning,

and

Commencing at the northeast corner of Lot 3 in Block 78 of the original City of Dallas Center; thence east to the northwest corner of Lot 14 of the original City of Dallas Center; thence south along the east right-of-way of Percival Avenue to the southwest corner of Lot 8 in Block 9 of the original City of Dallas Center; thence east along the north right-of-way line of Linden Street to the east line of the Northwest Quarter (NW 1/4) of Section 2, Township 79 North, Range 27 West of the 5th Principal Meridian, said point also being located in the center of the right-of-way of 13th Street; thence south along the east line of the Northeast Quarter (NE 1/4) of said Section 2 to the Center of said Section 2; thence south along the east line of the Southwest Quarter (SW 1/4) of said Section 2 to the southeast corner of the north 10 acres of the South One-half of the Southwest Quarter (SW 1/2 SW 1/4) of said Section 2; thence west along the south line of the north 10 acres of the South One-half of the Southwest Quarter (S 1/2 SW 1/4) of said Section 2 to the west line of the Southwest Quarter (SW 1/4) of said Section 2; thence north along the west line of said Section 2 to the West Quarter corner (W 1/4 cor.) of said Section 2; thence north to a point on the north right-of-way line of Linden Street; thence east along the north line of Linden Street to the point of intersection with the west right-of-way line of Kellogg Avenue; thence north along the west right-of-way line of Kellogg Avenue to a point located 70 feet west of the northwest corner of Lot 8 in Block 78 of the original City of Dallas Center; thence east to the northwest corner of Lot 8 in Block 78 of the original City of Dallas Center; thence east along the north line of block 78 in the original City of Dallas Center to the point of beginning,

and

The Southwest Quarter (SW 1/4) of Section 1, Township 79 North, Range 27 West of the 5th Principal Meridian, City of Dallas Center, Dallas County, Iowa, lying north of the railroad right-of-way.

The boundaries of the additional area added to the Urban Renewal Area in 2009, as illustrated in green on Exhibit A, is described as follow:

Commencing at the northeast corner of Lot 4, Block 50 Huber and Vandercook's Addition, said point being the southwest corner of the intersection of the right-of-way of Maple Street and 10th Street; thence west along the south right-of-way line of Maple Street to the northwest corner of Lot 5, Block 56 of the original City of Dallas Center, said point being the southeast corner of the intersection of the right-of-way of Maple Street and Percival Avenue; thence south along the east right-of-way line of Percival Avenue to the northwest corner of Lot 14, Block 25 of the original City of Dallas Center, said point being the southeast corner of the intersection of the right-of-way of Percival Avenue and Sycamore Street; thence east along the south right-of-way line of Sycamore Street to the northeast corner of Lot 16, Block 31 Huber and Vandercook's Addition, said point being the southwest corner of the intersection of the right-of-way of Sycamore Street and 10th Street; thence north along the west right-of-way line of 10th Street to the point of beginning.

The boundaries of the additional area added to the Dallas Center Urban Renewal Area in 2014, as illustrated in orange on Exhibit A, is described as follows:

The first change increases the urban renewal area by adding the following area.

Commencing at the Northwest corner of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section 35, Township 80 North, Range 27 West of the 5th P.M., Dallas County, Iowa; continuing at the Southeast corner of Lot 63 in Meadow View Acres Plat One to the City of Dallas Center, Iowa; thence easterly along the South line of Parcel FF of a Plat of Survey recorded December 7, 2012 in Book 2012, Page 22201 to the Southeast corner of Parcel FF; thence northerly along the East line of the Plat of Survey recorded December 7, 2012 in Book 2012, Page 22201 to the northeast corner of Parcel AA in the Plat of Survey recorded December 7, 2012 in Book 2012, Page 22201; thence westerly to the Northeast corner of Lot 71 in said Meadow View Acres Plat One;

The area added as part of this amendment consists of six lots created by a Plat of Survey dated December 7, 2012. These lots have been conveyed to and tied to lots located within Meadow View Acres Plat One. Because the added area consists of parcels that have been made a part of parcels located within the original urban renewal area, the additional area added as part of this amendment is to be considered part of the original urban renewal area resulting in a description of the original urban renewal area being as follows:

Commencing at the Northwest corner of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section 35, Township 80 North, Range 27 West of the 5th P.M., Dallas County, Iowa; thence southerly along the Quarter-Quarter line to the Southwest corner of the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of said Section 35; thence Westerly along the North right-of-way line of Sugar Grove

