

AGENDA
Dallas Center City Council
November 13, 2018 –7:00 pm – Legion Hall

PUBLIC HEARING – approving amendment to the Zoning Code adding the sales and fabrication of cabinets as permitted uses in the C-1 Zoning District

PUBLIC HEARING – on the proposed vacation of a portion Cherry Street West of 11th Street

PUBLIC HEARING – on Plans and Specifications, Proposed Form of Contract and Estimate of Cost for construction of the Water Treatment Plant Backwash Improvements Project

1. Pledge of Allegiance
2. Roll call
3. Action to approve agenda
4. Action to approve consent agenda
 - a. Approve minutes of October 9th regular meeting and October 31st special meetings
 - b. October Treasurer's Report
 - c. October Law Enforcement, Fire/Rescue, Compliance and Water Reports
 - d. Approve invoices for payment (review committee Kluss and Pion)
 - e. Approve Mayor's reappointment of Amy Jarnagin to the Parks and Recreation Board (term expires December 31, 2021)
 - f. Approve Mayor's reappointment of Bob King to the Parks and Recreation Board (term expires December 31, 2021)
 - g. Approve Mayor's reappointment of Mary Werch to the Parks and Recreation Board (term expires December 31, 2021)
 - h. Approve Council's appointment of Brett Van De Pol to fill CJ Lane's vacancy on the Board of Adjustment, term expires October 1, 2021
5. 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.]
6. Robert Haxton – the Council agenda should list the name of the person being nominated to fill a city board or commission
7. Greater Dallas County Development Alliance annual report
8. Girl Scouts – discussion and action on the placement of a blessing box
9. Discussion and review of proposed 701 Hickory Court agreement regarding waiver to easement restriction and related matters
10. Plan and Zoning Commission
 - a. Report from Commission
 - b. Action to approve Ordinance No. 527 – amending the Zoning Code to add sales and fabrication of cabinets as a permitted use in the C-1 Traditional Central Business District, first reading
 - c. Action to approve Ordinance No 528 – providing for the vacation of a portion of Cherry Street West of 11th Street, first reading
11. Vacated Portion of Cherry Street
 - a. Discussion and action on sale price
 - b. Action on Resolution 2018-42 – proposing to dispose of and sell the vacated portion of Cherry Street west of 11th Street (subject to easements) and setting a public hearing thereon for 7 p.m. on December 11, 2018

12. Public Works Report
13. Southwest Stormwater Drainage Improvements – Phase 1
 - a. Engineer's Report
 - b. Approve Change Order No. 8 – Progressive Structures, LLC – increase of \$2,500
 - c. Approve Partial Payment Estimate No. 16 (including early retainage release request) – Progressive Structures, LLC - \$ 17,500
 - d. Action on Resolution 2018-43 – accepting the Southwest Stormwater Drainage Improvements – Phase 1
 - e. Action authorizing the Mayor to sign the Certificate of Completion
14. Water Treatment Plant Backwash Improvements Project
 - a. Engineer's Report
 - b. Action on Resolution 2018-50 – adopting plans, specifications, form of contract and estimate of costs
 - c. Consideration of construction bids
 - d. Action on Resolution 2018-51 – making award of construction contract(s)
 - e. Action on Resolution 2018-52 – approving construction contract(s) and bond(s) [subject to approval of the City Attorney]
15. Wastewater Treatment Plant – Engineer's Report
16. Engineer's Report – other matters
17. \$900,000 Water Revenue Capital Loan Note, Series 2008 - action to approve Resolution 2018-44 – approving and authorizing Amendment to Loan and Disbursement Agreement by and between the City of Dallas Center and the Iowa Finance Authority, and authorizing and providing for the reissuance of the \$900,000 Water Revenue Capital Loan Note, Series 2008, (reducing interest rate from 3.3% to 1.75%)
18. Shelly Cory-Shivvers – discussion and possible action to approve Pelds Engineering Company's proposal for a conceptual design on library remodel/addition in an amount not to exceed \$13,000 (which will require a budget amendment to the Burnett Library line)
19. Action to approve Ordinance No. 525 – amending Chapter 160 of the Code of Ordinances by modifying the reference to the Flood Insurance Rate Map, second reading
20. Action to approve Ordinance No. 526 - increasing the sewer rate charged by the city effective December 16, 2018, second reading
21. Action to approve Resolution 2018-45 – approving the form of the amended Section 125 Cafeteria Plan (last approved by Resolution 2017-40)
22. Annual TIF Report
 - a. Review annual report
 - b. Action on Resolution 2018-46 – incurring TIF indebtedness
 - c. Action on Resolution 2018-47 – authorizing reimbursement of TIF expenses from the TIF Fund to the General Fund
 - d. Action to establish TIF revenue request for FY 2019-2020
 - e. Action to approve Resolution 2018-48 – approving 2018 annual report to the State of Iowa
23. Action on Resolution 2018-53 – approving Revised and Amended 28E Agreement between the City and Dallas County to establish sewer rates for County Facilities connected to the City's low pressure sewer system
24. Economic Authority Walk Around
 - a. Report on the walk around
 - b. Possible action on Catalyst Remediation Grant pre-application
25. Action on Resolution 2018-49 – approving FY 2019 budgeted fund transfers

- 26. Financial update
 - a. Investment interest rate increase
- 27. Council reports
- 28. Mayor's report
 - a. Reminder of budget strategy session-Tuesday, November 27th at 6:30 pm.
- 29. Adjournment

Cindy Riesselman, City Clerk

Claims

Access Systems Leasing	Nov Lease	\$409.36
Acco Unlimited Corp	Supplies	\$285.00
Ventilation Services Of	Oct Serv	\$1,136.00
Aetna Behavioral Health, Llc	Eap	\$25.20
Agsource Cooperative Svcs	Tests	\$661.00
Baker & Taylor Co.	Books	\$1,078.70
Mmit Business Solutions Group	Nov Lease	\$99.93
Bay Bridge Administrators	Insurance	\$100.42
Brown, Fagen & Rouse	Nov Serv	\$2,272.00
Capital City Equipment Co	Repairs	\$212.95
Center Point Large Print	Books	\$75.31
Centurylink	Nov Serv	\$532.37
Centurylink	Oct Serv	\$30.63
Dallas County Local Housing Trust	Local Housing Trust	\$1,734.00
Cj Cooper & Associates	Oct Serv	\$35.00
Occupational Health Centers	Oct Serv	\$88.00
Core & Main	Repairs	\$714.72
Crossroads Ag, Llc	Supplies	\$131.37
Culligan Water System	Nov Serv	\$11.95
Dallas Center Rotary	Dues	\$355.50
Dallas County Treasurer	Nov Serv	\$16,970.48
Data Technologies	Annual Fee	\$4,836.18
Delta Dental	Insurance	\$29.36
Delta Dental	Insurance	\$462.08
Digital Stew Services	Oct Serv	\$79.50
Iowa Department Of Natural Res	Permit	\$380.00
Ed Leedom	Oct Serv	\$410.65
Ed M Feld Equip. Co., Inc	Oct Serv	\$20.00
Eftps	Fed/Fica Tax	\$3,416.10
Eftps	Fed/Fica Tax	\$3,457.33
Electronic Engineering	Supplies	\$778.30
Gatehouse Media Iowa Holdings	Sept Serv	\$507.03
Gis Benefits	Insurance	\$39.88
Gis Benefits	Insurance	\$26.40

Hawkeye Truck Equipment	Repairs	\$51.75
Heartland Co-Op	Oct Serv	\$1,037.71
Hotsy Cleaning Systems	Supplies	\$210.00
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
Ieda Foundation	Oct Serv	\$300.00
Iowa Native Trees & Shrubs	Trees	\$1,142.00
Iowa One Call	Sept Serv	\$25.20
Iowa Rural Water Assocation	Dues	\$275.00
Iowa Title Company	204 15th St Abstract	\$1,200.00
Ipers	Ipers	\$0.11
Ipers	Ipers	\$4,846.49
Iron Mountain	Oct Serv	\$53.39
J-W Tree Service	Trees	\$2,800.00
Karen's Quality Cleaning	Oct Serv	\$475.00
Kempker's True Value	Repairs	\$225.28
Kimball Midwest	Supplies	\$323.30
A King's Throne, Llc	Aug Serv	\$281.25
Leaf	Copier	\$102.08
Mahon Trucking Llc	Trucking	\$180.00
Mercy College Health Sciences	Training	\$10.00
Menards	Repairs	\$428.54
Micromarking Llc	Audio Books	\$59.99
Midamerican Energy	Oct Serv	\$4,370.59
Moss Bros, Inc	Repairs	\$50.83
Municipal Emergency Services	Supplies	\$53.31
Municipal Supply Inc	Supplies	\$276.30
Napa Auto Parts	Repairs	\$1,238.31
Nationwide Retirement Sol	Deferred Comp	\$200.00
Northway Well And Pump	Repairs	\$5,840.00
O'halloran International, Inc.	Repairs	\$3,645.85
Office Depot	Supplies	\$95.76
Otis Elevator Company	Annual Serv	\$1,521.22
Perennial Gardens, Inc	Trees	\$1,120.00
Petty Cash-City	Training	\$20.00
Praxair Distribution	Oct Serv	\$28.45
Progressive Structures, Llc	Sw Stormwater	\$17,500.00
Quick Oil Co	Supplies	\$383.21
Rhinehart Excavating, Inc	Supplies	\$848.31
Cindy Riesselman	Training	\$94.83

Treasurer - State Of Iowa	Sales Tax	\$814.63
Treasurer - State Of Iowa	Wet Tax	\$1,951.05
April Scrivner	Training	\$32.70
Smith Tire	Repairs	\$104.94
South Dallas County Landfill	Annual Fee	\$2,195.00
Sprayer Specialties, Inc	Repairs	\$399.64
State Library Of Iowa	Supplies	\$138.20
State Of Iowa Elevator Safety	Annual Inspection	\$175.00
Kathy Steele	Training	\$21.90
Storey Kenworthy/Matt Parrott	Supplies	\$1,150.44
Strauss Safe & Lock Co.	Oct Serv	\$102.50
Trugreen And Action Pest Cntrl	Oct Serv	\$3,801.50
Unplugged Wireless	Repairs	\$468.00
Veenstra & Kimm	Oct Serv	\$2,244.45
Verizon Wireless	Oct Serv	\$120.11
Treasurer - State Of Iowa	Taxes	\$1,213.00
Wageworks, Inc	Annual Fee	\$485.00
Waste Management	Oct Serv	\$16,400.54
Waste Solutions Of Ia	Oct Serv	\$222.60
Wellmark Bcbs	Insurance	\$320.14
Wellmark Bcbs	Insurance	\$6,053.36
Wells Fargo	Books/Dvds	\$809.29
Ziegler Inc	Supplies	\$103.92
***** Report Total *****		\$132,446.38

General	\$76,178.01
Rut	\$1,995.17
T&A(Eb)	\$9,516.14
Water	\$17,541.00
Sewer	\$7,767.34
Storm District	\$19,448.72
Total By Fund	\$132,446.38

Revenues

General Total	\$317,781.41
T&A (Pd) Benevolent Total	\$0.77
T&A(Ft) Total	\$27.73
T&A(Sc) Total	\$12.47
Capital Improvement Total	\$45.00
T&A(SI) Total	\$77.32
Rut Total	\$14,547.69
T&A(Eb) Total	\$83,316.52

Emergency Levy Fund Total	\$8,437.98
Local Option Sales Tax Total	\$24,009.38
Tif Total	\$23,399.68
Burnett Project Total	\$1,045.40
T&A(Bc) Total	\$1,054.72
T&A(Burnett Cap Improve) Total	\$1,070.39
Debt Service Total	\$78,894.22
T&A(B) Total	\$14.98
T&A(Y) Total	\$13.04
Water Total	\$38,752.38
Sewer Total	\$27,087.80
Storm District Total	\$4,732.00
Total Revenue By Fund	\$624,320.88

Mayor Kidd opened a public hearing October 9, 2018 at 7:00 pm as advertised for the purpose of hearing comments on a proposal to dispose of and sell city-owned property at 204 15th Street. He asked for oral comments, there were none. He asked for written comments, there being none he declared the hearing closed at 7:01 pm.

The Dallas Center City Council met in regular session October 9, 2018 at 7:02 pm. Mayor Kidd called the meeting to order and led the pledge of allegiance. Council members present included David Bagby, Ryan Coon and Danny Beyer. Ryan Kluss and Curtis Pion were not present.

Beyer stated he would like to have Daniel Willrich to fill Jill's vacancy on Plan and Zoning Commission.

Motion by Beyer, 2nd by Bagby to approve amended agenda. Motion passed 3-0.

Motion by Beyer, 2nd by Coon to approve consent agenda [approve minutes of September 11th regular meeting and September 18th public form; September Treasurer's Report; September Law Enforcement, Fire/Rescue, Compliance and Water Reports; approve invoices for payment (review committee Beyer and Bagby); approve Casey's General Store liquor license; accept Jill Bejarno's resignation from Plan and Zoning Commission, term expires October 1, 2023; approve appointment of Daniel Willrich to fill Jill Bejarno's vacancy on the Planning and Zoning Commission, term expires October 1, 2023; approve Park and Recreation Board to apply for the Trees Please! Grant when available; approve hiring Bart Weller as a temporary fill-in public works employee at \$20/hr. effective November 1st – March 31st.] Motion passed 3-0.

Public Communications and Concerns-Julie Becker and Bob Haxton discussed their concerns.

Julie Becker discussed her concerns regarding council minutes. Riesselman made the council aware of a previous citizen's issues and how there is a precedent on how minutes have been done. Council took no action on Becker's request to include details of citizen's comments in the minutes.

Plan and Zoning Commission

Council received the report from the Commission.

Motion by Beyer, 2nd by Coon to approve Resolution 2018-39 – approving a Special Use Permit issued to Patrick and Susan Moran permitting the use of a single-family residence at 403 ½ 15th Street in the C-1 Zoning District as an Airbnb rental. Roll call all ayes, motion passed.

Receipt of request from Heartland Co-op to vacate Cherry Street west of 11th Street. Motion by Coon, 2nd by Beyer to refer matter to Plan and Zoning Commission for review and recommendation to Council. Motion passed 3-0.

Motion by Beyer, 2nd by Bagby to set public hearing on vacation of Cherry Street west of 11th Street for 7 p.m. on November 13th. Motion passed 3-0.

Brown gave history and council had a discussion on the sale price of Cherry Street in the event Council acts to vacate the street.

Sale of city-owned vacant lot at 204 15th Street

Council received and discussed two proposals to purchase the vacant lot. Potential buyers discussed their current proposals. Both buyers plan to build approximately 1400 sq. foot homes.

Motion by Coon, 2nd by Bagby to approve Resolution 2018-40 – disposing of and selling the property at 204 15th Street now belonging to the City of Dallas Center to Raymond and Joanna Karns in the amount of \$26,500 subject to variances. Roll call all ayes, motion passed.

Shelly Cory gave the library annual report.

Parks and Recreation Board

Bob King gave an update on Parks and Recreation Board's recommendation to explore the Wellmark Healthy Hometown Initiative. Motion by Coon, 2nd by Beyer to proceed with the steering committee and to join the Healthy Hometown Initiative and form the steering committee. Motion passed 3-0.

Bob King presented the ISU recommendations on long range strategic plans for the park and recreation areas. P&R board member Amy Jarnigan will be conducting a park audit.

Slaughter gave the public works report.

Veenstra gave an update on the Southwest Stormwater Drainage Improvements Phase 1 Project.

Veenstra make the council aware that the Water Treatment Plant Backwash Improvements will be split into two contracts, one water line to the four corners, and the other is the work at the water plant.

Motion by Beyer, 2nd by Coon to approve Resolution 2018-41 – ordering construction of the Water Treatment Plant Backwash Improvements, and fixing a date for hearing thereon and taking of bids therefor. Roll call all ayes, motion passed.

Veenstra gave an update on the Wastewater Treatment Plant. The DNR assigned a new project manager and the DNR has approved the anti-degradation and facility plan. We will continue with project planning and hopefully wait until next summer before we look at the market for bidding the project.

Motion by Beyer, 2nd by Bagby to approve Ordinance No. 525 – amending Chapter 160 of Code of Ordinances by modifying the reference to the Flood Insurance Rate Map, first reading (subject to approval by Iowa Department of Natural Resources). Roll call all ayes, motion passed.

Motion by Beyer, 2nd by Coon to approve Ordinance No. 526 – increasing the sewer rate charged by the City effective December 16, 2018, first reading. Roll call all ayes, motion passed.

Council set Fiscal Year 2019/2020 budget strategy discussion for Tuesday, November 27th at 6:00 pm.

Council reports-Beyer reported Homebrew Fest a large success.

Mayor's report – Kidd has been in contact with the Iowa Economic Development Authority and would like to move forward with our local economic development committee to have a downtown walk around, get some ideas and research options. Teaming with the Iowa Economic Development Authority can help connect to grant opportunities.

Meeting adjourned at 8:07 pm.

Cindy Riesselman, City Clerk

Claims

Access Systems Leasing	Oct Lease	\$248.81
Agsource Cooperative Svcs	Tests	\$535.00
Baker & Taylor Co.	Books	\$853.66
Mmit Business Solutions	Oct Lease	\$99.93
Bay Bridge Administrators	Insurance	\$100.42
Ben Bright	12 Row Trees	\$480.00
Brown, Fagen & Rouse	Oct Serv	\$2,367.00

Ced	Repairs	\$21.52
Center Point Large Print	Books	\$754.99
Centurylink	Oct Serv	\$504.61
Cintas Corporation #762	Aug/Sept Serv	\$249.76
Crossroads Ag, Llc	Supplies	\$102.00
Culligan Water System	Sept Serv	\$39.05
Dallas Center Medical	Sept Serv	\$85.00
Dallas County Treasurer	Oct Serv	\$16,970.48
Delta Dental	Insurance	\$37.38
Delta Dental	Insurance	\$489.72
Digital Stew Services	Sept Serv	\$4,275.46
Iowa Dnr	Fees	\$134.00
Ed Leedom	Sept Serv	\$315.86
Ed M Feld Equip. Co., Inc	Sept Serv	\$345.00
Eftps	Taxes	\$3,477.89
Elite Electric & Utility	Repairs	\$36.90
Emergency Apparatus Maint	Repairs	\$1,817.83
Mark Allen Fowler	Sept Serv	\$500.00
Galls, Llc	Uniforms	\$497.64
Galls, Llc	Uniforms	\$707.60
Heartland Coop	Sept Serv	\$1,665.69
Grant Township	Reimburse	\$2,597.32
Gatehouse Media	Publications	\$563.04
Gis Benefits	Insurance	\$39.88
Iowa One Call	Aug Serv	\$57.60
Ipers	Ipers	\$4,605.95
Iron Mountain	Sept Serv	\$53.39
Karen's Quality Cleaning	Sept Serv	\$475.00
Kempker's True Value	Supplies	\$64.94
Kimball Midwest	Supplies	\$69.35
Leaf	Sept Serv	\$102.08
Logan Contractors Supply	Sept Serv	\$340.68
Manatts	Sept Serv	\$2,720.00
Menards	Supplies	\$93.60
Micromarking Llc	Books	\$333.92
Midamerican Energy	Aug Serv	\$5,437.65
Midwest Breathing Air Llc	Tests	\$177.40
Moss Bros, Inc	Supplies	\$85.14
Municipal Emergency Serv	Supplies	\$53.31
Napa Auto Parts	Supplies	\$78.71
Nationwide Retirement Sol	Deferred Comp	\$200.00
Norlab, Inc	Supplies	\$143.00
O, The Oprah Magazine	Publications	\$27.97
Office Depot	Supplies	\$31.14
Dallas Center Post Office	Postage	\$1,500.00
Praxair Distribution	Sept Serv	\$29.05

Quill Corporation	Supplies	\$67.96
Rhinehart Excavating, Inc	Supplies	\$600.83
Cindy Riesselman	Training	\$40.88
Sandry Fire Supply	Repairs	\$21.60
Brian Slaughter	Supplies	\$34.99
Kathy Steele	Training	\$17.77
Storey Kenworth	Supplies	\$52.10
Usa Blue Book	Supplies	\$500.65
Veenstra & Kimm	Aug Serv	\$694.50
Verizon Wireless	Sept Serv	\$120.09
Treasurer - State Of Iowa	Taxes	\$1,194.00
Waste Management	Sept Serv	\$16,400.54
Waste Solutions Of Ia	Aug Serv	\$63.60
Wellmark Bcbs	Insurance	\$320.14
Wellmark Bcbs	Insurance	\$6,053.36
Wells Fargo	Postage/Supplies	\$981.09

***** Report Total ***** \$84,650.80

General	\$60,956.05
Rut	\$2,552.39
T&A(Eb)	\$9,497.23
Water	\$7,267.01
Sewer	\$4,378.12

Total By Fund \$84,650.80

Revenues

General Total	\$72,256.51
T&A (Pd) Benevolent	\$0.39
T&A(Ft) Total	\$14.17
T&A(Sc) Total	\$6.37
Capital Improvement	\$22.99
T&A(SI) Total	\$32.07
Rut Total	\$23,546.71
T&A(Eb) Total	\$16,262.05
Emergency Levy Fund	\$1,647.04
Local Option Sales	\$23,949.17
Tif Total	\$8,529.87
Burnett Project Total	\$54.34
T&A(Bc) Total	\$59.10
T&A(Burnett Cap Improve	\$67.11
T&A(Pd) Total	\$0.00
Debt Service Total	\$19,305.92
T&A(B) Total	\$7.66
T&A(Y) Total	\$6.66

Water Total	\$37,809.02
Sewer Total	\$27,477.65
Storm District Total	\$4,586.03
 Total Revenue By Fund	 \$235,640.83

The Dallas Center City Council gathered at Memorial Hall at 1:00 pm on October 31, 2018 for a downtown walk around with members of the Economic Development Authority. Mayor Kidd and council members David Bagby and Ryan Kluss were present. Danny Beyer, Curtis Pion and Ryan Coon were not present.