Avenue (Highway 44) to a point directly North of the Northeast corner of Lot 4 in Block 66 of Huber and Vandercook's Addition to the City of Dallas Center, Iowa; thence southerly along the West boundary of Tenth Street to the Southeast corner of Lot 1 in Block 2 of said Huber and Vandercook's Addition and continuing easterly along the South right-of-way of Linden Street and continuing easterly to the Southeast corner of Lot 63 in Meadow View Acres Plat One to the City of Dallas Center, Iowa; thence easterly along the South line of Parcel FF of a Plat of Survey recorded December 7, 2012 in Book 2012, Page 22201 to the Southeast corner of Parcel FF; thence northerly along the East line of the Plat of Survey recorded December 7, 2012 in Book 2012, Page 22201 to the northeast corner of Parcel AA in the Plat of Survey recorded December 7, 2012 in Book 2012, Page 22201; thence westerly to the Northeast corner of Lot 71 in said Meadow View Acres Plat One; thence westerly to the section line (which is the center of platted Fair View Drive); thence northerly along the existing corporate boundary and continuing to follow the existing corporate boundary to the Northeast corner of Section 2, Township 79 North, Range 27 West of the 5th P.M., Dallas County, Iowa; thence northerly along the section line to the Northeast corner of the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section 35, Township 80 North, Range 27 West of the 5th P.M., thence westerly to the point of beginning.

The urban renewal area set forth in Amendment No. 2 includes a small overlap with a portion of Lot 63 Meadow View Acres Plat One. The area added as part of this amendment creates an additional overlap with the area added as a part of Amendment No. 2. To eliminate the overlap the area added in Amendment No. 2 is modified to delete the overlap resulting in the description of the area being changed from its original description reading:

The Southwest Quarter (SW1/4) of Section 1, Township 79 North, Range 27 West of the 5th Principal Meridian, Dallas Center, Iowa, lying north of the railroad right-of-way.

to read as follows:

The Southwest Quarter (SW1/4) of Section 1, Township 79 North, Range 27 West of the 5th Principal Meridian, Dallas Center, Iowa, lying north of the railroad right-of-way, except that portion of Lot 63 Meadow View Acres Plat One and that portion of Lot FF as set forth in a Plat of Survey dated December 7, 2012 located within the Southwest Quarter (SW1/4) of said Section 1.

This amendment clarified the original urban renewal area established in 1992 included the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section 35, Township 80 North, Range 27 West of the 5th Principal Meridian, City of Dallas Center, Dallas County, Iowa. Although included in the original description, the maps prepared as part of the original Urban Renewal Plan and all subsequent maps, erroneously omitted this quarter quarter section from inclusion within the urban renewal area. This amendment clarified

the Northeast Quarter of the Southeast Quarter of Section 1 is included within the urban renewal plan area.

This Amendment No. 5 to the Urban Renewal Plan does not change the Urban Renewal Area.

AGRICULTURAL PROPERTY

Portions of the property within the Urban Renewal Area are classified as "agricultural land" as defined in Section 403.17(3) of the Code of Iowa. However, no agricultural land has been added to the Urban Renewal Area since property owners were required to consent and no land is being added with this amendment.

BASE VALUATION

If the Urban Renewal Area is legally established and a TIF ordinance is adopted, the base valuation will be the sum of the assessed value of the taxable property in the area covered by the TIF ordinance as of January 1 of the calendar year preceding the first calendar year in which the City certifies debt to the Dallas County Auditor that is payable from the division of property tax revenue under Section 403.19 of the Code of Iowa.

EFFECTIVE DATE

This Urban Renewal Plan will become effective upon its adoption by the City Council and will remain in effect as a Plan until it is repealed by the City Council. Notwithstanding anything to the contrary in the Urban Renewal Plan, any prior amendment, resolution, or document, the Urban Renewal Plan and Area, as amended, shall remain in effect until terminated by the City Council, and the use of incremental property tax revenues, or the "division of revenue," as those words are used in Chapter 403 of the Code of Iowa, will be consistent with Chapter 403 of the Iowa Code. The division of revenues shall continue on the Area, including each Amendment Area, for the maximum period allowed by law.

As part of Amendment No. 4 to the Urban Renewal Plan the City modified the ending dates of the urban renewal area as set forth in the original urban renewal plan area, and the areas in Amendment No. 1, Amendment No. 2, Amendment No. 3 and the new area in Amendment No. 4 as follows:

- a. The original urban renewal plan area will terminate June 30, 2031.
- b. The area in Amendment No. 1 will terminate June 30, 2031.
- c. The area in Amendment No. 2 will terminate June 30, 2022.
- d. The area in Amendment No. 3 will terminate June 30, 2031.
- e. The area in Amendment No. 4 will terminate June 30, 2031.