There was no quorum and no action was taken. The gathering ended at approximately 2:30 pm.

Cindy Riesselman, City Clerk

The Dallas Center City Council gathered at Memorial Hall at 5:15 pm on October 31, 2018 for a report and input on the downtown walk around. Mayor Kidd and council members David Bagby, Ryan Kluss and Curtis Pion were present. Danny Beyer and Ryan Coon were not present.

Members of the Iowa Economic Development Authority gave feedback on the walk around. Mayor Kidd left at approximately 6:15 pm and Council member Pion left at 6:26 pm. No action was taken and the gathering ended at approximately 6:30 pm.

Cindy Riesselman, City Clerk

TREASURER'S REPORT

CALENDAR 10/2018, FISCAL 4/2019

FUND	LAST REPORT ON HAND	REVENUES	EXPENSES	CHANGE IN LIABILITY	ENDING BALANCE
001 GENERAL	761,561.42	317,781.41	73,530.49	.00	1,005,812.34
011 T&A (PD) BENEVOLENT	758.40	.77	.00	.00	759.17
015 T&A(FT)	227,453.35	27.73	.00	.00	227,481.08
021 T&A(SC)	12,347.94	12.47	.00	.00	12,360.41
029 CAPITAL IMPROVEMENT	254,546.64	45.00	.00	.00	254,591.64
041 T&A(SL)	17,183.64	77.32	.00	.00	17,260.96
110 RUT	210,638.45	14,547.69	4,635.72	.00	220,550.42
112 T&A(EB)	7,787.54	83,316.52	13,380.46	.00	77,723.60
119 EMERGENCY LEVY FUND	1,781.53	8,437.98	.00	.00	10,219.51
121 LOCAL OPTION SALES TAX	47,900.18	24,009.38	.00	.00	71,909.56
125 TIF	22,329.91	23,399.68	895.58	.00	44,834.01
166 T&A(REC PROGRAM) REV	.00	.00	.00	.00	.00
167 BURNETT PROJECT	605,288.79	1,045.40	.00	.00	606,334.19
168 T&A(BC)	742,517.56	1,054.72	.00	.00	743,572.28
169 T&A(BURNETT CAP IMPROVE)	630,031.42	1,070.39	.00	.00	631,101.81
177 T&A(PD)	.00	.00	.00	.00	.00
180 REC TRAIL	.00	.00	.00	.00	.00
200 DEBT SERVICE	52,779.71	78,894.22	.00	.00	131,673.93
501 T&A(B)	14,833.76	14.98	.00	.00	14,848.74
502 T&A(Y)	12,909.90	13.04	.00	.00	12,922.94
600 WATER	525,984.82	38,752.38	14,318.14	.00	550,419.06
610 SEWER	844,825.55	27,087.80	10,938.58	.00	860,974.77
740 STORM DISTRICT	207,292.58	4,732.00	98.00	.00	211,926.58
Report Total	5,200,753.09	624,320.88	117,796.97	.00	5,707,277.00

BALANCE SHEET
CALENDAR 10/2018, FISCAL 4/2019

ACCOUNT NUMBER	ACCOUNT TITLE	MTD BALANCE	YTD BALANCE
001-000-1110	CHECKING-GENERAL	8,423.88	36,701.97
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	.00	.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)	.00	.00
119-000-1110	CHECKING-EMERG LEVY	.00	.00
121-000-1110	CHECKING-LOST	23,936.80-	.00
125-000-1110	CHECKING-TIF	.00	.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	.00	.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	6,108.32-	12,756.39
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	2,935.01-	12,735.50
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	6,573.55-	6,243.69
	CHECKING TOTAL	31,129.80-	68,437.55
001-000-1120	PETTY CASH	.00	100.00
	PETTY CASH TOTAL	.00	100.00
001-000-1160	SAVINGS-GENERAL	235,827.04	669,010.37
011-000-1160	SAVINGS-T&A(PD) BENEVOLENT	.77	759.17
015-000-1160	SAVINGS-T&A(FT)	27.73	27,481.08
021-000-1160	SAVINGS-T&A(SC)	12.47	12,360.41

BALANCE SHEET

CALENDAR 10/2018, FISCAL 4/2019

ACCOUNT NUMBER	ACCOUNT TITLE	MTD BALANCE	YTD BALANCE
029-000-1160	SAVINGS-DEPR POLICE	6.23	6,174.94
029-000-1161	SAVINGS-DEPR NON RUT EQUIP	2.35	2,329.74
029-000-1162	SAVINGS-DEPR PARK	7.48	7,408.76
029-000-1163	SAVINGS-DEPR SWIM POOL	28.63	28,367.95
029-000-1164	SAVINGS-DEPR P/W BLDG	.31	310.25
041-000-1160	SAVINGS-T&A(SL)	77.32	17,260.96
110-000-1160	SAVINGS-RUT	9,911.97	146,369.59
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)	69,936.06	77,723.60
119-000-1160	SAVINGS-EMERG LEVY	8,437.98	10,219.51
121-000-1160	SAVINGS-LOST	47,946.18	71,909.56
125-000-1160	SAVINGS-TIF	22,504.10	44,834.01
166-000-1160	SAVINGS-T&A(REC PROGRAM)	.00	.00
167-000-1160	SAVINGS-T&A(BURNETT REC)	1,045.40	106,334.19
168-000-1160	SAVINGS-T&A(BURNETT LIBRARY)	1,054.72	115,572.28
169-000-1160	SAVINGS-T&A(BURNETT CAP IMP)	1,070.39	131,101.81
177-000-1160	SAVINGS-T&A(PD)FORFEITURE	.00	.00
180-000-1160	SAVINGS-REC TRAIL	.00	.00
200-000-1160	SAVINGS-DEBT SERV	78,894.22	131,673.93
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)	14.98	14,848.74
502-000-1160	SAVINGS-T&A(Y)	13.04	12,922.94
600-000-1160	SAVINGS-WATER	25,748.11	432,505.53
600-000-1161	SAVINGS-WATER SINKING	4,794.45	28,415.58
600-000-1162	SAVINGS-T&A(M)	.00	4,053.88
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	15,368.90	424,811.20
610-000-1161	SAVINGS-SEWER SINKING	3,715.33	26,849.48
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	11,207.55	205,682.89
		-----	-----
	SAVINGS TOTAL	537,653.71	2,930,739.45
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 10/2018, FISCAL 4/2019

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	506,523.91	5,707,277.00
		=====	=====



October Dallas Center Cal



DATE/TIME	INCIDENT	LOCATION
2018-10-01 09:56:3	MEDICAL TRANSPORT	507 14TH ST, DALLAS CENTER
2018-10-01 10:05:3	CIVIL DISPUTE	129 LAKE SHORE DR, DALLAS CENTER
2018-10-01 18:25:2	911 HANGUP	SUGAR GROVE AVE / 15TH ST, DALLAS CENTER
2018-10-01 18:25:2	911 HANGUP	QUINLAN AVE , SUGAR GROVE AVE, DALLAS CENTER
2018-10-01 21:59:2	EXTRA PATROL	527 SYCAMORE ST, DALLAS CENTER
2018-10-02 21:09:2	MOTORIST ASSIST	2700 240TH ST, DALLAS CENTER
2018-10-03 15:41:0	TRAFFIC STOP	2500 240TH ST, DALLAS CENTER
2018-10-03 20:42:0	ALARM	1205 13TH ST, DALLAS CENTER
2018-10-03 21:03:4	CIVIL DISPUTE	523 SYCAMORE ST, DALLAS CENTER
2018-10-04 10:23:1	SUSPICIOUS	1502 WALNUT ST, DALLAS CENTER
2018-10-04 23:48:3	MEDICAL/AMBULANCE TRIP	1704 ASH ST, DALLAS CENTER
2018-10-05 15:07:4	911 MISDIAL	KELLOGG AVE / SUGAR GROVE AVE, DALLAS CENTER
2018-10-06 20:57:3	PROPERTY REPORT	1507 SYCAMORE ST, DALLAS CENTER
2018-10-06 21:46:1	DOMESTIC	1800 LINDEN ST, Apt. 1, DALLAS CENTER
2018-10-06 21:53:3	DISTURBANCE	1507 SYCAMORE ST, DALLAS CENTER
2018-10-07 07:21:5	CIVIL DISPUTE	1507 SYCAMORE ST, DALLAS CENTER
2018-10-07 12:33:1	DEATH INVESTIGATION	1204 LINDEN ST, DALLAS CENTER
2018-10-07 20:50:0	FOLLOW UP INVESTIGATION	1800 LINDEN ST, DALLAS CENTER
2018-10-08 06:29:5	THEFT OF MOTOR VEHICLE	125 LAKE SHORE DR, DALLAS CENTER
2018-10-08 10:39:0	JUVENILE PROBLEM	1301 8TH ST, DALLAS CENTER
2018-10-09 05:55:3	MEDICAL/AMBULANCE TRIP	1107 SUGAR GROVE AVE, Apt. 3, DALLAS CENTER
2018-10-09 11:10:5	SUSPICIOUS	1308 WALNUT ST, DALLAS CENTER
2018-10-10 13:24:5	CIVIL PAPER	1706 LINDEN ST, DALLAS CENTER
2018-10-10 15:02:4	MEDICAL TRANSPORT	507 14TH ST, DALLAS CENTER
2018-10-11 09:27:5	MEDICAL TRANSPORT	507 14TH ST, DALLAS CENTER
2018-10-11 09:28:1	SPECIAL ASSIGNMENT	1205 13TH ST, DALLAS CENTER
2018-10-11 11:22:4	CIVIL PAPER	129 LAKE SHORE DR, DALLAS CENTER
2018-10-11 13:55:0	VIOLATION OF PROTECTION ORDER	1202 SUGAR GROVE AVE, DALLAS CENTER
2018-10-11 15:32:0	TRAFFIC STOP	2500 240TH ST, DALLAS CENTER
2018-10-11 18:55:5	TRAFFIC STOP	2500 240TH ST, DALLAS CENTER
2018-10-12 05:44:5	ALARM	1400 VINE ST, DALLAS CENTER
2018-10-12 07:08:3	MEDICAL/AMBULANCE TRIP	1107 SUGAR GROVE AVE, Apt. 3, DALLAS CENTER
2018-10-12 09:44:2	INFORMATION	125 LAKE SHORE DR, DALLAS CENTER
2018-10-12 15:45:1	FORGERY/FRAUD	506 9TH ST, DALLAS CENTER
2018-10-12 17:25:1	ALARM	1502 WALNUT ST, DALLAS CENTER
2018-10-12 20:08:3	TRAFFIC STOP	2500 240TH ST, DALLAS CENTER
2018-10-12 20:24:1	TRAFFIC STOP	13TH ST / LINDEN ST,
2018-10-12 22:23:0	TRAFFIC STOP	15TH ST / WALNUT ST,
2018-10-14 00:32:4	TRAFFIC STOP	2500 240TH ST, DALLAS CENTER
2018-10-14 15:18:3	CIVIL DISPUTE	523 SYCAMORE ST, DALLAS CENTER
2018-10-15 08:12:5	JUVENILE PROBLEM	1301 8TH ST, DALLAS CENTER
2018-10-16 09:18:3	RETURN PHONE CALL	1400 VINE ST, DALLAS CENTER
2018-10-16 13:34:3	CIVIL PAPER	1800 LINDEN ST, Apt. 1, DALLAS CENTER
2018-10-16 20:41:0	SUSPICIOUS	1806 LINDEN ST, Apt. 12, DALLAS CENTER
2018-10-17 16:11:5	MEDICAL TRANSPORT	1204 LINDEN ST, Apt. 7, DALLAS CENTER
2018-10-18 13:31:0	TRAFFIC HAZARD	SUGAR GROVE AVE / 15TH ST,
2018-10-18 14:03:5	VEHICLE UNLOCK	1204 LINDEN ST, DALLAS CENTER
2018-10-19 07:01:4	SUSPICIOUS	705 14TH ST, DALLAS CENTER

2018-10-20 17:10:3	WELFARE CHECK	1706 LINDEN ST, DALLAS CENTER
2018-10-20 18:50:0	STRUCTURE FIRE	810 SUGAR GROVE AVE, DALLAS CENTER
2018-10-21 14:40:0	VIOLATION OF PROTECTION ORDER	1221 MAPLE ST, DALLAS CENTER
2018-10-21 17:48:3	TRAFFIC STOP	2400 240TH ST, DALLAS CENTER
2018-10-22 02:37:1	MEDICAL/AMBULANCE TRIP	204 PERCIVAL AVE, DALLAS CENTER
2018-10-22 15:09:0	MVC-PI	1202 SUGAR GROVE AVE, DALLAS CENTER
2018-10-22 16:23:3	THEFT	1204 LINDEN ST, Apt. 96, DALLAS CENTER
2018-10-22 21:04:5	ALARM	1400 VINE ST, DALLAS CENTER
2018-10-22 23:46:3	SUSPICIOUS	1405 WALNUT ST, DALLAS CENTER
2018-10-23 10:39:5	TRAFFIC HAZARD	2400 240TH ST, DALLAS CENTER
2018-10-23 15:40:5	SUSPICIOUS	1706 LINDEN ST, DALLAS CENTER
2018-10-23 15:45:0	MVC-PD	1202 SUGAR GROVE AVE, DALLAS CENTER
2018-10-23 17:12:5	CIVIL DISPUTE	704 NORTHVIEW DR, DALLAS CENTER
2018-10-23 19:09:2	CIVIL DISPUTE	704 NORTHVIEW DR, DALLAS CENTER
2018-10-23 19:33:0	WELFARE CHECK	1107 SUGAR GROVE AVE, Apt. 3, DALLAS CENTER
2018-10-24 02:13:0	ANIMAL CONTROL	13TH ST / MAPLE ST, DALLAS CENTER
2018-10-24 09:23:2	FORGERY/FRAUD	1107 SUGAR GROVE AVE, Apt. 10, DALLAS CENTER
2018-10-24 16:47:5	MEDICAL/AMBULANCE TRIP	1107 SUGAR GROVE AVE, Apt. 10, DALLAS CENTER
2018-10-24 21:23:3	TRAFFIC STOP	2500 240TH ST, DALLAS CENTER
2018-10-25 13:44:1	HARASSMENT/THREATS	1308 WALNUT ST, DALLAS CENTER
2018-10-25 14:35:1	EXTRA WATCH	1005 8TH ST, DALLAS CENTER
2018-10-26 22:35:1	HARASSMENT/THREATS	1800 LINDEN ST, Apt. 1, DALLAS CENTER
2018-10-26 23:04:1	TRAFFIC STOP	27000 240TH ST, DALLAS CENTER
2018-10-27 14:20:5	MEDICAL/AMBULANCE TRIP	1207 8TH ST, DALLAS CENTER
2018-10-27 14:20:5	BROADCAST	1202 SUGAR GROVE AVE, DALLAS CENTER
2018-10-27 15:00:4	INFORMATION	1502 WALNUT ST, DALLAS CENTER
2018-10-27 17:32:2	RETURN PHONE CALL	1706 LINDEN ST, DALLAS CENTER
2018-10-27 18:19:0	FOLLOW UP INVESTIGATION	1706 LINDEN ST, DALLAS CENTER
2018-10-27 19:21:5	TRAFFIC COMPLAINT	807 HATTON AVE, DALLAS CENTER
2018-10-29 09:22:3	SUSPICIOUS	201 PERCIVAL AVE, DALLAS CENTER
2018-10-29 11:08:3	CIVIL PAPER	801 PERCIVAL AVE, DALLAS CENTER
2018-10-29 15:28:4	MVC-PD	1204 LINDEN ST, DALLAS CENTER
2018-10-29 17:18:0	TRAFFIC STOP	KELLOGG AVE / SUGAR GROVE AVE, DALLAS CENTER
2018-10-29 23:35:4	RETURN PHONE CALL	1500 WALNUT ST, DALLAS CENTER
2018-10-30 09:19:1	EXTRA WATCH	1001 WALNUT ST, DALLAS CENTER
2018-10-30 11:29:4	SPECIAL ASSIGNMENT	1205 13TH ST, DALLAS CENTER
2018-10-30 14:52:0	MEDICAL ALARM	203 13TH ST, DALLAS CENTER
2018-10-30 22:25:5	SUSPICIOUS	1800 LINDEN ST, DALLAS CENTER
2018-10-31 07:43:4	JUVENILE PROBLEM	1301 8TH ST, DALLAS CENTER
2018-10-31 08:31:3	EXTRA WATCH	1501 LINDEN ST, DALLAS CENTER
2018-10-31 11:17:4	CIVIL DISPUTE	523 SYCAMORE ST, DALLAS CENTER
2018-10-31 14:40:3	WARRANT CHECK	104 14TH ST, DALLAS CENTER
2018-10-31 18:38:3	CIVIL DISPUTE	523 SYCAMORE ST, DALLAS CENTER
2018-10-31 18:45:1	WELFARE CHECK	801 PERCIVAL AVE, DALLAS CENTER
2018-10-31 19:04:3	INFORMATION	707 PERCIVAL AVE, DALLAS CENTER
2018-10-31 19:47:3	DOMESTIC	523 SYCAMORE ST, DALLAS CENTER
Grand Total	94	189 by Patrol Deputies, 319 by Assigned Deputies, total 508 hours, 320 required.

OCTOBER 2018 CODE ENFORCEMENT REPORT

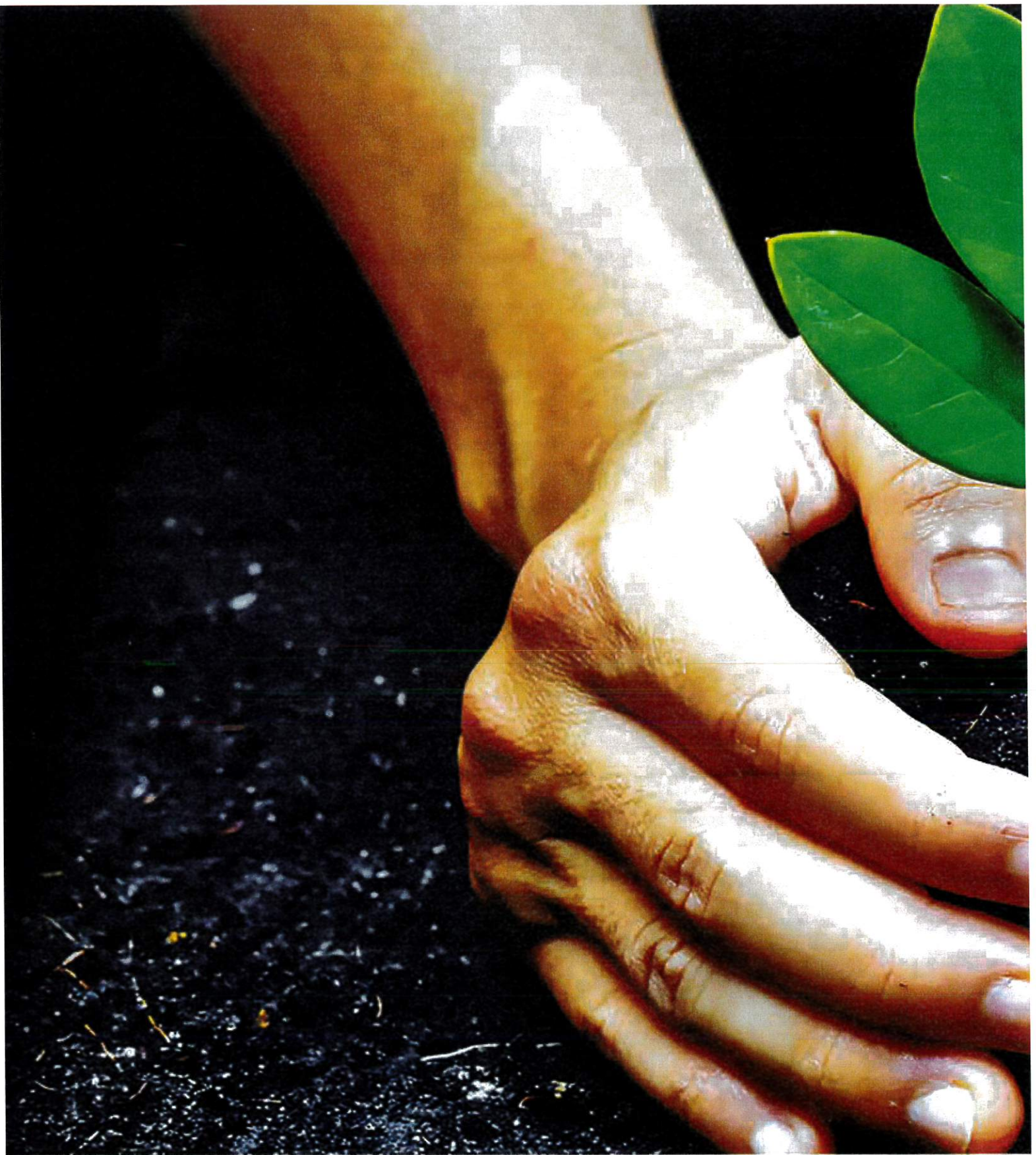
DALLAS CENTER

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	
2018-112	1205 Laurel	Junk	8/14/2018	8/29/2018 10/4/18	Advisory /9/17/18 Certified	10/10/2018
2018-117	1602 Linden	Junk	8/21/2018	11/1/18	Card/ 10/17/18 Advisory	
2018-121	1305 Vine	Junk	8/27/2018	9/5/2018 10/24/18	M 10/10/18 Card	10/31/2018
2018-123	701/703 Percival	Grass	9/3/2018	9/11/2018	Advisory	10/10/2018
2018-127	1002 Vine	Vehicle	9/10/2018	9/17/2018 11/1/18	card/ 10/17/18 Advisory	10/29/2018
2018-128	105-11	Junk R.O.W.	9/17/2018	10/4/2018	M	10/10/2018
2018-129	1706 Ash	Junk R.O.W.	10/10/2018	10/24/2018	M 10/10/18 Card	10/17/2018
2018-130	1200 Ash	F.Y.P.	9/17/2018	10/4/2018	Flyer	10/10/2018

20118-131	801 Percival	F.Y.P.	9/17/2018	10/4/2018	Flyer	10/10/2018
20118-132	400-13	Vehicle	10/10/2018	10/16/2018 11/1/18	Card/ 10/17/18 Advisory	
20118-133	1701 Ash	Junk R.O.W.	10/10/2018	10/16/2018	M	10/31/2018
20118-134	1703 Walnut	Junk Alley	10/10/2018	10/16/2018 11/1/18	Card/ 10/17/18 Advisory	10/29/2018
20118-135	1706 Linden	Junk R.O.W.	10/10/2018	10/16/2018	M	
20118-136	604-14	Junk Driveway	10/10/2018	10/16/2018	M	
20118-137	904 Vine	Junk	10/17/2018	10/24/2018	M	10/31/2018
20118-138	1003 Walnut	F.Y.P.	10/17/2017	10/24/2018	M	10/31/2018
2018-139	1302 Sycamore	Vehicle	10/23/2018	11/8/2018	Advisory	
2018-140	1301 Maple	Junk R.O.W.	10/23/2018	10/30/2018	M	10/29/2018
2018-141	1200 Ash	F.Y.P.	10/29/2018	11/5/2018	Flyer	
2018-142	300 Percival	R.O.W. Junk	10/29/2018	11/5/2018	M	
2018-143	1607 Laurel	F.Y.P.	10/29/2018	11/5/2018	Flyer	

Monthly Water Report

Date	Oct-18																
	Water Plant																
	Total Gal.>	4,124,400	Max	153,600	Min	100,000	Avg	133,000	Gpm	258							
	Total Hrs.>	267.8	Max	11.85	Min	6.3	Avg	8.6									
	Last Month.>	3,868,700	Max	209,300	Min	45,200	Avg	129,000	Gpm	255							
	Last Year.>	4,062,800	Max	197,700	Min	100,700	Avg	131,100	Gpm	262							
	Lbs.of Chlorine	604	Lbs of Fluoride	28	Gallons of salt brine	5,139											
	Chlorine.Mg/l	0.57	Fluoride.Mg/l	0.4	Hardness. Mg/l	95	Iron. Mg/l	0.01	Nitrate.Mg/l								
	Well																
	Date	10/30/2018															
		S	R	DD	Gpm	S	R	DD	Gpm	S	R	DD	Gpm	S	R	DD	Gpm
	Well # 7	40	20	20	150												
	Well # 8	35	27	8	100												
	Well # 9	35	28	7	100												
	Well # 10	30	14	16	140												
	Test Well																
	Water Meters	New Installs				Read In											
		Replace Meter				Read Out											
		Replace Radio Read				Shut off For nonpayment											
		Repair															
	Fire Hydrants	New Install				Flush Hyd	13	Repair Hyd									
	Water Plant	10/9/2018 - Backwashed filters 1-2-3															
	Water Tower																
	Reservoir																
	Dist. System	Flushed deadend hydrants															
	Wells	10/17/2018 - Northway Well cleaned Well 7															
		10/30/2018 - Tested wells 7-8-9-10 no issues found															
	Other																



GREATER DALLAS COUNTY DEVELOPMENT ALLIANCE

"GROWING YOUR SUSTAINABLE FUTURE"

Prepared by Jeremy Voss and Greater Dallas County Development Alliance



CELEBRATING 1988-2018
30
YEARS



Greater Dallas County
Development Alliance
ANNUAL REPORT 2017-2018



Celebrating 30 years of service to Dallas County

I have had the privilege of serving as the Executive Director to Dallas County Development, Inc. since May, 1998 and be a part of the growth and changes that have occurred in Dallas County. It has been very rewarding to guide projects that have resulted in the creation of wealth for both Dallas County citizens and communities.

Over the past 31 years Greater Dallas County Development Alliance (dba) has created many service delivery programs, including housing, tourism, community development, and traditional business to business development. The agency has been a partner in the creation of the housing trust fund, the Dallas County tourism group and refocused back to core development of business to business and community assistance. The agency's

approach changed several times to meet customer demand. Through nimble visioning, the agency has become the "leader in the State of Iowa in innovation and leadership" (Debi Durham, Executive Director Iowa Economic Development Authority.) Guidance has been under the purview of the Alliance's board of directors and expertise of the professional staff.

Thank you for being a part of helping Dallas County grow!

Linda Wunsch
Executive Director
GDCDA



MISSION STATEMENT

Our mission is to create positive impacts on economic, social and environmental aspects of the Dallas County Iowa region by working closely with our local communities, businesses and partners to enhance community attributes, retain and expand local business and foster new business investments.

PURPOSE OF REPORT

The Greater Dallas County Development Alliance prepared this annual report to showcase the organization's activities and accomplishments during the 2017-2018 year. The report is also intended to be an economic development marketing piece for Dallas County as it features the achievements of local companies, entrepreneurs, and key partners.

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Page 9	30 Years by the Numbers
Page 10	2017-2018 by the Numbers

Dear Alliance Stakeholders;

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

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

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

Thank you for your support

Brad Long
President-GDCDA



THEN & NOW

In the first 3 years of our organization, Dallas County Development, assisted in less than \$500,000 of capital investment.



29,755: Dallas County's population in 1987-1988

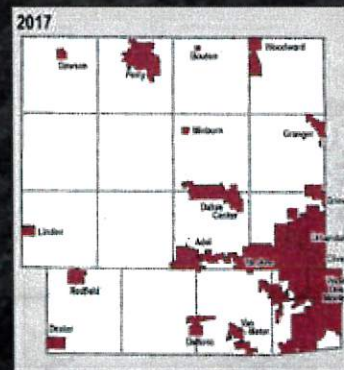
In the last 3 years of our organization, GDCDA, has assisted in nearly \$3 Billion in new investment.



87,235: Dallas County's population now

POPULATION

INCORPORATED LAND



TECHNOLOGY

Microsoft Windows, Excel, and Works all debut

Microsoft Windows 10 launches. Their products now include software, hardware, consumer electronics, social networking services...

DEVELOPMENT CONCERNS

DCD's first newsletter addresses the lack of available industrial buildings

An agenda item from the August 2018 meeting of GDCDA addresses the lack of available industrial buildings



REAT LEADERSHIP

REAT TEAM

REAT RESULTS

BOARD OF DIRECTORS

American Trust Bank
Aureon
Bluestone
Dallas County BoS
DMACC
DuPontPioneer
Hubbell Realty
Impact 7G
Knapp Pro perties
Hy-Line International

Iowa Health Systems
PEDI
KW Commercial
McClure Engineering
West Bank
Neumann Brother
Percival Scientific
Raccoon Valley Bank
Rasmussen Group
Roth Products

Septagon Construction
The Samuels Group
Microsoft
MidAmerican Energy Company
mi-fiber.net
Minburn Communications
West Grand Business Park
Signature Real Estate
Services

EXECUTIVE COMMITTEE

OFFICERS
Brad Long - President
Clyde Evans - Past President
Alex Broderick - Secretary

VICE PRESIDENTS
Ted Brackett Alex Broderick
Deb Calvert Mark Hanson
Deb Lucht Wayne McKinney
Ryan Peterson

DEVELOPMENT TEAM

Linda Wunsch
CEcD, EDFP, LEED AP
Executive Director

Julie Johnson
LEED AP
Project Manager

Jeremy Voss
MBA
Project Manager

Katleen Olson
Office Manager

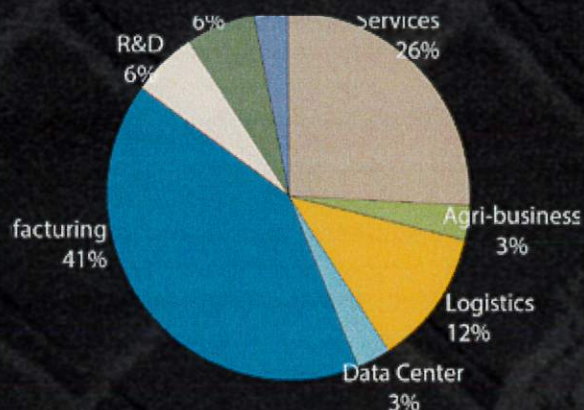
COMMUNITY ALLIES

City of Adel
City of Dawson
City of Minburn
City of Woodward

City of Bouton
City of DeSoto
City of Perry
City of Van Meter

City of Dexter
City of Redfield
City of Dallas Center
City of West Des Moines

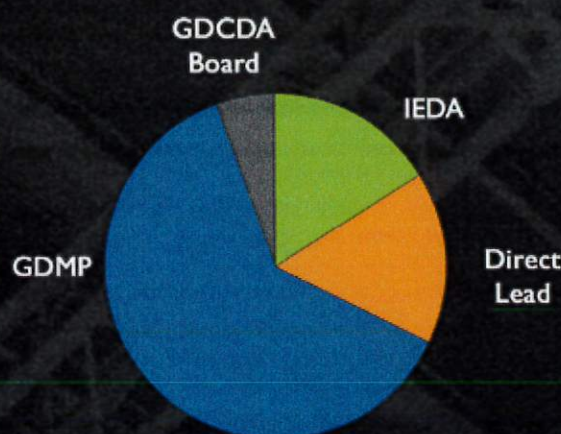
B A BUSINESS ATTRACTION



Leads by Industry

2017-2018
GREATER DALLAS COUNTY
DEVELOPMENT ALLIANCE
BUSINESS ATTRACTION EFFORTS:

37 NEW LEADS
11 LANDED PROJECTS
52 TOTAL ACTIVE PROSPECTS



Source of Leads

Wind XII Project Positions MidAmerican Energy To Hit 100 Percent Renewable Goal

DES MOINES, Iowa – (May 30, 2018) – MidAmerican Energy Company will be the first investor-owned electric utility in the country to generate renewable energy equal to 100% of its customers' usage on an annual basis, upon completing its newest proposed wind energy project. MidAmerican Energy proposed an additional investment of \$922 million with the announcement of its Wind XII project that will be formally filed with the Iowa Utilities Board later today. The project, if approved, is expected to be completed in late 2020. Over the past three years, MidAmerican Energy has moved forward with its previously announced Wind XI and repowering projects, that when combined with Wind XII, will provide customers with 100 percent renewable energy on an annual basis. And, like MidAmerican's previous wind

projects, Wind XII will be accomplished without the need to ask for an increase in customers' rates.

"Wind XII will transform our 100 percent renewable energy vision from a bold dream into a reality," Adam Wright, MidAmerican Energy's President and CEO, said. "We are listening and working with our customers to put them first. Wind XII is a clear demonstration of our commitment to and investment in the cleaner, more sustainable energy future our customers want and our environment deserves. We have been able to invest in renewables while at the same time keeping electric rates affordable for the long term, creating a one-of-a-kind win-win solution."

MidAmerican Energy's investment in renewables has helped make Iowa a national wind energy leader. Iowa leads the country in the percentage of electric generation coming from wind.

MARKETING EFFORTS

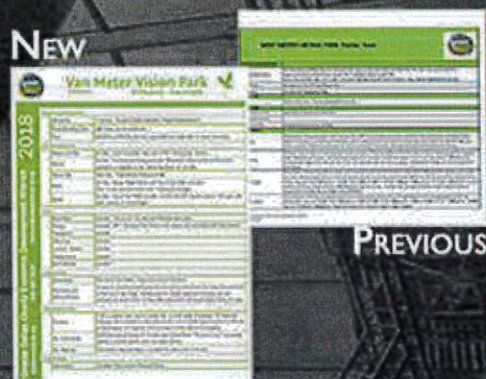
GDCDA actively markets Dallas County and the Des Moines Metro Area to prospective businesses and site consultants at industry trade shows. The goal of these efforts is to develop leads on new projects that may have an interest in locating to our communities.

In 2017-2018, the Economic Development staff marketed Dallas County at several trade shows, and conferences including:

NEW MORE ACCURATE AND INTERACTIVE MAPS



EASIER TO READ AND TEMPLATED RFI



CLEANER MEMBERSHIP MATERIAL



PURCHASED PROFESSIONAL GRAPHIC SOFTWARE



In 2017-2018, the Economic Development staff marketed Dallas County at several trade shows, and conferences including:

SSG
JANICE FORUM
DATA CENTER WORLD GLOBAL
HOSTINGCON
SIOR
IEDC LEADERSHIP
IEDC ANNUAL CONFERENCE
PDI
SMART CONFERENCE

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

DALLAS COUNTY BOARD OF SUPERVISORS
THE GREATER DES MOINES PARTNERSHIP
MCCLURE ENGINEERING
DILIGENT DEVELOPMENT
CITY OF VAN METER
CITY OF PERRY
CITY OF WOODWARD

SITES & BUILDINGS

WOODWARD BECOMES IOWA'S, AND THE NATION'S FIRST 'GREEN' CERTIFIED SITE

(DES MOINES) – Gov. Kim Reynolds, Iowa Economic Development Authority (IEDA) Director Debi Durham and City of Woodward officials announced Tuesday the first site to receive “green” certification through IEDA’s Certified Site Program.

The Greater Dallas County Development Alliance team has lead the way to the first “green” certified site in the state and the U.S. Through the Iowa Economic Development Authority’s Certified Site Program, Woodward, IA announced the 190-acre Eco Business Park.

Gov. Kim Reynolds, Iowa Economic Development Authority (IEDA) Director Debi Durham and City of Woodward officials spoke at the announcement, the Governor saying, “Today’s announcement celebrates not only the first Green site in Iowa, but also the fourth Certified Site in Dallas County,” Gov. Reynolds said. “I admire the community’s commitment to the rigor of certification and for providing another example of how Iowa is leading on issues, like conservation, that matter to our citizens and our businesses.”



Governor Kim Reynolds speaking to Brian Devick, Mayor of Woodward



PERRY BUILDS IOWA'S ONLY SPEC BUILDING ON A CERTIFIED SITE

Perry Economic Development Inc. (PEDI) is pleased to announce the nearing completion of the new 30,000-square-foot speculative industrial warehouse located in the Perry Industrial Park.

PEDI began construction on this new spec building in April 2018, and the anticipated completion date is late summer of 2018. At current state, the spec building is the only new-construction, certified-site facility available in the state of Iowa but has not yet been committed to any organization for occupancy.

The Ribbon-Cutting ceremony included a special guest speaker in Lieutenant Governor Adam Gregg. He expressed how impressed everyone in the Governor’s Office has been with the initiative shown by Perry. Gregg told Raccoon Valley Radio that he and Governor Kim Reynolds will be keeping a close eye on the project. “(I’m) very happy to be here to celebrate along with the community, and (I’m) looking forward to the next steps. Hopefully we’ll be back again very soon for a ribbon-cutting when a company decides to locate here. It’s a concept that’s already been proven, and it’s already been proven right here in Perry with two other spec buildings that are now occupied. And we’re ready for the next one!”

-The Perry Chief 7/11/2018

Dallas County's Certified Sites

PERRY INDUSTRIAL PARK

- 151 sub-dividable acres
- science /research park
- zoned Light Industrial
- build to suit or greenfield
- shell building on site

WOODWARD ECO-BUSINESS PARK

- 182 sub-dividable acres
- Certified Green Site
- net zero energy capabilities
- geothermal heat
- sustainability focused covenants

VAN METER VISION PARK

- 288 total developable acres
- redundant, robust poer
- zoned for Data Center
- RISE grant awarded
- infrastructure planned

WEST METRO I-80 RAIL PARK

- 255 total developable acres
- rail on site
- Interstate 80 adjacent
- zoned Planned Industrial Park
- infrastructure planned

WEALTH CREATION 2017-2018



New Capital Investment:
\$47,400,105



An Agricultural acre in a Certified Site sells for 8 times more than uncertified Agricultural acres.

Member Spotlight-ITC

Since its start in December 2007, ITC Midwest LLC has made capital investments of nearly \$3 billion in the electric transmission system to improve Iowa's electric reliability and provide the transmission capacity needed to support the state's economic growth. Facilitating Iowa's policy of wind energy development, ITC Midwest in the past 10 years has placed 27 generator interconnect projects in service, representing 3,450 megawatts of wind generation capacity and approximately \$4 billion of capital investments.

Jobs:

ITC currently employs 104 people in the ITC Midwest service area, primarily engineering and design staff. Seventy-eight employees are located in Cedar Rapids, 10 are located in Dubuque and 16 are elsewhere throughout the service area. ITC Midwest's primary contractor for field operations and maintenance currently employs approximately 230 field personnel across the region.