TAX INCREMENT DISTRICT

The original Urban Renewal Plan was adopted during calendar year 1992. The "frozen base" of the original district as described in Section B of the original Urban Renewal Plan was the taxable valuation in place as of January 1, 1991.

Amendment No. 1 of the Urban Renewal Plan was adopted during calendar year 1993. The "frozen base" of the area in the amended district was the taxable valuation in place as of January 1, 1992.

Amendment No. 2 of the Urban Renewal Plan was adopted during calendar year 2000. The "frozen base" of the area added in the second amendment to the urban renewal area was the taxable valuation in place as of January 1, 1999.

Amendment No. 3 of the Urban Renewal Plan was adopted during calendar year 2009. The "frozen base" of the area added in the third amendment to the urban renewal area was the taxable valuation in place as of January 1, 2008.

Amendment No. 4 of the Urban Renewal Plan was adopted during calendar year 2014. The "frozen base" of any area added or subtracted in the fourth amendment to the district will be the taxable valuation in place as of January 1, 2013.

The "frozen base" value of the area of the district will be determined by adding the January 1, 1991 valuation of the original district, the January 1, 1992 valuation of the area included in Amendment No. 1, the January 1, 1999 valuation of the area added in Amendment No. 2, the January 1, 2008 valuation of the area added in Amendment No. 3 and the January 1, 2013 valuation of any area added as a result of Amendment No. 4. In the event of an overlap of areas the "frozen base" will be the base as of the year in which the area was first added to the Urban Renewal Area.

No area is added to the Urban Renewal Area as part of Amendment No. 5.

URBAN RENEWAL FINANCING

The City of Dallas Center intends to utilize various financing tools such as those described below to successfully undertake the proposed urban renewal actions. The City of Dallas Center has the statutory authority to use a variety of tools to finance physical improvements within the Area. These include:

A. Tax Increment Financing.

Under Section 403.19 of the Iowa Code, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements, economic development incentives or other urban renewal projects. Upon creation of a tax increment district within the Area, by

ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the proposed urban renewal project. The increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City, and in any event upon the expiration of the tax increment district.

B. General Obligation Bonds.

Under Division III of Chapter 384 and Chapter 403 of the Iowa Code, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements within the Area and for other urban renewal projects. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City of Dallas Center. It may be the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates or other incentives to developers or private entities in connection with the urban renewal project identified in the Plan. In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Area. Alternatively, the City may determine to use available funds for making such loans or grants or other incentives related to urban renewal projects.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the Code of Iowa in furtherance of the objectives of the Urban Renewal Plan.

AREA OBJECTIVES

Renewal activities are designed to provide opportunities, incentives, and sites for development within the Area.

More specific objectives for development within the Urban Renewal Area are as follows:

- To help finance the cost of constructing sanitary sewer, water main, streets and other public improvements in support of new development.
- To improve the conditions in the area through the construction of public improvements, such as streets and sidewalks.

- New rehabilitated, converted or expanded industrial uses within the industrial land use area.
- New rehabilitated, converted or expanded commercial uses within the commercial land use area.

TYPES OF RENEWAL ACTIVITIES

To meet the objectives of this Urban Renewal Plan and to encourage the development of the Area, the City intends to utilize the powers conferred under Chapter 403 and Chapter 15A, Code of Iowa including, but not limited to, tax increment financing. Activities may include:

- A. To arrange for or cause to be provided the construction or repair of public infrastructure including water lines, sewer lines, streets or other facilities in connection with urban renewal projects.
- B. To undertake or carry out urban renewal projects through the execution of contracts and other instruments.
- C. To provide for the construction of specific improvements such as grading and site preparation activities, access roads and parking, railroad spurs, fencing, utility connections and related activities.
- D. To acquire property or interest in property through a variety of mechanisms including purchase, lease and option to facilitate development which is consistent with this plan and its objectives and to dispose of the property so acquired. The City may also hold, clear or prepare property for redevelopment.
- E. To plan for relocation of persons and businesses displaced by a project and to make necessary relocation payments.
- F. To make loans or grants to private persons or businesses for economic development purposes on such terms as may be determined by the City Council.
- G. To borrow money or to provide security therefore.
- H. To make or have made surveys and plans necessary for the urban renewal program or specific urban renewal projects to use tax increment financing to achieve a more marketable and competitive land offering price and to provide for necessary physical improvements and infrastructure. To use any and all other powers granted by Chapter 403 of the Code of Iowa to develop

and provide for improved economic conditions for the City of Dallas Center and the State of Iowa.