Materials and vendors:

In 2017 ITC Midwest purchased \$372 million from vendors to support its operations. ITC corporately has purchased approximately \$119 million in materials and services from vendors based in Iowa or Minnesota, including \$82.6 million in purchases from companies that have established operations in Iowa to support ITC Midwest needs.

Taxes:

ITC Midwest paid nearly \$5.6 million in property taxes to 83 Iowa Counties and \$7.4 million to 24 Minnesota counties in the past year.

Charitable Support:

ITC Midwest actively participates in community activities. The company has donated more than \$2 million to community organizations in the past three years.

ITC Midwest is pleased to make the needed investments to improve the region's electric transmission system, contributing to the growing economy in our service states.

2017 Greater Dallas County Development Alliance 2018

BY THE NUMBERS



10
MARKETING
EVENTS

NEW JOBS
337



NEW WAGES
\$6,455,110

CAPITAL INVESTMENT
\$ 47,400,105

BUSINESSES
VISITED
COMMUNITIES
ALL ASSISTED

51

4
Certified Sites
INCLUDING

Nation's First Green Certified Site
&
Only Certified Site with a Spec Building

Greater Dallas County Development Alliance

BREAKING GROUND AND GROUNDBREAKING




Total Impact Over 30 Years



204

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F1RST

COUNTYWIDE ECONOMIC DEVELOPMENT GROUP IN IOWA
CERTIFIED SITE IN IOWA
COUNTY WITH MULTIPLE CERTIFIED SITES IN IOWA
CERTIFIED SUSTAINABLE SITE IN THE NATION
ECONOMIC DEVELOPMENT GROUP WITH LEED CERTIFICATION
&
FASTEST GROWING COUNTY IN IOWA 18 OF THE LAST 20 YEARS

Prepared by and

Return to: Ralph R. Brown, P.O. Box 250, Dallas Center, Iowa 50063 (515) 992-3728

AGREEMENT BETWEEN CITY OF DALLAS CENTER, IOWA, AND PROPERTY OWNER

THIS AGREEMENT is made and entered into as of the 11th day of December, 2018, between the **CITY OF DALLAS CENTER, IOWA**, (the "City") and **VALERIE JEAN HAKES** ("Hakes"), collectively "the Parties".

WHEREAS, Hakes is the owner of property (the "Property") located at 701 Hickory Court in Dallas Center, Iowa, legally described as:

Lot 6 in LYN CREST ESTATES PLAT 1, an Official Plat, now included in and forming a part of the City of Dallas Center, Dallas County, Iowa.
; and

WHEREAS, on the Final Plat of Lyn Crest Estates Plat 1, the North 25 feet of the Property is described as "public utility and overland flow easement" (the "Easement"). A storm sewer line is located within the Easement, and a storm water intake is located in the Property's back yard. The storm sewer line then extends southerly across the various Lyn Crest Estates Plats; and

WHEREAS, Lots 2 and 3 of South View Acres lie directly north of the Property, and the East ten feet of Lot 2 and the West ten feet of Lot 3 are labeled as easements for storm sewer (which contain a storm sewer line that drains from an intake in the ditch on the south side of Linden Street and which then drains to the intake in the back yard of the Property). The East and West ten feet of said Lots, respectively, also are labeled as easements for overland water, which easements then join the Easement on the Property; and

WHEREAS, prior to the date of this Agreement Hakes constructed a retaining wall (the Retaining Wall") across the north side of the Property and placed fill between the wall and the north line of the Property; and

WHEREAS, prior to Hakes' purchase of the Property, a permitted chain link fence was constructed along the north side of the Property; and

WHEREAS, during certain rainfall events in 2018 the Retaining Wall blocked the flow of water from Lots 2 and 3 of South View Acres, causing water backup on those properties and prevented water from flowing from the overland water easements on said Lots 2 and 3 to the Easement located upon the Property; and

WHEREAS, Section 165.27 of the Code of Ordinances of the City of Dallas Center, Iowa, as amended, (the "Code of Ordinances") governs fences and walls. Section 165.27(5) of the Code of Ordinances provides: "Within any overland flowage easement only a chain link fence may be constructed." Thus, the Retaining Wall was not permitted under the Code of Ordinances; and

WHEREAS, in consideration of the City's partial waiver of the requirements of Section 165.27(5) of the Code of Ordinances, Hakes has removed two layers of block and the capblock for a distance of approximately 20 feet of the Retaining Wall which encompasses the 20 feet of the stormwater drainage easement located on the two lots immediately North of the Property; and

WHEREAS, Hakes also has removed the fill material between the Retaining Wall and the north Property line, geotechnical fabric has been peeled back, all of the mulch has been removed from the area where the Retaining Wall was lowered, and the top of the soil north of the Retaining Wall now is several inches below the ground elevation at the lot line; and

WHEREAS, the City Engineer inspected the Property on October 12, 2018, and in writing to the City provided his opinion that Hakes' modifications to the Retaining Wall described herein (the "Modifications") have eliminated any obstruction in the Property's overland flow channel.

NOW, THEREFORE, in consideration of their mutual promises and the covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledge, **IT IS HEREBY AGREED** by and between the Parties as follows:

1. Notwithstanding the provisions of Section 165.27(5) of the Code of Ordinances, the City hereby grants Hakes a partial waiver of the requirement to comply with said Section 165.27(5) to the extent that the Retaining Wall maintains all aspects of the Modifications contained herein; that the overland flowage of water is not impeded in the Easement; and that the overland flow easements on Lots 2 and 3 of South View Acres are not impeded.

2. Hakes represents and warrants that the Retaining Wall will continue to maintain all aspects of the Modifications contained herein; that the overland flowage of water will not be impeded in the Easement; and that the overland flow easements on Lots 2 and 3 of South View Acres will not be impeded.

3. In the event the City becomes aware of any issues of the overland flowage of water in The Easement being impeded, or the overland flow easements on Lots 2 and 3 of South View Acres being impeded, the City reserves the right and obligation to modify this Agreement as may be required.

4. In all other respects, this Agreement shall be fully binding on the Parties, their heirs, and assigns, and this Agreement shall run with the land.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year first written above.

CITY OF DALLAS CENTER, IOWA

By _____
Michael A. Kidd, Mayor

By _____
Cindy Riesselman, City Clerk

Valerie Jean Hakes

STATE OF IOWA :
: ss.
COUNTY OF DALLAS :

On this 11th day of December, 2018, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Michael A. Kidd and Cindy Riesselman, to me personally known, and who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Dallas Center, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation by authority of its City Council, as contained in Resolution No. 2018-___ adopted on the 11th day of December, 2018, and that Michael A. Kidd and Cindy Riesselman acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

Ralph R. Brown, Notary Public
in and for the State of Iowa

STATE OF IOWA :
 : ss.
COUNTY OF DALLAS :

On this _____ day of _____, 2018, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Valerie J. Hakes, to me personally known to be the identical person named in and who executed the within and foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.

_____, Notary Public
in and for the State of Iowa

P&Z Report – October 2018

The Honorable Michael Kidd
and Members of the City Council
Dallas Center, IA 50063

Dear Mr. Mayor and Members of the Council:

The Dallas Center Plan & Zoning Commission met Tuesday, October 23, 2018 with the following members present: Abby Anderson, Scott Bailey, Sylvia Miller, Thomas Strutt, Dan Willrich, and Matt Ostanik. Also in attendance were City Attorney Ralph Brown, Bob Paxton, and a representative from Heartland Co-op.

The Commission held a public hearing on amending the Zoning Code to include "Sales and Fabrication of Cabinets" as a permitted use in the C-1 (Central Business) Zoning District. No public comments were received on the proposed amendment. The Commission then voted unanimously to recommend that City Council approve the proposed amendment to the Zoning Code.

The Commission also discussed, per a referral from City Council, a request from Heartland Co-op to vacate a portion of Cherry Street west of 11th Street. The Commission's understanding is that the City's historic policy has been to not vacate streets unless the same owner owned properties on 3 sides of the street, and Heartland Co-op now owns properties on 3 sides of the location discussed. Dan Willrich moved and Thomas Strutt seconded to recommend that City Council proceed with vacating. The motion was approved unanimously.

Finally, the Commission discussed an anticipated future request from Ron Nielsen to rezone two lots in Cross Country Estates from commercial to residential. Because a formal request is expected but has not yet been received, the Commission voted unanimously to give the city attorney authority to schedule a public hearing on the proposed rezoning on the Commission's behalf should a formal request be received prior to the next regular P&Z meeting.

Respectfully submitted,

Matt Ostanik
P&Z Commission Chair

ORDINANCE NO. 527

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF DALLAS CENTER, IOWA, AS AMENDED, BY AMENDING SECTION 165.37(2)(B) OF THE CODE OF ORDINANCES TO ADD SALES AND FABRICATION OF CABINETS AS A PERMITTED USE IN THE C-1 TRADITIONAL CENTRAL BUSINESS ZONING DISTRICT

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

SECTION 1. Section 165.37 (2)(B) of the Code of Ordinances of the City of Dallas Center, Iowa, as amended, is amended by adding (in alphabetical order) "Sales and Fabrication of Cabinets" as a permitted local retail, business, office, or service establishment use.

SECTION 2. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 3. Severability Clause. If any section, provision or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 4. Effective. This Ordinance shall be in full force and effect from and after its passage and publication as provided by law.

Passed by the City Council on the 13th day of November, 2018, and approved the 13th day of November, 2018.

Michael A. Kidd, Mayor

ATTEST:

Cindy Riesselman, City Clerk

ORDINANCE NO. 528

AN ORDINANCE PROVIDING FOR THE VACATION OF A PORTION OF CHERRY STREET WEST OF 11TH STREET NOW BELONGING TO THE CITY OF DALLAS CENTER, DALLAS COUNTY, IOWA

BE IT ORDAINED BY THE COUNCIL of the City of Dallas Center, Iowa, that:

SECTION 1. Purpose. The purpose of this Ordinance is to vacate the following described portion of a street to thereby relieve the City of the responsibility of its maintenance and supervision, to-wit:

That portion of Cherry Street lying West of 11th Street and East of the former railroad right-of-way now owned by the Heartland Co-op, all located adjacent to Blocks 19 and 29 in Huber and Vandercooks Addition to the Town, now City, of Dallas Center, Dallas County, Iowa.

SECTION 2. Facts Found. The Council of the City of Dallas Center, Iowa, hereby makes the following findings:

1. The described portion of a street is not needed for the use of the City and its public, and, therefore, its maintenance at City expense is no longer justified.
2. The described property will not be needed or required in the future for any City use or interests for which the same was dedicated.
3. The vacation will not deny owners of property abutting on the portion of a street reasonable access to their property.
4. The matter of the vacation of the described portion of a street has previously been referred by the Council to the Plan and Zoning Commission for its study and within thirty days of the date the proposed vacation was referred to it, said Commission has met and submitted its written report recommending said vacation.
5. Notice of hearing regarding the proposal to vacate the above-described real estate was published pursuant to Section 137.03 of the Code of Ordinances of the City of Dallas Center, Iowa, in the Dallas County News, a newspaper of general circulation in the City of Dallas

Center, on the 1st day of November, 2018, the date of publication being not less than four (4) nor more than twenty (20) days before the date of the hearing concerning disposal of this real estate.

6. It is in the public interest that the above-described real estate be vacated by the City of Dallas Center, Dallas County, Iowa.

SECTION 3. Vacation. The parcel of real estate described as:

That portion of Cherry Street lying West of 11th Street and East of the former railroad right-of-way now owned by the Heartland Co-op, all located adjacent to Blocks 19 and 29 in Huber and Vandercooks Addition to the Town, now City, of Dallas Center, Dallas County, Iowa,

is hereby declared vacated, subject, however, to the retention by the City and any public utilities of easements for any water, sewer, stormwater, or any other public utilities currently located within the vacated portion of Cherry Street.

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

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

SECTION 6. When Effective. This Ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed by the City Council on the 13th day of November, 2018, and approved the 13th day of November, 2018.

Michael A. Kidd, Mayor

ATTEST:

Cindy Riesselman, City Clerk

RESOLUTION NO. 2018-42

A RESOLUTION PROPOSING TO DISPOSE OF AND SELL A CERTAIN VACATED PORTION OF CHERRY STREET RIGHT-OF-WAY IN THE CITY OF DALLAS CENTER, IOWA.

WHEREAS, by the adoption of Ordinance No. 528, the City Council has vacated the following described real estate platted as street right-of-way:

That portion of Cherry Street lying West of 11th Street and East of the former railroad right-of-way now owned by the Heartland Co-op, all located adjacent to Blocks 19 and 29 in Huber and Vandercooks Addition to the Town, now City, of Dallas Center, Dallas County, Iowa, subject, however, to the retention by the City and any public utilities of easements for any water, sewer, stormwater, or any other public utilities currently located within the vacated portion of Cherry Street.

; and

WHEREAS, the Council has determined that the foregoing described portion of a vacated street right-of-way should be disposed of and conveyed by the City, and

WHEREAS, the Council proposes to sell said vacated portion of the Cherry Street right-of-way, to HEARTLAND COOP, an Iowa cooperative association, which owns property north, west, and south of the vacated street, for the sum of \$_____.

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 December 11, 2018:.

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

That portion of Cherry Street lying West of 11th Street and East of the former railroad right-of-way now owned by the Heartland Co-op, all located adjacent to Blocks 19 and 29 in Huber and Vandercooks Addition to the Town, now City, of Dallas Center, Dallas County, Iowa, subject, however, to the retention by the City and any public utilities of easements for any water, sewer,

stormwater, or any other public utilities currently located within the vacated portion of Cherry Street.

to HEARTLAND COOP, an Iowa Cooperative Association for the sum of \$ _____, and that the Deed of Conveyance from the City of Dallas Center shall be by Quit Claim Deed. The purpose of this conveyance is to provide more area for the use of HEARTLAND COOP, and adding unused property to the tax rolls.

BE IT FURTHER RESOLVED by the City Council of the City of Dallas Center, Iowa, that the Council will consider the foregoing proposal at a Public Hearing at 7:00 p.m. on December 11, 2018, at the Dallas Center City Hall (American Legion Hall) at 1502 Walnut Street, Dallas Center, Iowa.

Passed, approved and adopted by the City Council of the City of Dallas Center, Iowa, on this 13th day of November, 2018.

Michael A. Kidd, Mayor

ATTEST:

Cindy Riesselman, City Clerk



October 30, 2018

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

CITY OF DALLAS CENTER, IOWA
SOUTHWEST STORMWATER DRAINAGE IMPROVEMENTS - PHASE 1
CHANGE ORDER NO. 8

Enclosed are two copies of Change Order No. 8 for the contract between the City of Dallas Center and Progressive Structures, LLC for Southwest Stormwater Drainage Improvements - Phase 1 project. Change Order No. 8 is to compensate the contractor for rerouting an existing 8-inch field tile under the 24-inch storm sewer at approximately Station 22+80 on the west side of Fair View Drive. Change Order No. 8 provides compensation to Progressive Structures, LLC in the amount of \$2,500.

During the installation of the 24-inch outlet storm sewer, Progressive Structures, LLC apparently cut an 8-inch field tile on the west side of Fair View Drive. The field tile was not discovered at the time it was cut during the installation of the storm sewer.

In the fall of 2018 the City of Dallas Center staff discovered a sink hole on the west side of Fair View Drive. Investigation of the sink hole identified a south flowing 8-inch tile that had been cut during the installation of the 24-inch storm sewer. At the time the sink hole was discovered the field tile was not flowing. Based on its location at the south end of the Lyn Crest Estates development it appeared likely the field tile was cut off as part of the Lyn Crest Estates improvements.

During the numerous rainfall events experienced in late September 2018 it was discovered the field tile was flowing. During and immediately following rainfall events the field tile was flowing at a fairly significant rate of flow.

Based on the observation of the flowing field tile it was determined necessary to reconnect the field tile. Two options for connecting the field tile were evaluated. Option 1 was to route the field tile under the 24-inch storm sewer and to reconnect it to the field tile on the south side of the 24-inch storm sewer. With this alternative the field tile would remain connected to the existing county field tile system flowing east along 250th Street. Under this alternative there would be a sag in the field tile where it is routed under the 24-inch storm sewer.

Option 2 would connect the field tile to the east flowing 24-inch storm sewer. The invert elevation of the field tile is lower than the invert elevation of the 24-inch storm sewer and would create a sag in the 8-inch tile.

After evaluating the options, City staff determined rerouting the field tile under the storm sewer was the preferred approach. During June 2018 the City staff was forced to reduce the outlet flow rate from the stormwater detention basin as the original flow rate combined with the lagoon outlet flow was exceeding the capacity of the 18-inch East Dual Purpose Sewer that flows north from 250th Street. Because the stormwater detention basin is at a higher elevation than the lagoon system the release from the stormwater detention basin will prevent the flow from leaving the lagoon system and can result in unacceptable water levels in the lagoon system. Further reducing the available capacity for the outlet from the detention basin by adding additional flow from the field tile was determined not to be the preferred option.

Because the field tile appears to flow only intermittently it would have been relatively easy for the contractor to have dug through the top of the field tile without knowing it had been breached by the storm sewer construction.

Under contract documents the contractor is responsible to repair field tiles encountered during construction. The cost for repair work is compensable under the contract. The work is compensable because there is no way for the contractor to know in advance the location and elevation of field tile.

Although the work under Change Order No. 8 will occur long after the installation of the storm sewer the work is still compensable under the contract. Change Order No. 8 compensates the contractor for the work as provided in the contract.

In the interest of moving the work forward for completion before the end of the construction season Progressive Structures, LLC was authorized to proceed with the work. During construction of any project there are certain items that arise that become time sensitive and it is necessary to authorize the contractor to proceed with the work and to formally approve the work in a subsequent change order.

Change Order No. 8 is being transmitted to the City for formal approval by the City Council.

Cindy Riesselman
October 30, 2018
Page 3

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

VEENSTRA & KIMM, INC.



H. R. Veenstra Jr.

HRVJr:paj
212158

Enclosure

cc: Ralph Brown - w/enclosure



VEENSTRA & KIMM, INC.

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

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

October 29, 2018

CHANGE ORDER NO. 8

CITY OF DALLAS CENTER
SOUTHWEST STORMWATER DRAINAGE IMPROVEMENTS - PHASE 1

This change order is to compensate the contractor for the repair of an 8-inch field tile on the west side of Fairview Drive at approximately Sta. 22+80. During construction the contractor encountered an 8-inch tile that crossing the 24-inch outlet storm sewer. The field tile is located at a lower invert elevation than the 24-inch storm sewer but not at a low enough elevation to allow the 8-inch tile to be located under the new tile. This change order compensates the contractor for reconstructing the existing 8-inch tile under the 24-inch storm sewer to connect to the tile on the downstream side of the crossing.

Change Order No. 8 makes the following modification to the contract.

<u>Item</u>	<u>Description</u>	<u>Price</u>
	Rerouting of 8-inch field tile under the 24-inch storm sewer at approximately Sta. 22+80	+\$2,500
	TOTAL	+\$2,500

Change Order No. 8 increases the contract price by \$2,500. The change order authorizes payment for this non-unit price item.

PROGRESSIVE STRUCTURES, LLC

By [Signature]

Title Partner

Date 10/29/18

VEENSTRA & KIMM, INC.

By [Signature]

Title Project Manager

Date October 29, 2018

CITY OF DALLAS CENTER

By _____

Title _____

Date _____

ATTEST:

By _____

Title _____

Date _____



November 2, 2018

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

CITY OF DALLAS CENTER, IOWA
SOUTHWEST STORMWATER DRAINAGE IMPROVEMENTS - PHASE 1
FINAL PROJECT ACCEPTANCE
PARTIAL PAYMENT ESTIMATE NO. 16 (FINAL)
REMAINING CLEANUP LIST ITEMS

On October 31, 2018 and November 1, 2018 Progressive Structures, LLC completed work on many of the outstanding items on the cleanup or punch list for the Southwest Stormwater Drainage Improvements - Phase 1 project. Progressive Structures, LLC was able to complete work on the items on the cleanup list that are not related to seeding or reseeding. There are still a number of areas where reseeding will be required. Due to the weather conditions any additional seeding will need to be deferred until the spring of 2019.