- I. Property acquisition for public facilities
- J. Construction of public facilities, including the development of parks and building facilities.
- K. Upgrading and renovation of facilities acquired by the City, including building facilities.
- L. Public infrastructure including streets, drainage, water and sanitary sewer.
- M. To construct sidewalk and street improvements within the area.
- N. To make loans, grants or rebates to developers to construct public infrastructure on such terms as may be determined by the City Council.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the Code of Iowa in furtherance of the objectives of this Urban Renewal Plan.

URBAN RENEWAL PROJECTS - THIS AMENDMENT

The City of Dallas Center intends to utilize tax increment financing to pay some or all of the costs of certain improvements located within or adjacent to the urban renewal areas. The projects or purposes for which the funds will be expended include:

- a. Extension of sanitary sewer along Fair View Drive from the north end of the existing sanitary sewer to just south of Highway 44.

The estimated cost of the sanitary sewer project is an amount not to exceed approximately \$200,000.

The exact cost of the improvement and the extent of the cost of improvements set forth in the Urban Renewal Plan that will be funded from Tax increment Financing will be determined by the City Council from time to time, as appropriate. The City Council reserves the right to not fund any of the identified projects from Tax Increment Financing or to partially fund a project from Tax Increment Financing.

Any new or additional projects may be funded from Tax Increment Financing only to the extent set forth in a subsequent amendment to this Urban Renewal Plan.

EXISTING DEBT

A summary of the existing general obligation debt of the City of Dallas Center as of June 4, 2018 is as follows:

<u>Issue Date</u>	<u>Maturity Date</u>	<u>Amount Issued</u>	<u>Amount Outstanding</u>	<u>Purpose</u>
3/1/2001	6/1/2020	\$250,000	\$35,000	Sewer Improvements
6/1/2011	6/1/2031	\$1,455,000	\$970,000	Street Improvements
12/22/2016	6/1/2036	\$3,000,000	<u>\$2,680,000</u>	Storm Drainage Improvements
			\$3,685,000	

As of July 1, 2018 the City has outstanding \$3,685,000 in general obligation debt.

As of July 1, 2018 the total assessed value of the City of Dallas Center is \$136,766,198. The constitutional debt limit of the City of Dallas Center is \$6,838,309.

As of June 4, 2018 the outstanding debt consists 53.89% of the constitutional debt limit.

A specific amount of debt to be incurred for the Eligible Urban Renewal Projects, as identified in this Plan, has not yet been determined. This document is for planning purposes. The estimated project costs in this Plan are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects as described above will be approximately \$200,000.

DEVELOPMENT PLAN

The City of Dallas Center has a general plan for the physical development of the City, as a whole, outlined in the Comprehensive Plan for the City of Dallas Center. The goals, objectives, and projects proposed in this Urban Renewal Plan are in conformity with the goals, objectives, and policy recommendations established in the Comprehensive Plan for the City of Dallas Center.

Any need for constructing traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area are set forth herein.

The Urban Renewal Area consists of land zoned for various residential and commercial zoning districts. This Urban Renewal Plan does not in any way replace the City's current land use planning or zoning regulation process.

PROPERTY ACQUISITION/DISPOSITION

Other than easements and public right-of-ways, no property acquisition by the City is anticipated at this time. However, if property acquisition/disposition becomes necessary to accomplish the objectives of the Plan, urban renewal powers will be carried out, without limitation, in accordance with the State of Iowa Urban Renewal Law.

RELOCATION

The City does not expect there to be any relocation required of residents or businesses as part of the proposed urban renewal project; however, if any relocation is necessary, the City will follow all applicable relocation requirements.

PROPERTY WITHIN URBAN REVITALIZATION AREA

If the Urban Renewal Area is located within an established Urban Revitalization Area, no tax abatement incentives will be allowed for development that occurs in this Urban Renewal Area.

STATE AND LOCAL REQUIREMENTS

All provisions necessary to conform to State and local laws will be complied with by the City in implementing this Urban Renewal Plan and its supporting documents.

SEVERABILITY

In the event one or more provisions contained in the Urban Renewal Plan shall be held for any reason to be invalid, illegal, unauthorized or unenforceable in any respect, such invalidity, illegality, unauthorized or unenforceability shall not affect any other provision of this Urban Renewal Plan, and this Urban Renewal Plan shall be construed and implemented as if such provisions had never been contained herein.

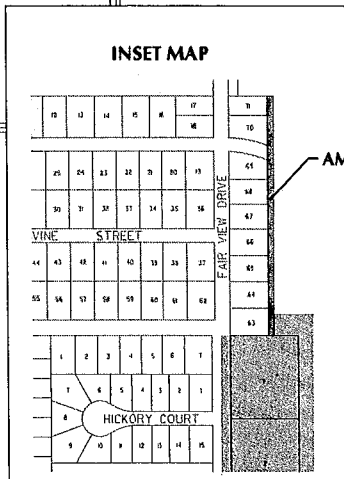
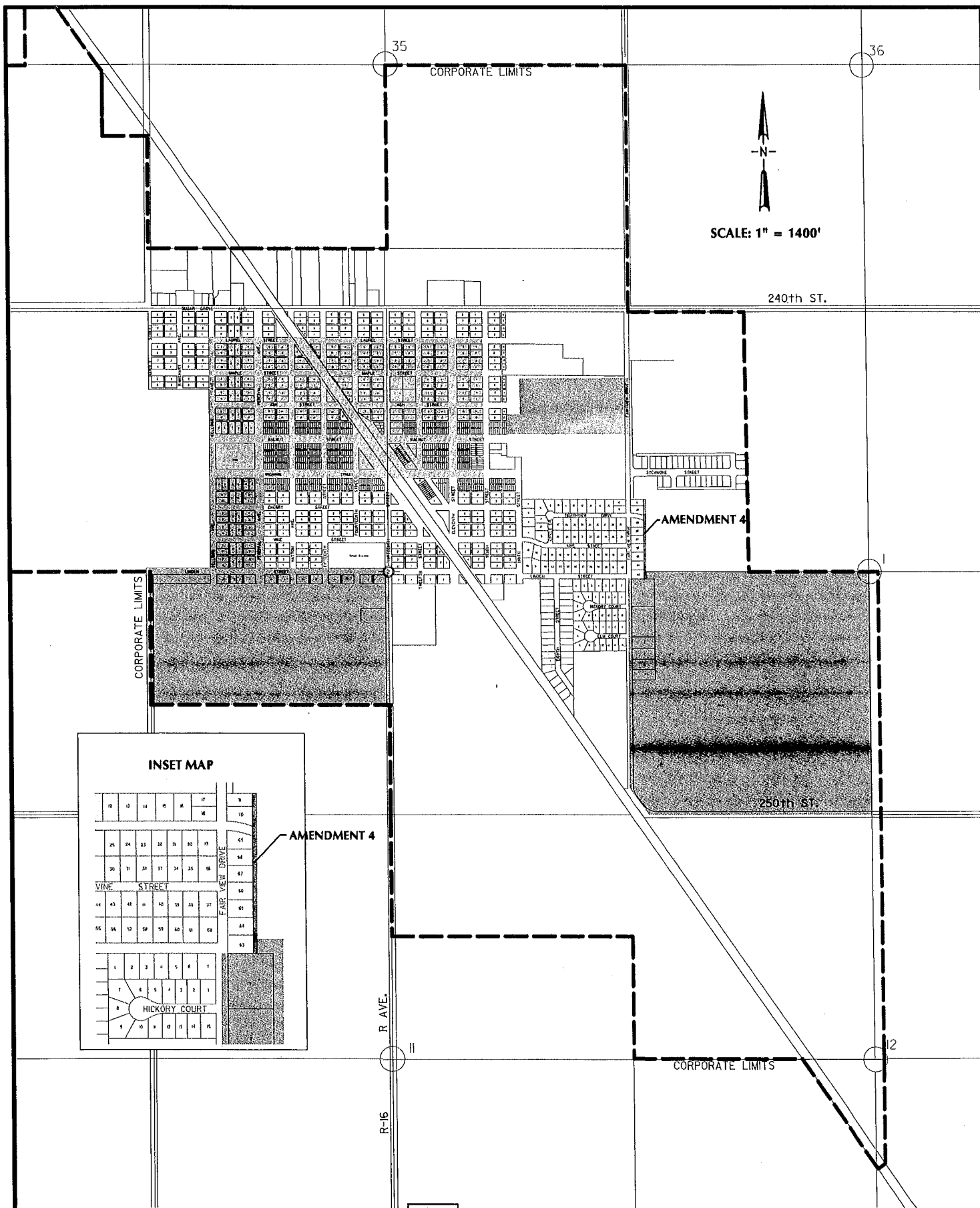
URBAN RENEWAL PLAN AMENDMENTS






This Urban Renewal Plan may be further amended from time to time for a number of reasons, including, but not limited to, adding or deleting land, adding or amending urban renewal projects, or modifying goals or types of renewal activities.