At this stage in the project there are two options the City could pursue relative to the construction contract. The first option would be to accept the project and provide payment to the contractor for the remaining retainage. In return the contractor would acknowledge the remaining cleanup list items, primarily relating to seeding, would fall under the provisions of the maintenance bond and would be addressed in a timely manner in the spring of 2019. Progressive Structures, LLC has indicated its willingness to make this assurance to the City. The prior indication has been both verbally and by email.

The second option would be to keep the construction contract open through the spring of 2019. The City would need to reduce the retainage being held to an amount not to exceed twice the value of the work remaining to be completed. Under this option the City would not accept the project until all of the reseeding activities have been completed.

Cindy Riesselman
November 2, 2018
Page 2

It is the City Council's discretion as to which approach it will take in closing out the construction contract. In the writer's experience the first approach is often the more effective. In the event the contractor fails to complete the reseeding the City's remedy is to pursue its rights under the maintenance bond for defects in materials and workmanship. Because all of the areas have been seeded at least once the reseeding is not original work and would be considered defective work under the contract. To provide additional assurance the writer always requests contractors to acknowledge in writing these outstanding issues that remain to be resolved.

Most contractors understand their obligations under the contract and voluntarily return to complete the work. The risk to the City with this approach is it is no longer holding a sum of money pending the completion of the work. While holding money for completion of the work is often perceived to be an incentive for the contractor to complete the work in many instances it is view exactly the opposite by the contractor. When a City holds retainage for remedial work, such the reseeding, contractors believe this approach is unfair and become less cooperative and not more cooperative.

The risk to the City in moving forward with acceptance of the project is minimal given the protection the City has under the provisions of the maintenance bond. Based on the current status of the project the writer believes the first approach is more appropriate.

In anticipation of the City Council concurring in this approach the writer has prepared the necessary documents for City Council action to accept the project.

Enclosed are two copies of Partial Payment Estimate No. 16. Partial Payment Estimate No. 16 (Final) provides payment to the contractor in the amount \$17,500. The payment includes \$2,500 for the work completed on Change Order No. 8 and the remaining retainage of \$15,000.

Although the City normally requires the retainage to be held of 31 days after acceptance the contractor has previously filed the notification of early release of retainage. At this point in the project the City effectively determines there is no remaining work to be completed before acceptance of the project, thus the retainage would be payable immediately rather than waiting the 31 days. Also, with the passage of time since the original work on the contract was completed the time for a supplier and subcontractor to file a claim against the project has long expired as that period is 30 days after completion of the work or acceptance of the project, whichever occurs earlier.

Enclosed are two copies of the engineer's Certificate of Completion. The Certificate of Completion shows the final contract payment to be \$2,384,179.54.

Cindy Riesselman
November 2, 2018
Page 3

The enclosed documents are being transmitted for use in preparing the City Council agenda. The partial payment estimate has not yet been signed by Progressive Structures, LLC. The signed partial payment estimate will be transmitted prior to the City Council meeting on November 13, 2018. Also, the writer has requested a letter from Progressive Structures, LLC acknowledging the remaining seeding and reseeding activities are covered under the provisions of the maintenance bond and will be completed in a timely manner during the spring 2019 seeding season. If Progressive Structures, LLC fails to provide either the signed estimate or the written assurance prior to the City Council meeting action on the acceptance will be deferred.

Assuming Progressive Structures, LLC returns the required documents the City Council action for the meeting on November 13, 2018 would include:

- Approval of Partial Payment Estimate No. 16 (Final) authorizing payment in the amount of \$17,500.
- Resolution of Acceptance of the project and authorization for the Mayor to execute the Certificate of Completion.

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
212158
Enclosure
cc: Ralph Brown - w/enclosure



VEENSTRA & KIMM, INC.

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

Date: November 2, 2018

PAY ESTIMATE NO. 16 (FINAL)

Project Title	Southwest Stormwater Drainage Improvements Phase 1 Dallas Center, Iowa		Contractor	Progressive Structures, LLC 24412 Hwy 13 Elkader, Iowa 52043	
Original Contract Amount & Date	\$2,300,835.00	November 23, 2016	Pay Period	June 2, 2018 to November 1, 2018	

BID ITEMS

	Description	Unit	Estimated Quantity	Unit Price	Extended Price	Quantity Complete	Value Completed
1	Stormwater Basin Earthwork	LS	1	\$ 385,000.00	\$ 385,000.00	100%	\$ 385,000.00
2	Field Fence Replacement	LF	0	\$ 10.40	\$ -		\$ -
3	New Field Fence	LF	4,806	\$ 7.40	\$ 35,564.40	4,820	\$ 35,668.00
4	Chain Link Fence Remove and Replace	LF	105	\$ 21.70	\$ 2,278.50	164	\$ 3,558.80
5	New Gate	EA	2	\$ 975.00	\$ 1,950.00	2	\$ 1,950.00
6	6" Subdrain	LF	1,125	\$ 9.50	\$ 10,687.50	1,125	\$ 10,687.50
7	Drainable Base	TON	425	\$ 23.00	\$ 9,775.00	425	\$ 9,775.00
8	PCC Cunnette	SY	1,255	\$ 71.00	\$ 89,105.00	1,281	\$ 90,951.00
9	Connection to Existing Structure	EA	3	\$ 1,200.00	\$ 3,600.00	3	\$ 3,600.00
10	Connection to Existing 16" Tile	EA	2	\$ 1,000.00	\$ 2,000.00	2	\$ 2,000.00
11	Discharge Control Structure	EA	1	\$ 35,500.00	\$ 35,500.00	1	\$ 35,500.00
12	48" Storm Sewer	LF	2,330	\$ 140.00	\$ 326,200.00	2,330	\$ 326,200.00
13	42" Storm Sewer	LF	1,650	\$ 130.00	\$ 214,500.00	1,650	\$ 214,500.00
14	21" Storm Sewer	LF	1,538	\$ 48.00	\$ 73,824.00	1,538	\$ 73,824.00
15	15" Storm Sewer	LF	75	\$ 60.00	\$ 4,500.00	75	\$ 4,500.00
16	12" Storm Sewer	LF	100	\$ 52.00	\$ 5,200.00	100	\$ 5,200.00
17	15" DI Pipe	LF	25	\$ 146.00	\$ 3,650.00	25	\$ 3,650.00
18	12" DI Pipe	LF	60	\$ 125.00	\$ 7,500.00	60	\$ 7,500.00
19	10" DI Pipe	LF	60	\$ 115.00	\$ 6,900.00	60	\$ 6,900.00
20	18" HDPE Tile	LF	1,431	\$ 49.00	\$ 70,119.00	2,432	\$ 119,168.00
21	Remove 18" Culvert	LF	102	\$ 7.50	\$ 765.00	102	\$ 765.00
22	18" CMP Culvert Pipe	EA	242	\$ 40.00	\$ 9,680.00	112	\$ 4,480.00
23	Manhole SW-401 - 108"	EA	4	\$ 15,500.00	\$ 62,000.00	4	\$ 62,000.00
24	Manhole SW-401 - 84"	EA	9	\$ 9,800.00	\$ 88,200.00	9	\$ 88,200.00
25	Manhole SW-401 - 48"	EA	3	\$ 2,900.00	\$ 8,700.00	3	\$ 8,700.00
26	12" Flared End Section	EA	2	\$ 1,000.00	\$ 2,000.00	2	\$ 2,000.00
27	48" Flared End Section	EA	1	\$ 3,300.00	\$ 3,300.00	1	\$ 3,300.00
28	Intake - SW-511	EA	1	\$ 2,700.00	\$ 2,700.00	1	\$ 2,700.00
29	Agricultural Drainage Inlet	EA	2	\$ 650.00	\$ 1,300.00	2	\$ 1,300.00
30	42" RCP Plug	EA	1	\$ 475.00	\$ 475.00		\$ -
31	Granular Surfacing	TON	2,190	\$ 26.00	\$ 56,940.00	2,330	\$ 60,580.00

BID ITEMS

	Description	Unit	Estimated Quantity	Unit Price	Extended Price	Quantity Complete	Value Completed
32	Remove Pavement	SY	1,513	\$ 7.00	\$ 10,591.00	1,138	\$ 7,966.00
33	HMA Pavement - 7"	SY	850	\$ 73.00	\$ 62,050.00	466	\$ 34,018.00
34	PCC Pavement - 8"	SY	532	\$ 65.00	\$ 34,580.00	533	\$ 34,645.00
35	PCC Trail 7"	SY	81	\$ 63.00	\$ 5,103.00	103	\$ 6,489.00
36	PCC Sidewalk	SY	50	\$ 62.00	\$ 3,100.00	37	\$ 2,294.00
37	Erosion Control	LS	1	\$ 45,500.00	\$ 45,500.00	100%	\$ 45,500.00
38	Traffic Control	LS	1	\$ 7,900.00	\$ 7,900.00	100%	\$ 7,900.00
39	Stabilizing Material	TON	100	\$ 35.00	\$ 3,500.00	100.00	\$ 3,500.00
40	Rip Rap	TON	45	\$ 61.00	\$ 2,745.00	22.50	\$ 1,372.50
41	Relocate and Return Trees	LS	0	\$ 8,000.00	\$ -		\$ -
42	Lower Sanitary Service in Conflict	EA	1	\$ 3,500.00	\$ 3,500.00	1	\$ 3,500.00
ALTERNATE A							
A.1	42" Storm Sewer	LF	72	\$ 185.00	\$ 13,320.00	72	\$ 13,320.00
A.2	24" Storm Sewer	LF	729	\$ 80.00	\$ 58,320.00	729	\$ 58,320.00
A.3	12" Storm Sewer	LF	86	\$ 67.00	\$ 5,762.00	86	\$ 5,762.00
A.4	Manhole SW-401 - 48"	EA	3	\$ 3,000.00	\$ 9,000.00	3	\$ 9,000.00
A.5	Manhole SW-401 - 108"	EA	0	\$ 16,000.00	\$ -		\$ -
A.6	Intake SW-503	EA	2	\$ 4,800.00	\$ 9,600.00	2	\$ 9,600.00
A.7	Intake SW-505	EA	1	\$ 4,500.00	\$ 4,500.00	1	\$ 4,500.00
A.8	Intake SW-512	EA	2	\$ 1,500.00	\$ 3,000.00	2	\$ 3,000.00
A.9	Bioretention Intake #1	EA	1	\$ 6,300.00	\$ 6,300.00	1	\$ 6,300.00
A.10	Bioretention Intake #2	EA	1	\$ 6,300.00	\$ 6,300.00	1	\$ 6,300.00
A.11	Bioretention Intake #3	EA	1	\$ 6,300.00	\$ 6,300.00	1	\$ 6,300.00
A.12	Bioretention Intake #4	EA	1	\$ 6,300.00	\$ 6,300.00	1	\$ 6,300.00
A. 13	PCC Pavement - 7"	SY	471	\$ 64.00	\$ 30,144.00	471	\$ 30,144.00
A. 14	HMA Pavement - 8"	SY	140	\$ 82.00	\$ 11,480.00	140	\$ 11,471.80
A. 15	PCC Sidewalk	SY	77	\$ 61.00	\$ 4,697.00	67	\$ 4,087.00
A. 16	Truncated Domes	SF	8	\$ 35.00	\$ 280.00	16	\$ 560.00
A. 17	Subbase Rock	TON	111	\$ 26.00	\$ 2,886.00	355	\$ 9,230.00
A. 18	Class "A" Roadstone	TON	28	\$ 26.00	\$ 728.00	30	\$ 780.00
A. 19	Erosion Control	LS	1	\$ 4,000.00	\$ 4,000.00	100%	\$ 4,000.00
A. 20	Traffic Control	LS	1	\$ 2,000.00	\$ 2,000.00	100%	\$ 2,000.00
A. 21	Clearing and Grubbing	LS	1	\$ 12,000.00	\$ 12,000.00	100%	\$ 12,000.00
A. 22	24" Plug	EA	1	\$ 260.00	\$ 260.00		\$ -
ALTERNATE B							
B. 1	24" Storm Sewer	LF	515	\$ 100.00	\$ 51,500.00	515	\$ 51,500.00
B. 2	12" Storm Sewer	LF	51	\$ 52.00	\$ 2,652.00	51	\$ 2,652.00
B. 3	Intake SW-501	EA	2	\$ 2,700.00	\$ 5,400.00	2	\$ 5,400.00
B. 4	Manhole SW-401 - 48"	EA	3	\$ 3,100.00	\$ 9,300.00	3	\$ 9,300.00
B. 5	PCC Pavement	SY	2126.70	\$ 75.00	\$ 159,502.50	2,096.0	\$ 157,200.00
B. 6	PCC Sidewalk	SY	75	\$ 61.00	\$ 4,575.00	84.0	\$ 5,124.00
B. 7	Truncated Domes	SF	56	\$ 35.00	\$ 1,960.00	72	\$ 2,520.00

BID ITEMS

	Description	Unit	Estimated Quantity	Unit Price	Extended Price	Quantity Complete	Value Completed
B. 8	Subbase Rock	TON	160	\$ 26.00	\$ 4,160.00	336	\$ 8,736.00
B. 9	Class "A" Roadstone	TON	46	\$ 26.00	\$ 1,196.00	46	\$ 1,196.00
B. 10	Erosion Control	LS	1	\$ 3,000.00	\$ 3,000.00	100%	\$ 3,000.00
B. 11	Traffic Control	LS	1	\$ 1,500.00	\$ 1,500.00	100%	\$ 1,500.00
B. 12	24" Plug	EA	1	\$ 260.00	\$ 260.00		\$ -
ALTERNATE C							
C. 1	24" Storm Sewer	LF	239	\$ 130.00	\$ 31,070.00	239	\$ 31,070.00
C. 2	18" Storm Sewer	LF	99	\$ 70.00	\$ 6,930.00	99	\$ 6,930.00
C. 3	12" Storm Sewer	LF	85	\$ 70.00	\$ 5,950.00	71	\$ 4,970.00
C. 4	Manhole SW-401 - 48"	EA	2	\$ 3,100.00	\$ 6,200.00	2	\$ 6,200.00
C. 5	Intake SW-501	EA	2	\$ 3,400.00	\$ 6,800.00	4	\$ 13,600.00
C. 6	Intake SW-511	EA	1	\$ 2,750.00	\$ 2,750.00		\$ -
C. 7	Bioretention Intake #5	EA	1	\$ 6,300.00	\$ 6,300.00		\$ -
C. 8	PCC Pavement	SY	313	\$ 63.00	\$ 19,719.00	336	\$ 21,168.00
C. 9	Sidewalk	SY	137	\$ 61.00	\$ 8,357.00	137	\$ 8,357.00
C. 10	Truncated Domes	SF	18	\$ 35.00	\$ 630.00	24	\$ 840.00
C. 11	Class "A" Roadstone	TON	22	\$ 26.00	\$ 572.00	22	\$ 572.00
C. 12	Erosion Control	LS	1	\$ 3,000.00	\$ 3,000.00	100%	\$ 3,000.00
C. 13	Traffic Control	LS	1	\$ 1,000.00	\$ 1,000.00	100%	\$ 1,000.00
C. 14	18" Plug	EA	1	\$ 240.00	\$ 240.00	1	\$ 240.00
Change order #1							
CO1.1	Manhole SW 401 - 60"	Ea	2	\$ 4,500.00	\$ 9,000.00	2	\$ 9,000.00
CO1.2	42" RCP Manufactured Bend	Ea	1	\$ 1,500.00	\$ 1,500.00	1	\$ 1,500.00
CO1.3	Manhole SW 401 - 84"	Ea	1	\$ 9,800.00	\$ 9,800.00	1	\$ 9,800.00
CO1.4	24" RCP Class IV Pipe	LF	72	\$ 65.00	\$ 4,680.00	74	\$ 4,810.00
CO1.5	6" Ductile Iron Pipe	LF	60	\$ 50.00	\$ 3,000.00	60	\$ 3,000.00
CO1.6	Remove Field Fence	LF	1050	\$ 3.00	\$ 3,150.00	1050	\$ 3,150.00
CO1.7	Lower 2" Water service	LS	1	\$ 1,000.00	\$ 1,000.00	1	\$ 1,000.00
CO1.8	Repair 23" Tile line	LS	1	\$ 1,500.00	\$ 1,500.00	1	\$ 1,500.00
Change Order #2							
CO2.1	PCC Pavement Removal	SY	252.22	\$ 7.00	\$ 1,765.54	252.22	\$ 1,765.54
CO2.2	8" HMA Transition	SY	45.56	\$ 82.00	\$ 3,735.92		\$ -
Change Order #3							
CO3.1	All Items		1	\$ 14,560.00	\$ 14,560.00	1	\$ 14,560.00
Change Order#4							
CO4.1	PCC Curb & Gutter	LF	442	\$ 49.90	\$ 22,055.80	536	\$ 26,746.40
CO4.2	8" HMA Alt C	SY	139	\$ 82.00	\$ 11,398.00		\$ -
Change Order No. 5							
CO5.1	7" HMA	SY	213	\$ 73.00	\$ 15,549.00	217	\$ 15,841.00
CO5.2	HMA Transitions	LF	120	\$ 25.00	\$ 3,000.00		\$ -
CO5.3	HMA Patches	SY	15	\$ 100.00	\$ 1,500.00	18	\$ 1,800.00
CO5.4	HMA Wedges	LF	270	\$ 25.00	\$ 6,750.00	359	\$ 8,975.00

BID ITEMS

	Description	Unit	Estimated Quantity	Unit Price	Extended Price	Quantity Complete	Value Completed
Change Order No. 6							
CO6.1	Cap Tile Lines	LS	1	\$ 5,000.00	\$ 5,000.00	1	\$ 5,000.00
Change Order No. 7							
CO7.1	12" CMP	LS	1	\$ 2,840.00	\$ 2,840.00	1	\$ 2,840.00
Change Order No. 8							
CO8.1	Repair Field Tile	LS	1	\$ 2,500.00	\$ 2,500.00	1	\$ 2,500.00
	TOTAL CONTRACT						\$ 2,384,179.54

[illegible]

SUMMARY			
		Contract Price	Value Completed
Original Contract Price		\$2,300,835.00	\$ 2,384,179.54
Approved Change Orders (list each)	No.1	\$ (11,316.00)	
	No. 2	\$ 21,001.71	
	No. 3	\$ 14,560.00	
	No. 4	\$ (6,006.20)	
	No. 5	\$ 2,290.48	
	No. 6	\$ 5,000.00	
	No. 7	\$ 2,840.00	
	No. 8	\$ 2,500.00	
TOTAL ALL CHANGE ORDERS		\$ 30,869.99	\$ -
Revised Contract Price		\$ 2,331,704.99	\$ 2,384,179.54
Materials Stored			\$ -
Value of Completed Work and Materials Stored			\$ 2,384,179.54
Less Retainage			\$ -
Net Amount Due This Estimate			\$ 2,384,179.54
Less Estimate(s) Previously Approved	No.1 - 5	\$ 805,539.20	
	No.6	\$ 249,396.38	
	No. 7	\$ 142,225.45	
	No. 8	\$ 489,373.49	
	No. 9	\$ 251,763.37	
	No. 10	\$ 186,425.66	
	No. 11	\$ 79,902.89	
	No. 12	\$ 38,997.77	
	No. 13	\$ 16,519.83	
	No. 14	\$ 81,535.50	
	No. 15	\$ 25,000.00	
Less Total Pay Estimates Previously Approved			\$ 2,366,679.54
Amount Due This Estimate			\$ 17,500.00

The amount \$ 17,500.00 is recommended for approval for payment in accordance with the terms of the contract.

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

Council Member _____ introduced the following Resolution entitled "RESOLUTION ACCEPTING THE SOUTHWEST STORMWATER DRAINAGE IMPROVEMENTS - PHASE 1", and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION 2018-43

RESOLUTION ACCEPTING THE SOUTHWEST STORMWATER DRAINAGE IMPROVEMENTS - PHASE 1

WHEREAS, on the 8th day of November, 2016, the Mayor and Clerk of the City of Dallas Center, Iowa, entered into a construction contract with Progressive Structures, LLC of Elkader, Iowa, for the construction of certain public improvements generally described as the Southwest Stormwater Drainage Improvements - Phase 1; and

WHEREAS, the contractor has fully completed the construction of the public improvements in accordance with the terms and conditions of the contract and plans and specifications, as shown by the certificate of the Engineer filed with the Clerk on November 2, 2018

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

Section 1. That the report of the Engineer be and the same is hereby approved and adopted, and the public improvements are hereby approved and accepted as having been fully completed in accordance with the plans, specifications and form of contract and the total final construction cost thereof is hereby determined to be \$ ↓, as shown in the report of the Engineer.