The City Council may amend this Plan in accordance with applicable State law.

EXHIBIT A

MAP OF URBAN RENEWAL AREA



-  ORIGINAL AREA (1992)
-  AMENDMENT 1 (1993)
-  AMENDMENT 2 (2000)
-  AMENDMENT 3 (2009)
-  AMENDMENT 4 (2014)



VEENSTRA & KIMM, INC.

DECEMBER 11, 2013

URBAN RENEWAL AREA DALLAS CENTER, IOWA

EXHIBIT A



REPORT OF CONSULTATION MEETING
ON THE PROPOSED AMENDMENT NO. 5
TO THE DALLAS CENTER URBAN RENEWAL PLAN

On August 15, 2018, Notices of a Consultation among the City of Dallas Center and affected taxing entities concerning the proposed Amendment No. 5 to the Dallas Center Urban Renewal Plan were mailed by the City Clerk to the Dallas Center-Grimes Community School District, and the Dallas County Board of Supervisors.

At the scheduled time of 2 p.m. on August 24, 2018, the undersigned was present in the Dallas Center City Hall for the consultation meeting. However, no representatives of any of the taxing entities attended the consultation meeting.

Dated this 24th day of August, 2018.

Michael A. Kidd, Mayor

ATTEST:

Cindy Riesselman, City Clerk

CITY HALL

1502 Walnut St, PO Box 396, Dallas Center, Iowa 50063 | p 515.992.3725 | f 515.992.3764 | cityhall@dallascenter.com
dallascenter.com

RESOLUTION NO. 2018-37

A RESOLUTION PROPOSING TO DISPOSE OF AND SELL A PARCEL OF REAL ESTATE LOCATED IN AND OWNED BY THE CITY OF DALLAS CENTER, IOWA, AT 204 15TH STREET, AND SETTING A PUBLIC HEARING THEREON.

WHEREAS, the City of Dallas Center obtained title to the following described parcel of real estate in Dallas Center, Dallas County, Iowa:

Lot 7 in Block 59 in the Town, now City, of Dallas Center, Dallas County, Iowa,

by virtue of a Certificate of Change of Title issued by the Clerk of the Dallas County, Iowa, District Court, which Certificate was filed in the office of the Dallas County, Iowa, Recorder on December 5, 2017, in Book 2017 at Page 23784, and which Certificate was directed to be issued by an Order of the Iowa District Court for Dallas County entered on December 5, 2017, in Case No. EQCV 040707; and

WHEREAS, which parcel of real estate is locally known as 204 15th Street; and

WHEREAS, the Council has determined that the foregoing described parcel of real estate should be disposed of, sold, and conveyed by the City, and returned to the tax rolls; and

WHEREAS, the City has initiated efforts for the sale of said parcel of real estate, and pursuant to the provisions of Section 364.7 of the Code of Iowa, the Council proposes to sell the above-described parcel of real estate once the terms of a sale and purchase can be agreed upon.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS CENTER, IOWA, the following proposal will be considered by the Council at a Public Hearing at 7:00 p.m. on October 9, 2018:

That the City Council of the City of Dallas Center, Iowa, sell and convey the following described real estate:

Lot 7 in Block 59 in the Town, now City of Dallas Center, Dallas County, Iowa,

which property is located at 204 15th Street, Dallas Center, Iowa, and that upon agreeing upon terms with a purchaser the Deed of Conveyance from the City of Dallas Center shall be by Warranty Deed.

BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS CENTER, IOWA, that the Council will make a final determination on the foregoing proposal to sell the parcel of real estate following the Public Hearing at 7:00 p.m. on October 9, 2018, at the Dallas Center City Hall (American Legion Hall) at 1502 Walnut Street, Dallas Center, Iowa.

IT IS FURTHER RESOLVED that upon such final determination the Council will then consider any and all offers received to purchase the parcel of real estate, and may enter into negotiations to reach a final agreement with a purchaser.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Dallas Center, Iowa, on this 11th day of September, 2018.

Michael A. Kidd, Mayor

ATTEST:

Cindy Riesselman, City Clerk