2,384,179.54

PASSED AND APPROVED this 13th day of November, 2018

Mayor

ATTEST:

City Clerk

CERTIFICATE OF COMPLETION

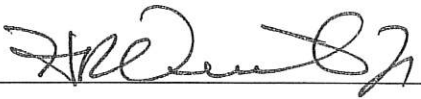
SOUTHWEST STORMWATER DRAINAGE IMPROVEMENTS - PHASE 1
CITY OF DALLAS CENTER

We hereby certify that we have made an on-site review of the completed construction of the Southwest Stormwater Drainage Improvements - Phase 1 project as performed by Progressive Structures, LLC.

As Engineers for the project, it is our opinion the work performed is in substantial accordance with the plans and specifications, and that the final amount of the Contract is Two Million Three Hundred Eighty-four Thousand One Hundred Seventy-nine and 54/100 Dollars (\$2,384,179.54).

VEENSTRA & KIMM, INC.

ACCEPTED: CITY OF DALLAS CENTER

By 

By _____

Title Project Manager

Title _____

Date November 2, 2018

Date _____

RESOLUTION NO. 2018-50

**RESOLUTION ADOPTING PLANS, SPECIFICATIONS, FORM OF
CONTRACT AND ESTIMATE OF COST FOR THE WATER
TREATMENT PLANT BACKWASH IMPROVEMENTS**

WHEREAS, on the 16th day of October, 2018, plans, specifications, form of contract and estimate of cost were filed with the Clerk for the construction of certain public improvements described in general as the Water Treatment Plant Backwash Improvements; and

WHEREAS, notice of hearing on plans, specifications, form of contract and estimate of cost for the public improvements was published as required by law.

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

Section 1. That the plans, specifications, form of contract and estimate of cost are hereby approved as the plans, specifications, form of contract and estimate of costs for the public improvements, as described in the preamble of this Resolution.

PASSED AND APPROVED this 13th day of November, 2018.

Michael A. Kidd, Mayor

ATTEST:

Cindy Riesselman, City Clerk



November 8, 2018

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

DALLAS CENTER, IOWA
WATER TREATMENT PLANT BACKWASH IMPROVEMENTS
RECEIPT AND REVIEW OF BIDS

The City of Dallas Center received bids until 10:00 A.M. on November 8, 2018 for the Water Treatment Plant Backwash Improvements project. A total of five bids were received.

For purposes of bidding the project was divided into two separate divisions. One of the divisions encompassed the backwash storage tank and pump system located at the water treatment plant. The other division encompassed the low pressure sewer line that extended easterly to connect to the west area low pressure system.

Contractors were given the option to bid either division or both divisions. Under the contract documents the City reviews the bids for each division separately and determines the appropriate award of contract. Under this method of bidding the City would award contract to one contractor for both divisions if that contractor was the low bid on each division, or award contract to two separate contractors if there were separate contractors submitting the low bid on each of the two divisions.

The bids received by division are summarized as follows:

DIVISION 1

<u>Contractor</u>	<u>Total Bid</u>
Thorpe Water Development	\$123,850.00
On Track Construction	\$151,500.00
King Construction	\$166,250.00
Synergy Contracting	\$166,600.00

DIVISION 2

<u>Contractor</u>	<u>Total Bid</u>
Thorpe Water Development	\$37,500.00
King Construction	\$42,625.00
Synergy Contracting	\$66,640.00
On Track Construction	\$68,000.00
GM Contracting	\$82,773.00

Based on the bids received the low bid for both Division 1 and for Division 2 was submitted by Thorpe Water Development. The low bids are summarized as follows:

Division 1	\$123,850.00
<u>Division 2</u>	<u>\$37,500.00</u>
TOTAL	\$161,350.00

Based on the bids received, the City's consideration is of the bids submitted by Thorpe Water Development in a total amount of \$161,350.00.

The City originally received quotations for the project and the low quotation from GM Contracting was in the amount of \$236,212.18. Based on the quotations received the project was modified to use an alternate design for the backwash storage and pump system. Based on the revised design the engineer's estimate of cost was \$190,000.

The original target estimate for the project was a construction cost in the range of \$130,000. That estimate was carried forward from earlier planning numbers. Based on the first quotations received, it appeared very unlikely the project cost could be reduced to \$130,000. The alternate design was intended to reduce the cost to the extent possible.

The low bid submitted by Thorpe Water Development is approximately \$29,000 below the engineer's estimate of cost and about \$31,000 above the original target cost. Based on the bids received it appears unlikely that more favorable bids would be received if the City Council elected to reject all bids and rebid the project. Although the cost is slightly above the target range it is a reduction of about \$75,000 from the original quotations received.

Cindy Riesselman
November 8, 2018
Page 3

Veenstra & Kimm, Inc. would recommend the City Council consider the award of contract to Thorpe Water Development for both Division 1 and Division 2 in the total amount of \$161,350.00. In the writer's opinion this award of contract is the better course of action to pursue as it is unlikely the City could receive more favorable bids by rejecting and rebidding the project.

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

VEENSTRA & KIMM, INC.

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

H. R. Veenstra Jr.

HRVJr:mav

212156

Enclosure

cc: Ralph Brown, Brown, Fagen & Rouse – w/enclosure

RESOLUTION NO. 2018-51

**RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT
FOR THE WATER TREATMENT PLANT BACKWASH
IMPROVEMENTS**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS
CEDNTER, STATE OF IOWA:**

Section 1. That the following bid for the construction of certain public improvements described in general as the Water Treatment Plant Backwash Improvements, described in the plans and specifications heretofore adopted by this Council on November 13, 2018, be and is hereby accepted, the same being the lowest responsive, responsible bid received for such work, as follows:

Contractor: Thorpe Water Development
1485 N.E. 70th Avenue
Ankeny, Iowa 50023

Amount of Bid: \$161,350.00

Portion of project: All construction

Section 2. That the Mayor and Clerk are hereby directed to execute the contract with the contractor for the construction of the public improvements, such contract not to be binding on the City until approved by this Council.

PASSED AND APPROVED this 13th day of November, 2018.

Michael A. Kidd, Mayor

ATTEST:

Cindy Riesselman, City Clerk

RESOLUTION NO. 2018-52

**RESOLUTION APPROVING CONSTRUCTION CONTRACT AND
BOND FOR WATER TREATMENT PLAN BACKWASH
IMPROVEMENTS**

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

That the construction contract and bond executed and insurance coverage for the construction of certain public improvements described in general as Water Treatment Plant Backwash Improvements, and as described in detail in the plans and specifications heretofore approved, and which have been signed by the Mayor and Clerk on behalf of the City be and the same are hereby approved as follows:

Contractor: Thorpe Water Development
1485 N.E. 70th Avenue
Ankeny, Iowa 50023

Amount of Bid: \$161,350.00

Bond Surety:

Date of Bond:

Portion of project: All construction

PASSED AND APPROVED this 13th day of November, 2018.

Michael A. Kidd, Mayor

ATTEST:

Cindy Riesselman, City Clerk

RESOLUTION NO. 2018-44

A RESOLUTION APPROVING AND AUTHORIZING AN AMENDMENT TO LOAN AND DISBURSEMENT AGREEMENT BY AND BETWEEN THE CITY OF DALLAS CENTER AND THE IOWA FINANCE AUTHORITY, AND AUTHORIZING AND PROVIDING FOR THE REISSUANCE OF THE \$900,000 WATER REVENUE CAPITAL LOAN NOTE, SERIES 2008, OF THE CITY

WHEREAS, the City of Dallas Center (hereinafter the "Issuer") previously issued its Water Revenue Capital Loan Note, Series 2008, to the extent of \$900,000, (hereinafter the "Notes"), pursuant to a Loan and Disbursement Agreement between Issuer, the Iowa Finance Authority, and Wells Fargo Bank, N.A., dated of like date (the "Agreement"), for the purpose of defraying the costs of the Project (as defined in the resolution authorizing issuance of the same (hereinafter the "Resolution")); and

WHEREAS, the Iowa Finance Authority, as Original Purchaser and current holder of the Notes, has authorized a reduction in the interest rate on the Notes to 1.75%; and

WHEREAS, an Amendment to the Loan and Disbursement Agreement (hereinafter the "Amendment") has been prepared to reflect said interest rate reduction, a copy of which is attached hereto as Exhibit A; and

WHEREAS, pursuant to IRS regulations adoption of the Amendment constitutes a reissuance of the Notes.

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

- Section 1. That the Resolution is hereby amended to reflect the interest rate reduction to 1.75% per annum on the outstanding principal amount from and after December 1, 2018, for the remainder of the life of the Note.
- Section 2. That the Amendment in substantially the form attached to this Resolution is hereby authorized to be executed and issued on behalf of the Issuer by the Mayor and attested by the City Clerk.
- Section 3. That the Mayor and Clerk be and they are hereby authorized to execute and deliver a Supplemental Tax Certificate in connection with the Amendment, affirming the tax covenants made by the City with respect to the Note at the time of the issuance thereof.

Section 4. Except as amended herein, all of the other terms and conditions of the Resolution and Agreement are in all respects ratified, confirmed and approved and shall remain in full effect.

PASSED AND APPROVED this 13th day of November 2018.

Michael A. Kidd, Mayor

ATTEST:

Cindy Riesselman, City Clerk

ORIGINAL

AMENDMENT TO LOAN AND DISBURSEMENT AGREEMENT

The Loan and Disbursement Agreement (Water Revenue Capital Loan Note) (the "Agreement") entered into as of August 27, 2008, by and between the City of Dallas Center, Iowa (the "City" or "Issuer"), the Iowa Finance Authority, as lender (the "Lender"), and Wells Fargo Bank, N.A., as trustee (the "Trustee"), relating to a loan from the Lender to the City in the amount of \$900,000, is hereby amended as follows:

1. The applicable interest rate for the Agreement shall be changed to 1.75%, effective as of December 1, 2018 and the Agreement shall thereafter be payable in accordance with the debt service schedule attached hereto and incorporated herein by this reference.

2. Except as amended herein, all of the other terms and conditions of the Agreement are in all respects ratified, confirmed and approved and shall remain in full effect.

IN WITNESS WHEREOF, we have hereunto affixed our signatures all as of the _____ day of _____, 2018.

CITY OF DALLAS CENTER, STATE OF IOWA

By: _____
Mayor

ATTEST:

City Clerk

(SEAL)

IOWA FINANCE AUTHORITY

By: _____
Executive Director

(Signature Page – Dallas Center Amendment to DWSRF Rate - \$900,000 Water Revenue Capital Loan Notes, Series 2008)

Dallas Center

*** Effective 12.1.18 ***



PARTNERSHIP WITH THE TEXAS FINANCE AUTHORITY
AND THE ARS DEPARTMENT OF EDUCATION RESOURCES

Loan ID D0041R
Dated Date 8/27/2008
Loan Amount \$900,000.00
Interest Savings \$40,562.50

Date	Current Schedule			New Debt Schedule			
	Principal	Current Interest 3.00%	Servicing Fee	Principal	New Interest 1.75%	Servicing Fee	New Annual Debt Service
12/1/2018		8,400.00			8,400.00		
6/1/2019	44,000.00	8,400.00	1,400.00	44,000.00	4,900.00	1,400.00	58,700.00
12/1/2019		7,740.00			4,515.00		
6/1/2020	45,000.00	7,740.00	1,290.00	45,000.00	4,515.00	1,290.00	55,320.00
12/1/2020		7,065.00			4,121.25		
6/1/2021	46,000.00	7,065.00	1,177.50	46,000.00	4,121.25	1,177.50	55,420.00
12/1/2021		6,375.00			3,718.75		
6/1/2022	48,000.00	6,375.00	1,062.50	48,000.00	3,718.75	1,062.50	56,500.00
12/1/2022		5,655.00			3,298.75		
6/1/2023	49,000.00	5,655.00	942.50	49,000.00	3,298.75	942.50	56,540.00
12/1/2023		4,920.00			2,870.00		
6/1/2024	51,000.00	4,920.00	820.00	51,000.00	2,870.00	820.00	57,560.00
12/1/2024		4,155.00			2,423.75		
6/1/2025	52,000.00	4,155.00	692.50	52,000.00	2,423.75	692.50	57,540.00
12/1/2025		3,375.00			1,968.75		
6/1/2026	54,000.00	3,375.00	562.50	54,000.00	1,968.75	562.50	58,500.00
12/1/2026		2,565.00			1,496.25		
6/1/2027	55,000.00	2,565.00	427.50	55,000.00	1,496.25	427.50	58,420.00
12/1/2027		1,740.00			1,015.00		
6/1/2028	57,000.00	1,740.00	290.00	57,000.00	1,015.00	290.00	59,320.00
12/1/2028		885.00			516.25		
6/1/2029	59,000.00	885.00	147.50	59,000.00	516.25	147.50	60,180.00
	560,000.00	105,750.00	8,812.50	560,000.00	65,187.50	8,812.50	634,000.00

SUPPLEMENTAL TAX CERTIFICATE
of
CITY OF DALLAS CENTER, IOWA

The undersigned officers of the City of Dallas Center, Iowa (the "City"), hereby certify as follows:

1. The Council of the City of Dallas Center ("the Council"), acting at a meeting duly called and held on November 13, 2018, has authorized the execution and delivery of an Amendment to the Loan and Disbursement Agreement dated as of August 27, 2008 ("Agreement") by and between the City and the Iowa Finance Authority ("Purchaser"), and approved a resolution ("Supplemental Resolution") amending the resolution approved by the Council on August 12, 2008 ("Original Bond Resolution"), which Original Bond Resolution authorized the issuance and delivery of a \$900,000 Water Revenue Capital Loan Note, Series 2008, dated August 27, 2008, of the City ("Original Note").

2. The officers whose name, title and signature appear below were, on the date or dates of the execution of the instruments referred to in paragraph 1 hereof, and are on the date hereof, the duly elected and qualified incumbents of the offices of the City set opposite their names and the signatures appearing below are the genuine signatures of said officers.

3. We have reviewed the representations, covenants and warranties contained in the Tax Exemption Certificate dated August 27, 2008 ("Tax Certificate") executed by the City in connection with the issuance of the Original Note. A true and accurate copy of the Tax Exemption Certificate is attached hereto as Exhibit A.

4. The description of the Project set forth in Section II of the Tax Certificate accurately describes the Project as constructed and as it exists and is used as of the date hereof, and there has been no change in the use of the Project since the Original Note was issued.

5. The construction of the Project has been completed, and all of the proceeds of the Original Note were expended on the costs of the Project, in the amounts and as described Sections II and III of the Tax Certificate.

6. Not more than 10% of the proceeds of the Original Notes or the facilities financed thereby, are to be used (directly or indirectly) or were used in a trade or business carried on by any person (other than a governmental unit), and not more 10% of the payment of the principal of or interest on the Original Note is (directly or indirectly): (i) secured by any interest in property used or to be used in such trade or business or payments in respect of such property; or (ii) derived from payments (whether or not to the City) in respect of property or borrowed money used or to be used in such a trade or business, all within the meaning of Section 141(a) of the Code.

7. During the term of the Original Note, and at all times prior to the date hereof, no private business use will be made or has been made of the Project, and no payments or security will be made or furnished or has been made or furnished that would cause the Original Note to be a "private activity bond" within the meaning of Section 141 of the Code and applicable regulations.

8. The covenants of the City contained in the Tax Certificate are hereby ratified, confirmed and approved and shall continue to be binding upon the City as if set forth fully herein. This certificate is intended and is being delivered in order to meet the requirements of Section 148 of the Internal Revenue Code of 1986, as amended, and Treasury Regulation 1-148(2)(b).

IN WITNESS WHEREOF, the undersigned have hereunto set our hands this 5th day of November, 2018.

CITY OF DALLAS CENTER, STATE OF IOWA

By:

Mayor

City Clerk

CIG22

TAX EXEMPTION CERTIFICATE

CITY OF DALLAS CENTER, IOWA

THIS TAX EXEMPTION CERTIFICATE made and entered into on August 27, 2008, by the City of Dallas Center, State of Iowa (the "Issuer").

INTRODUCTION

This Certificate is executed and delivered in connection with the issuance by the Issuer of its \$900,000 Water Revenue Capital Loan Note, Series 2008 (the "Bonds"). The Bonds are issued pursuant to the provisions of the Resolution of the Issuer authorizing the issuance of the Bonds. Such Resolution provides that the covenants contained in this Certificate constitute a part of the Issuer's contract with the owners of the Bonds.

The Issuer recognizes that under the Code (as defined below) the tax-exempt status of the interest received by the owners of the Bonds is dependent upon, among other things, the facts, circumstances, and reasonable expectations of the Issuer as to future facts not in existence at this time, as well as the observance of certain covenants in the future. The Issuer covenants that it will take such action with respect to the Bonds as may be required by the Code, and pertinent legal regulations issued thereunder in order to establish and maintain the tax-exempt status of the Bonds, including the observance of all specific covenants contained in the Resolution and this Certificate.

ARTICLE I

DEFINITIONS

The following terms as used in this Certificate shall have the meanings set forth below. The terms defined in the Resolution shall retain the meanings set forth therein when used in this Certificate. Other terms used in this Certificate shall have the meanings set forth in the Code or in the Regulations.

"Annual Debt Service" means the principal of and interest on the Bonds scheduled to be paid during a given Bond Year.

"Final Bond Retirement Date" means the date on which the Bonds are actually paid in full.

"Governmental Obligations" means direct general obligations of, or obligations the timely payment of the principal of and interest on which is unconditionally guaranteed by the United States.

"Gross Proceeds", as defined in Regulation 1.148-1(b), means any Proceeds of the Bonds and any replacement proceeds (as defined in Regulation 1.148-1(c)) of the Bonds.

"Gross Proceeds Funds" means the Reserve Fund, the Project Fund and any other fund or account held for the benefit of the owners of the Bonds or containing Gross Proceeds of the Bonds except the Bond Fund and the Rebate Fund.

"Issue Price", as defined in Regulation 1.148-1(b), means the initial offering price of the Bonds to the public (not including bond houses, brokers or similar persons or organizations acting in the capacity of underwriters or wholesalers) at which price a substantial amount of the Bonds were sold to the public. The Purchasers have certified the Issue Price to be not more than \$900,000.

"Issuer" means the City of Dallas Center, State of Iowa.

"Minor Portion of the Bonds", as defined in Regulation 1.148-2(g), means the lesser of five (5) percent of Proceeds or \$100,000. The Minor Portion of the Bonds is computed to be \$45,000.

"Nonpurpose Investments" means any investment property which is acquired with Gross Proceeds and is not acquired to carry out the governmental purpose of the Bonds, and may include but is not limited to U.S. Treasury bonds, corporate bonds, or certificates of deposit.

"Portion A" means \$860,000 of the Bonds to be used for construction of the Project.

"Portion B" means \$40,000 of the Bonds to be used for a current refunding of the Refunded Bonds.

"Proceeds", as defined in Regulation 1.148-1(b), means Sale Proceeds, investment proceeds and transferred proceeds of the Bonds.

"Sinking Fund" means the Bond Fund.

"Tax Exempt Obligations" means bonds or other obligations the interest on which is excludable from the gross income of the owners thereof under Section 103 of the Code and include certain regulated investment companies, stock in tax-exempt mutual funds and demand deposit SLGS.

"Taxable Obligations" means all investment property, obligations or securities other than Tax Exempt Obligations.

"Verification Certificate" means the certificate attached to this Certificate as Exhibit A, establishing that the Purchaser will not reoffer or sell the Bonds to the public.

ARTICLE II

SPECIFIC CERTIFICATIONS, REPRESENTATIONS AND AGREEMENTS

The Issuer hereby certifies, represents and agrees as follows:

Section 2.1 Authority to Certify and Expectations

(a) The undersigned officer of the Issuer along with other officers of the Issuer, are charged with the responsibility of issuing the Bonds.

(b) This Certificate is being executed and delivered in part for the purposes specified in Section 1.148-2(b)(2) of the Regulations and is intended (among other purposes) to establish reasonable expectations of the Issuer at this time.

(c) The Issuer has not been notified of any disqualification or proposed disqualification of it by the Commissioner of the Internal Revenue Service as a bond issuer which may certify bond issues under Section 1.148-2(b)(2) of the Regulations.

(d) The certifications, representations and agreements set forth in this Article II are made on the basis of the facts, estimates and circumstances in existence on the date hereof, including the following: (1) with respect to amounts expected to be received from delivery of the Bonds, amounts actually received, (2) with respect to payments of amounts into various funds or accounts, review of the authorizations or directions for such payments made by the Issuer pursuant to the Resolution and this Certificate, (3) with

(k) Except as provided in Section 6.1 hereof, the Issuer will not establish any sinking fund, bond fund, reserve fund, debt service fund or other fund reasonably expected to be used to pay debt service on the Bonds (other than the Bond Fund and any Reserve Fund), exercise its option to redeem Bonds prior to maturity or effect a refunding of the Bonds.

(l) No bonds or other obligations of the Issuer (1) were sold in the 15 days preceding the date of sale of the Bonds, (2) were sold or will be sold within the 15 days after the date of sale of the Bonds, (3) have been delivered in the past 15 days or (4) will be delivered in the next 15 days pursuant to a common plan of financing for the issuance of the Bonds and payable out of substantially the same source of revenues.

(m) None of the Proceeds of the Bonds will be used directly or indirectly to replace funds of the Issuer used directly or indirectly to acquire obligations having a yield higher than the Bond Yield.

(n) No portion of the Bonds will be issued for the purpose of investing such portion at a higher yield than the Bond Yield.

(o) The Issuer does not expect that the Proceeds of the Bonds will be used in a manner that would cause them to be "arbitrage bonds" as defined in Section 148(a) of the Code. The Issuer does not expect that the Proceeds of the Bonds will be used in a manner that would cause the interest on the Bonds to be includable in the gross income of the owners of the Bonds under the Code. The Issuer will not intentionally use any portion of the Proceeds to acquire higher yielding investments.

(p) The Issuer will not use the Proceeds of the Bonds to exploit the difference between tax-exempt and taxable interest rates to obtain a material financial advantage.

(q) The Issuer has not issued more Bonds, issued the Bonds earlier, or allowed the Bonds to remain outstanding longer than is reasonably necessary to accomplish the governmental purposes of the Bonds.

(r) The Issuer has not employed a device in connection with the issuance of Portion B of the Bonds to obtain a material financial advantage (based on arbitrage) apart from savings attributable to lower interest rates. The Issuer will not realize any material financial advantage (based on arbitrage or otherwise) in connection with the issuance of the Bonds, or in connection with any transaction or series of transactions connected with the issuance of the Bonds, apart from savings attributable to lower interest rates.

(d) The Reimbursement Allocation has not been undertaken to avoid, in whole or in part, arbitrage yield restrictions or arbitrage rebate requirements and will not employ an abusive arbitrage device under Regulation 1.148-10.

(e) Within one year of the Closing Date, the Reimbursement Allocation will not be used in a manner that results in the creation of replacement proceeds, as defined in Regulation 1.148-1.

(f) For purposes of Section 2.2A, the following terms shall have the meanings set forth below:

(i) "Official Intent" means a declaration of intent described under Regulation 1.105-2 to reimburse Original Expenditures with the proceeds of the Bonds.

(ii) "Original Expenditure" means an expenditure for a governmental purpose that is originally paid from a source other than the Reimbursement Bonds.

(iii) "Preliminary Expenditures", as defined in Regulation 1.150-2(f)(2), means architectural, engineering, surveying, soil tests, Reimbursement Bond issuance costs, and similar costs incurred prior to commencement of construction, rehabilitation or acquisition of a Project Segment which do not exceed 20% of the Issue Price of the portion of the Bonds that finances the Project Segment for which they were incurred.

(iv) "Project Segment" means the costs, described in an Official Intent of the Issuer, incurred prior to the Closing Date to acquire, construct, or improve land, buildings or equipment excluding current operating expenses but including costs of issuing the Reimbursement Bonds.

(v) "Reimbursement Allocation" means written evidence of the use of Reimbursement Bond proceeds to reimburse a fund of the Issuer for Original Expenditures paid or advanced prior to the Closing Date and incurred in connection with a Project Segment.

(vi) "Reimbursement Bonds" means the portion of the Bonds which are allocated to reimburse the Original Expenditures paid prior to the Closing Date and incurred in connection with a Project Segment.

(b) Expenditure Test. Not less than 85% of the net Sale Proceeds of Portion A of the Bonds will be expended for Project costs, including the reimbursement of other funds expended to date, within a three-year temporary period from the Closing Date.

(c) Due Diligence Test. Not later than six months after Closing, work on the Portion A portion of the Project will have commenced and will proceed with due diligence to completion.

(d) Due Diligence Test. The Issuer has incurred a substantial binding obligation to accomplish the refunding using the Portion B proceeds. The refunding will proceed with due diligence to completion.

(e) Proceeds of the Bonds representing less than six months accrued interest on the Bonds will be spent within six months of this date to pay interest on the Bonds, and will be invested without restriction as to yield for a temporary period not in excess of six months.

Section 2.6 Resolution Funds at Restricted or Unrestricted Yield

(a) Proceeds of the Bonds will be held and accounted for in the manner provided in the Resolution. The Issuer has not and does not expect to create or establish any other bond fund, reserve fund, or similar fund or account for the Bonds. The Issuer has not and will not pledge any moneys or Taxable Obligations in order to pay debt service on the Bonds or restrict the use of such moneys or Taxable Obligations so as to give reasonable assurances of their availability for such purposes.

(b) Any monies which are invested beyond a temporary period are expected to constitute less than a major portion of the Bonds or to be restricted for investment at a yield not greater than one-eighth of one percent above the Bond Yield as to Portion A and .001% as to Portion B.

(c) The Issuer has established and will use the Bond Fund primarily to achieve a proper matching of revenues and debt service within each Bond Year and the Issuer will apply moneys deposited into the Bond Fund to pay the principal of and interest on the Bonds. Such Fund will be depleted at least once each Bond Year except for a reasonable carryover amount. The carryover amount will not exceed the greater of (1) one year's earnings on the Bond Fund or (2) one-twelfth of Annual Debt Service. The Issuer will spend moneys deposited from time to time into such fund within 13 months after the date of deposit. Revenues, intended to be used to pay debt service on the Bonds, will be deposited into the Bond Fund as set forth in the Resolution. The Issuer will spend interest

in the aggregate shall be referred to as a "Commingled Fund". Each Commingled Fund shall be allocated among the various issues of Parity Bonds according to the methods described below.

(i) For purposes of Subsection (h), the following terms shall have the meanings set forth below:

(i) "Bond Fund Allocation Factor" shall be determined by dividing the original face amount of the Bonds, \$900,000, by the sum of the original face amounts of all outstanding Parity Bonds.

(ii) "Parity Bonds" means the Bonds, and all other outstanding bonds of the Issuer ranking on a parity with the Bonds as set forth in the Resolution.

(iii) "Reserve Fund Allocation Factor" shall be determined by dividing the original principal amount of the Bonds, \$900,000 by the sum of the original face amounts of all outstanding Parity Bonds.

A portion of the investments in each Commingled Fund and earnings thereon shall be allocated to the Bonds by applying a certain percentage (the "Series 2008 Share") of the market value of the investments in the applicable Commingled Fund. Each time an issue of Parity Bonds is no longer outstanding and each time additional Parity Bonds are issued, the Issuer shall calculate the Series 2008 Share for the Bond Fund and Reserve Fund. The Series 2008 Share is determined for each Commingled Fund by applying the Bond Fund Allocation Factor and the Reserve Fund Allocation Factor, as applicable. Each time it shall be necessary to determine the earnings on the Bond Fund or the Reserve Fund, the Issuer shall multiply the earnings for the applicable Commingled Fund by the applicable Series 2008 Share. The Issuer may, at any time, use any other allocation method for the Reserve Fund or the Bond Fund allowed by Regulation 1.148-6(e)(6).

Section 2.7 Pertaining to Yields

(a) The purchase price of all Taxable Obligations to which restrictions apply under this Certificate as to investment yield or rebate of Excess Earnings, if any, has been and shall be calculated using (i) the price taking into account discount, premium and accrued interest, as applicable, actually paid or (ii) the fair market value if less than the price actually paid and if such Taxable Obligations were not purchased directly from the United States Treasury. The Issuer will acquire all such Taxable Obligations directly from the United States Treasury or in an arm's length transaction without regard to any amounts paid to reduce the yield on such Taxable Obligations. The Issuer will not pay or

States as contemplated under the provisions of this Certificate and shall not constitute part of the trust estate held for the benefit of the owners of the Bonds or the Issuer.

(d) The Issuer will pay to the United States from legally available money of the Issuer (whether or not such available money is on deposit in any fund or account related to the Bonds) any amount which is required to be paid to the United States.

Section 3.3 Exceptions to Rebate

The Issuer reasonably expects that the Bonds are eligible for one or more exemptions from the arbitrage rebate rules set forth in the Treasury Regulations. If the Bonds are ineligible, or become ineligible, for an exemption to the arbitrage rebate rules, the Issuer will comply with the provisions of Article III hereof. A description of the applicable rebate exemption is as follows:

- \$5,000,000 Small Issuer Exemption

The reasonably anticipated amount of tax-exempt bonds (other than private activity bonds) which will be issued by the Issuer and all subordinate entities of the Issuer during the calendar year will not exceed \$5,000,000.

- Six Month Exception

The Gross Proceeds of the Bonds for Portion B are expected to be fully expended for the governmental purposes for which the Bonds were issued no later than six months after the date of issue. If contrary to the reasonable expectations of the Issuer, the Gross Proceeds of Portion B of the Bonds are not expended within six months and no other exemption applies, the Issuer will comply with the arbitrage rebate requirements of the Code.

- Eighteen-Month Exemption

The Gross Proceeds of the Bonds for Portion A are expected to be expended for the governmental purposes for which the Bonds were issued in accordance with the following schedule:

- 1) 15 percent spent within six months of the Closing Date;
- 2) 60 percent spent within one year of the Closing Date;
- 3) 100 percent spent within eighteen months of the Closing Date (subject to 5 percent retainage for not more than one year).

The Issuer shall expend the earnings on the Reserve Fund in accordance with the schedule set forth above and will comply with the rebate requirements of the Code following the end of the two year schedule.

If the Issuer fails to meet the foregoing expenditure schedule and no other exemption applies, the Issuer shall comply with the arbitrage rebate requirements of the Code.

Section 3.4 Calculation of Rebate Amount

(a) As soon after each Computation Date as practicable, the Issuer shall, if necessary, calculate and determine the Excess Earnings on the Gross Proceeds Funds (the "Rebate Amount"). All calculations and determinations with respect to the Rebate Amount will be made on the basis of actual facts as of the Computation Date and reasonable expectations as to future events.

(b) If the Rebate Amount exceeds the amount currently on deposit in the Rebate Fund, the Issuer may deposit an amount in the Rebate Fund such that the balance in the Rebate Fund after such deposit equals the Rebate Amount. If the amount in the Rebate Fund exceeds the Rebate Amount, the Issuer may withdraw such excess amount provided that such withdrawal can be made from amounts originally transferred to the Rebate Fund and not from earnings thereon, which may not be transferred, and only if such withdrawal may be made without liquidating investments at a loss.

Section 3.5 Rebate Requirements and the Bond Fund

It is expected that the Bond Fund described in the Resolution and Section 2.7(b) of this Certificate will be treated as a bona fide debt service fund as defined in Regulation 1.148-1(b). As such, any amount earned during a Bond Year on the Bond Fund and amounts earned on such amounts, if allocated to the Bond Fund, will not be taken into account in calculating the Rebate Amount if the annual gross earnings on the Bond Fund for such Bond Year are less than \$100,000 or if average annual debt service will not exceed \$2,500,000. However, should annual gross earnings exceed \$100,000 or should the Bond Fund cease to be treated as a bona fide debt service fund, the Bond Fund will become subject to the rebate requirements set forth in Section 3.4 hereof.

Section 3.6 Investment of the Rebate Fund

(a) Immediately upon a transfer to the Rebate Fund, the Issuer may invest all amounts in the Rebate Fund not already invested and held in the Rebate Fund, to the

(i) a complete list of all investments and reinvestments of amounts in each such Fund including, if applicable, purchase price, purchase date, type of security, accrued interest paid, interest rate, dated date, principal amount, date of maturity, interest payment dates, date of liquidation, receipt upon liquidation, market value of such investment on the Final Bond Retirement Date if held by the Issuer on the Final Bond Retirement Date, and market value of the investment on the date pledged to the payment of the Bonds, or the date of deposit into the Reserve Fund, or the Closing Date if different from the purchase date.

(ii) the amount and source of each payment to, and the amount, purpose and payee of each payment from, each such Fund.

Section 3.9 Additional Payments

The Issuer hereby agrees to pay to the United States from legally available money of the Issuer (whether or not such available money is on deposit in any fund or account related to the Bonds) any amount which is required to be paid to the United States, but which is not available in a fund related to the Bonds for transfer to the Rebate Fund or payment to the United States.

ARTICLE IV

INVESTMENT RESTRICTIONS

Section 4.1 Avoidance of Prohibited Payments

The Issuer will not enter into any transaction that reduces the amount required to be deposited into the Rebate Fund or paid to the United States because such transaction results in a smaller profit or a larger loss than would have resulted if the transaction had been at arm's length and had the Bond Yield not been relevant to either party. The Issuer will not invest or direct the investment of any funds in a manner which reduces an amount required to be paid to the United States because such transaction results in a small profit or larger loss than would have resulted if the transaction had been at arm's length and had the Bond Yield not been relevant to the Issuer. In particular, notwithstanding anything to the contrary contained herein or in the Resolution, the Issuer will not invest or direct the investment of any funds in a manner which would violate any provision of this Article IV.

- (1) The bid specifications are in writing and are timely forwarded to potential providers.
 - (2) The bid specifications include all material terms of the bid. A term is material if it may directly or indirectly affect the yield or the cost of the investment.
 - (3) The bid specifications include a statement notifying potential providers that submission of a bid is a representation that the potential provider did not consult with any other potential provider about its bid, that the bid was determined without regard to any other formal or informal agreement that the potential provider has with the issuer or any other person (whether or not in connection with the Bonds), and that the bid is not being submitted solely as a courtesy to the issuer or any other person for purposes of satisfying the requirements of paragraph (d)(6)(iii)(B)(1) or (2) of section 1.148-5 of the Regulations.
 - (4) The terms of the bid specifications are commercially reasonable. A term is commercially reasonable if there is a legitimate business purpose for the term other than to increase the purchase price or reduce the yield of the investment.
 - (5) For purchases of guaranteed investment contracts only, the terms of the solicitation take into account the Issuer's reasonably expected deposit and drawdown schedule for the amounts to be invested.
 - (6) All potential providers have an equal opportunity to bid and no potential provider is given the opportunity to review other bids (i.e., a last look) before providing a bid.
 - (7) At least three reasonably competitive providers are solicited for bids. A reasonably competitive provider is a provider that has an established industry reputation as a competitive provider of the type of investments being purchased.
- (b) The bids received by the Issuer meet all of the following requirements:
- (1) The Issuer receives at least three bids from providers that the Issuer solicited under a bona fide solicitation meeting the requirements of paragraph (d)(6)(iii)(A) of section 1.148-5 of the Regulations and that do

Issuer, and the certification under paragraph (d)(6)(iii)(D) of section 1.148-5 of the Regulations.

(3) For each bid that is submitted, the name of the person and entity submitting the bid, the time and date of the bid, and the bid results.

(4) The bid solicitation form and, if the terms of the purchase agreement or the guaranteed investment contract deviated from the bid solicitation form or a submitted bid is modified, a brief statement explaining the deviation and stating the purpose for the deviation.

(5) For purchases of investments other than guaranteed investment contracts, the cost of the most efficient portfolio of State and Local Government Series Securities, determined at the time that the bids were required to be submitted pursuant to the terms of the bid specifications.

Section 4.5 Records

The Issuer will maintain records of all purchases, sales, liquidations, investments, reinvestments, redemptions, disbursements, deposits, and transfers of amounts on deposit.

Section 4.6 Investments to be Legal

All investments required to be made pursuant to this Certificate shall be made to the extent permitted by law. In the event that any such investment is determined to be ultra vires, it shall be liquidated and the proceeds thereof shall be invested in a legal investment, provided that prior to reinvesting such proceeds, the Issuer shall obtain an opinion of Bond Counsel to the effect that such reinvestment will not cause the Bonds to become arbitrage bonds under Sections 103, 148, 149, or any other applicable provision of the Code.

ARTICLE V

GENERAL COVENANTS

The Issuer hereby covenants to perform all acts within its power necessary to ensure that the reasonable expectations set forth in Article II hereof will be realized. The Issuer reasonably expects to comply with all covenants contained in this Certificate.

which will be issued during the current calendar year will not exceed ten million dollars (\$10,000,000).

In support of the foregoing, the Issuer states:

(a) In the current calendar year the Issuer has issued governmental or 501(c)(3) bonds as follows:

\$900,000 Water Revenue Capital Loan Notes,
Series 2008, dated August 27, 2008. (Issue
Covered by this Certificate.)

(b) The Issuer expects to issue during the remainder of the calendar year, 501(c)(3) or governmental bonds as follows:

NONE

ARTICLE VIII

FURTHER CERTIFICATIONS WITH RESPECT TO REFUNDING BONDS

(a) Property financed with the Proceeds of the Refunded Bonds will not be sold or disposed of, in whole or in part, prior to the last maturity date of either the obligations or the last maturity of the Bonds.

(b) All of the Proceeds of the Refunded Bonds were used to provide facilities used in the regular operations of the Issuer and neither the facilities nor the output thereof have been or are expected to be used in the trade or business of any person other than the Issuer.

(c) Reimbursement Allocations and Original Expenditures, if any, reimbursed from proceeds of the Refunded Bonds complied with the Reimbursement Regulations in effect at the time of issuance of the Refunded Bonds.

(d) The Proceeds of the Refunding Bonds will be used for a current refunding and the Refunding Bonds are issued not more than 90 days before the last expenditure of any Proceeds of the Refunding Bonds for payment of debt service on the Refunded Bonds. The Proceeds of the Refunding Bonds will be invested in materially higher yield acquired obligations for a temporary period of not to exceed 90 days.

EXHIBIT A

VERIFICATION CERTIFICATE OF THE PURCHASER

The undersigned, Bret Mills, the Executive Director of the Iowa Finance Authority (the "Purchaser"), hereby certifies as follows:

1. The Purchaser and the City of Dallas Center (the "Issuer"), have entered into a Loan and Disbursement Agreement (the "Agreement"), providing for the purchase of a \$900,000 Water Revenue Capital Loan Note, Series 2008, of the City dated as of the date of delivery (the "Notes").

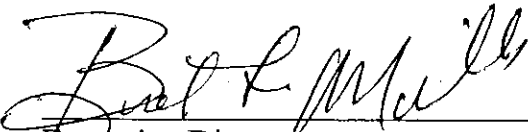
2. The Agreement is in full force and effect and has not been repealed, rescinded or amended.

3. The Purchaser hereby confirms that the Notes were purchased at par and will not be reoffered to the public, the terms of purchase being as follows:

Principal Amount <u>Issued</u>	Principal Amount <u>Sold</u>	Interest <u>Rate</u>	Price (% of par) (do not include accrued interest)
\$900,000	None	3.00%	100%

IN WITNESS WHEREOF, the Purchaser has caused this Verification Certificate to be executed by its duly authorized officer this 11th day of August, 2008.

IOWA FINANCE AUTHORITY

By: 
Its: Executive Director

ORDINANCE NO. 525

AN ORDINANCE AMENDING CHAPTER 160 (ENTITLED "FLOOD PLAIN MANAGEMENT AND REGULATIONS") TO THE CODE OF ORDINANCES OF THE CITY OF DALLAS CENTER, IOWA, AS AMENDED, BY MODIFYING THE REFERENCE TO THE FLOOD INSURANCE RATE MAP, AND BY MAKING OTHER AMENDMENTS

BE IT ENACTED BY THE City Council of the City of Dallas Center, Iowa, that:

SECTION 1. Section 160.02 of the Code of Ordinances of the City of Dallas Center, Iowa, as amended, is amended to incorporate the following additional definitions (to be codified in alphabetical order):

"Appurtenant Structure" means a structure which is on the same parcel of the property as the principal structure to be insured and the use of which is incidental to the use of the principal structure.

"Base Flood Elevation (BFE)" means the elevation floodwaters would reach at a particular site during the occurrence of a base flood event.

"Flood Insurance Study (FIS)" means a report published by FEMA for a community issued along with the community's Flood Insurance Rate Map(s). The study contains such background data as the base flood discharge and water surface elevations that were used to prepare the FIRM.

"Floodway Fringe" means those portions of the Special Flood Hazard Area outside the floodway.

"Highest Adjacent Grade" means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure

"Minor Projects" means small development activities (except for filling, grading and excavating) valued at less than \$500.

"Routine Maintenance of Existing Buildings and Facilities" means repairs necessary to keep a structure in a safe and habitable condition that do not trigger a building permit, provided they are not associated with a general improvement of the structure or repair of a damaged structure. Such repairs include:

- a. Normal maintenance of structures such as re-roofing, replacing roofing tiles and replacing siding;
- b. Exterior and interior painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work;
- c. Basement sealing;
- d. Repairing or replacing damaged or broken window panes; and
- e. Repairing plumbing systems, electrical systems, heating or air conditioning systems and repairing wells or septic systems.

SECTION 2. Section 160.09 of the Code of Ordinances of the City of Dallas Center, Iowa, as amended, is amended to read as follows:

160.09 ESTABLISHMENT OF FLOOD PLAIN (OVERLAY) DISTRICT. The areas within the jurisdiction of the City having special flood hazards are hereby designated as a Flood Plain (Overlay) District and shall be subject to the standards of the Flood Plain (Overlay) District (as well as those for the underlying zoning district). The Flood Plain (Overlay) District boundaries shall be as shown on the Flood Insurance Rate Map (FIRM) for Dallas County and Incorporated Areas, City of Dallas Center, Panels 19049C0185F, 0195F, 0205F, 0215F dated December 7, 2018.

SECTION 3. The first paragraph of Section 160.10 of the Code of Ordinances of the City of Dallas Center, Iowa, as amended, is amended to read as follows:

160.10 STANDARDS FOR FLOOD PLAN (OVERLAY) DISTRICT). All uses must be consistent with the need to minimize flood damage and shall meet the following applicable performance standards. Where base flood elevations and floodway data have not been provided on the Flood Insurance Map, the Iowa Department of Natural Resources shall be contacted to compute such data. The applicant will be responsible for providing the Department of

Natural Resources with sufficient technical information to make such determination.

SECTION 4. Section 160.10 (3) of the Code of Ordinances of the City of Dallas Center, Iowa, as amended, is amended to read as follows:

3. Non-residential structures. All new or substantially improved non-residential structures shall have the lowest floor (including basement) elevated a minimum of one (1) foot above the base flood elevation, or together with attendant utility and sanitary systems, be floodproofed to such a level.

When floodproofing is utilized, a professional engineer registered in the State of Iowa shall certify that the floodproofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the 100-year flood; and that the structure, below the 100-year flood level is watertight with walls substantially impermeable to the passage of water.

A record of the certification indicating the specific elevation (in relation to North American Vertical Datum 1988) to which any structures are floodproofed shall be maintained by the Administrator.

SECTION 5. Section 160.10 (5) of the Code of Ordinances of the City of Dallas Center, Iowa, as amended, is amended to read as follows:

5. Factory-built homes:

- A. All new and substantially improved factory-built homes, including those placed in existing factory-built home parks or subdivisions shall be elevated on a permanent foundation such that the lowest floor of the structure is a minimum of one (1) foot above the 100-year flood level.
- B. All new and substantially improved factory-built homes, including those placed in existing factory-built home parks or subdivisions shall be anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. Anchorage systems may include, but are not limited to, use of over-the-top or frame ties to ground anchors as required by the State Building Code.

SECTION 6. Section 160.10 (11) of the Code of Ordinances of the City of Dallas Center, Iowa, as amended, is amended to read as follows:

11. Accessory Structures to Residential Uses

A. Detached garages, sheds, and similar structures that are incidental to a residential use are exempt from the base flood elevation requirements where the following criteria are satisfied.

1. The structure shall be designed to have low flood damage potential. Its size shall not exceed 600 sq. ft. in size. Those portions of the structure located less than 1 foot above the BFE must be constructed of flood-resistant materials.
2. The structure shall be used solely for low flood damage potential purposes such as vehicle parking and limited storage. The structure shall not be used for human habitation.
3. The structure shall be constructed and placed on the building site so as to offer minimum resistance to the flow of floodwaters.
4. The structure shall be firmly anchored to resist flotation, collapse and lateral movement.
5. The structure's service facilities such as electrical and heating equipment shall be elevated or floodproofed to at least one foot above the base flood elevation.
6. The structure's walls shall include openings that satisfy the provisions of CH 160.10 (5) of this Ordinance.

B. Exemption from the 100-year flood elevation requirements for such a structure may result in increased premium rates for flood insurance coverage of the structure and its contents.

SECTION 7. Section 160.11 of the Code of Ordinances of the City of Dallas Center, Iowa, as amended, is amended to add the following new subsections:

7. Submit to the Federal Insurance Administrator an annual report concerning the community's participation, utilizing the annual report form supplied by the Federal Insurance Administrator.

8. Notify the Federal Insurance Administration of any annexations or modifications to the community's boundaries.

9. Maintain the accuracy of the community's Flood Insurance Rate Maps when;

A. Development placed within the Floodway results in any of the following:

1. An increase in the Base Flood Elevations, or

2. Alteration to the floodway boundary

B. Development placed in Zones A, AE, AH, and A1-30 that does not include a designated floodway that will cause a rise of more than one foot in the base flood elevation; or

C. Development relocates or alters the channel.

Within six months of the completion of the development, the applicant shall submit to FEMA all scientific and technical data necessary for a Letter of Map Revision.

10. Perform site inspections to ensure compliance with the standards of this Chapter.

SECTION 8. Section 160.13 (5) of the Code of Ordinances of the City of Dallas Center, Iowa, as amended, is amended to read as follows:

5. Floor Elevation. Elevation (in relation to North American Vertical Datum) of the lowest floor (including basement) of buildings or of the level to which a building is to be floodproofed.

SECTION 9. Section 160.02(3) of the Code of Ordinances of the City of Dallas Center, Iowa, as amended, is amended by repealing the definition of the term "Development" and inserting the following in lieu thereof:

3. "Development" means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations or storage of equipment or materials. "Development" does not include "minor projects" or "routine maintenance of existing buildings and facilities" as defined in this section. It

also does not include gardening, plowing, and similar practices that do not involve filling or grading.

SECTION 10. Section 160.02(23) of the Code of Ordinances of the City of Dallas Center, Iowa, as amended, is amended by repealing the definition of the term "Special Flood Hazard Area" and inserting the following in lieu thereof:

23. "Special Flood Hazard Area (DFHA)" means the land within a community subject to the "base flood". This land is identified on the community's Flood Insurance Rate Map as Zone A, A1-30, AE, AH, AO, AR, and/or A99.

SECTION 11. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 12. Severability Clause. If any section, provision or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 13. Effective. This Ordinance shall be in full force and effect from and after its passage and publication as provided by law.

Passed by the City Council on the 13th day of November, 2018, and approved the 13th day of November, 2018.

Michael A. Kidd, Mayor

ATTEST:

Cindy Riesselman, City Clerk

ORDINANCE NO. 526

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF DALLAS CENTER, IOWA, AS AMENDED, TO INCREASE THE SEWER RATE CHARGED BY THE CITY.

BE IT ORDAINED BY THE CITY COUNCIL of the City of Dallas Center, Iowa, that:

SECTION 1. Section 99.02 of the Code of Ordinances of the City of Dallas Center, Iowa, is hereby amended to read as follows:

99.02 RATE. Each customer shall pay sewer service charges for the use of and for the service supplied by the municipal sanitary sewer system based upon the amount of water consumed as follows: Effective December 16, 2018, \$7.21 per 1,000 gallons, but not less than \$21.63 per month. Effective December 16, 2019, \$7.43 per 1,000 gallons, but not less than \$22.29 per month. Effective December 16, 2020, \$7.65 per 1,000 gallons, but not less than \$22.95 per month.

SECTION 2. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 3. Severability Clause. If any section, provision or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 4. When Effective. This Ordinance shall be in effect from and after its final passage, approval, and publication as provided by law, but in no event will it apply to service prior to December 16, 2018.

Passed by the City Council on the 13th day of November,
2018, and approved on the 13th day of November, 2018.

Michael A. Kidd, Mayor

ATTEST:

Cindy Riesselman, City Clerk

Certificate of Resolution (2019)

For City of Dallas Center

Section 125 Premium Only Plan

Plan Year Ending January 24, 2020

The undersigned Secretary or Principal of **City of Dallas Center** (the Employer) hereby certifies that the following resolutions were duly adopted by the board of directors of the Employer on **January 25, 2019**, and that such resolutions have not been modified or rescinded as of the date hereof:

RESOLVED, that the form of Amended Section 125 Cafeteria Plan effective **January 25, 2019**, presented to this meeting is hereby approved and adopted and that the proper officers of the Employer are hereby authorized and directed to execute and deliver to the Administrator of the Plan one or more counterparts of the Plan.

RESOLVED, that the Administrator shall be instructed to take such actions that are deemed necessary and proper in order to implement the amended Plan, and to set up adequate accounting and administrative procedures to provide benefits under the Plan.

RESOLVED, that the proper officers of the Employer shall act as soon as possible to notify the employees of the Employer of the adoption of the amended Plan by delivering to each employee a copy of the summary description of the Plan in the form of the Summary Plan Description presented to this meeting, which form is hereby approved.

The undersigned further certifies that true copies of the Adoption Agreement, Plan Document, and the Summary Plan Description, approved and adopted in the foregoing resolutions, are attached herewith.

By _____
Secretary/Principal

REVIEW OF THE DALLAS CENTER TIF DISTRICTS

as of November 13, 2018

Ambico/DMACC TIF	Base Year 1987
Dallas Center TIF 1	Base Year 1991
Dallas Center TIF 2	Base Year 1992
Dallas Center TIF 3	Base Year 1999

<u>Assessment Date</u>	<u>For Levies</u>	<u>Projected Receipts</u>	<u>Actual Receipts</u>	<u>Interest</u>	<u>TIF Expenses</u>	<u>Account Balance</u>
01/01/05	2006-2007	\$	\$	\$	\$ 0.00	\$ 28,447.80
01/01/06	2007-2008	\$ 80,000.00	\$ 81,446.93	\$ 3,653.02	\$ 28,629.13	\$ 84,918.62
	Account Adjustment					-\$ 211.35
01/01/07	2008-2009	\$ 30,000.00	\$ 27,844.43	\$ 1,206.28	\$ 31,339.20	\$ 82,418.78
01/01/08	2009-2010	\$ 30,000.00	\$ 29,827.66	\$ 286.26	\$ 45,786.62	\$ 66,746.08
01/01/09	2010-2011	\$ 50,000.00	\$ 50,252.93	\$ 157.82	\$ 79,954.96	\$ 37,201.87
01/01/10	2011-2012	\$ 62,000.00	\$ 61,950.49	\$ 51.42	\$ 79,555.19	\$ 19,648.59
01/01/11	2012-2013	\$ 69,000.00	\$ 68,941.98	\$ 36.99	\$ 49,757.16	\$ 38,870.40
01/01/12	2013-2014	\$ 75,000.00	\$ 75,106.16	\$ 29.39	\$ 96,407.68	\$ 17,598.27
01/01/13	2014-2015	\$ 85,000.00	\$ 85,000.00	\$ 41.52	\$ 91,182.82	\$ 11,456.97
01/01/14	2015-2016	\$ 85,000.00	\$ 85,000.00	\$ 28.87	\$ 79,580.77	\$ 16,905.07
01/01/15	2016-2017	\$ 45,000.00	\$ 47,376.14	\$ 92.96	\$ 28,208.85	\$ 36,165.32
01/01/16	2017-2018	\$ 15,000.00	\$ 15,100.66*	\$ 157.81	\$ 35,048.83	\$ 16,375.00
01/01/17	2018-2019	\$ 64,000.00	\$ 31,966.21*	\$ 29.88*	\$ 64,943.77	
01/01/18	2019-2020	\$ 90,000.00+	\$	\$	\$ 94,720.10++	
01/01/19	2020-2021	\$	\$	\$	\$ 86,245.00**	
01/01/20	2021-2022	\$	\$	\$	\$ 12,201.00**	

NOTES:

* Amounts received through October 31, 2018
+ Amount to be requested for fiscal year 2019-2020

++Due in FY 2019-2020: Dallas County Alliance dues of \$3,246; Urban Renewal Plan update of \$935.10; Asphalt Overlay Debt Service of \$10,539; and \$80,000 of \$150,000 Fairview Drive Sewer Project.
**Includes the Asphalt Overlay bonds and Dallas County Development Alliance dues, as well as \$70,000 of Fairview Drive Sewer Project in 2020-2021.

RESOLUTION NO. 2018-46

A RESOLUTION AUTHORIZING AND CREATING TIF INDEBTEDNESS

WHEREAS, the Council has determined that TIF funds should be utilized to pay the following expenses incurred during fiscal year 2018-2019:

Veenstra & Kimm, Inc. - Urban Renewal Plan update	\$ 935.10
Dues paid to Dallas County Development, Inc. d/b/a Dallas County Development Alliance	\$ 3,246.00
Fair View Drive Sewer Project (estimate)	\$150,000.00

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

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

PASSED AND APPROVED by the City Council of the City of Dallas Center, Iowa, on this 13th day of November, 2018.

Michael A. Kidd, Mayor

ATTEST:

Cindy Riesselman, City Clerk

RESOLUTION NO. 2018-47

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

WHEREAS, by Resolution No. 2018-46 adopted November 13, 2018, the Council authorized and created TIF indebtedness for the updating of the Urban Renewal Plan by Veenstra & Kimm, Inc., dues paid to Dallas County Development, Inc., and the Fair View Drive Sewer Project (collectively the "Projects"; and

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

WHEREAS, the City will collect TIF funds for some or all of the Projects during Fiscal Year 2019-2020, and thereafter; and

WHEREAS, as those TIF funds are received by the City during Fiscal Year 2019-2020, and thereafter, the City Clerk should be authorized to reimburse the General Fund for the costs of the Projects to the extent that TIF funds are available.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS CENTER, IOWA, that the City Clerk is authorized during Fiscal Year 2019-2020, and thereafter, to reimburse the General Fund from the TIF fund for the designated Projects as those amounts become available.

PASSED AND APPROVED by the City Council of the City of Dallas Center, Iowa, on this 13th day of November, 2018.

Michael A. Kidd, Mayor

ATTEST:

Cindy Riesselman, City Clerk

RESOLUTION 2018-48

**Approving Annual
Urban Renewal Report
to the State of Iowa**

Fiscal Year 2017-2018

(Attached Hereto)

November 13, 2018

PASSED AND APPROVED by the City Council of the City of Dallas Center, Iowa, on this 13th day of November, 2018.

ATTEST:

Michael A. Kidd, Mayor

Cindy Riesselman, City Clerk

Annual Urban Renewal Report, Fiscal Year 2017 - 2018

Levy Authority Summary

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

Active Urban Renewal Areas

DALLAS CENTER URBAN RENEWAL

U.R. #	# of Tif Taxing Districts
25012	6

TIF Debt Outstanding: 201,075

TIF Sp. Rev. Fund Cash Balance as of 07-01-2017:	36,165	0	Amount of 07-01-2017 Cash Balance Restricted for LMI
---	--------	---	---

TIF Revenue:	15,101
TIF Sp. Revenue Fund Interest:	158
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	15,259

Rebate Expenditures:	15,455
Non-Rebate Expenditures:	19,594
Returned to County Treasurer:	0
Total Expenditures:	35,049

TIF Sp. Rev. Fund Cash Balance as of 06-30-2018:	16,375	0	Amount of 06-30-2018 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** 149,651

Annual Urban Renewal Report, Fiscal Year 2017 - 2018

Urban Renewal Area Data Collection

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

UR Area Creation Date: 01/1993

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

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
DALLAS CENTER CITY/DALLAS CENTER-GRIMES SCH/URBAN TIF INCREMENT (ORIG)	25125	25126	329,008
DALLAS CENTER CITY AG/DALLAS CENTER-GRIMES SCH/URBAN TIF INCR (ORIG)	25127	25128	0
DALLAS CENTER CITY/DALLAS CENTER-GRIMES SCH/URBAN TIF 2 INCR (AMEND)	25131	25132	100,825
DALLAS CENTER CITY/DALLAS CENTER-GRIMES SCH/URBAN TIF 2000 INCREMENT (AMEND)	25209	25210	53,066
DALLAS CENTER CITY AG/DALLAS CENTER-GRIMES SCH/URBAN TIF 2000 INCREMENT (AMEND)	25211	25212	0
DALLAS CENTER CITY/DALLAS CENTER-GRIMES SCH/URBAN TIF 2003 INCREMENT	25367	25368	47,759

Urban Renewal Area Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	510,800	38,000,540	9,616,116	3,730,980	0	-74,080	52,042,960	0	52,042,960
Taxable	242,627	21,637,188	8,654,506	3,357,882	0	-74,080	34,031,473	0	34,031,473
Homestead Credits									214

TIF Sp. Rev. Fund Cash Balance as of 07-01-2017:

36,165

0

Amount of 07-01-2017 Cash Balance Restricted for LMI

TIF Revenue: 15,101
 TIF Sp. Revenue Fund Interest: 158
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 15,259

Rebate Expenditures: 15,455
 Non-Rebate Expenditures: 19,594
 Returned to County Treasurer: 0
Total Expenditures: 35,049

TIF Sp. Rev. Fund Cash Balance as of 06-30-2018:

16,375

0

Amount of 06-30-2018 Cash Balance Restricted for LMI

Projects For DALLAS CENTER URBAN RENEWAL

Pioneer Hi-Bred International

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

Street Asphalt Overlay Project

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

Urban Renewal Plan Update

Description:	Urban Renewal Plan Update
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Dallas County Alliance Dues

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

Walnut St. 5-Way Intersection

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

Debts/Obligations For DALLAS CENTER URBAN RENEWAL

Pioneer Development Agreement

Debt/Obligation Type:	Rebates
Principal:	31,000
Interest:	0
Total:	31,000
Annual Appropriation?:	No
Date Incurred:	10/09/2011
FY of Last Payment:	2019

Street Asphalt Overlay Project

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	110,018
Interest:	34,106
Total:	144,124
Annual Appropriation?:	No
Date Incurred:	03/04/2011
FY of Last Payment:	2031

Dallas County Alliance Dues

Debt/Obligation Type:	Internal Loans
Principal:	3,246
Interest:	0
Total:	3,246
Annual Appropriation?:	Yes
Date Incurred:	11/10/2016
FY of Last Payment:	2018

Veenstra & Kimm

Debt/Obligation Type:	Internal Loans
Principal:	350
Interest:	0
Total:	350
Annual Appropriation?:	No
Date Incurred:	11/10/2016
FY of Last Payment:	2016

Walnut Street 5-way Intersection

Debt/Obligation Type:	Internal Loans
Principal:	22,355
Interest:	0
Total:	22,355
Annual Appropriation?:	No
Date Incurred:	11/08/2016
FY of Last Payment:	2018

Non-Rebates For DALLAS CENTER URBAN RENEWAL

TIF Expenditure Amount: 10,375
Tied To Debt: Street Asphalt Overlay Project
Tied To Project: Urban Renewal Plan Update

TIF Expenditure Amount: 6,492
Tied To Debt: Dallas County Alliance Dues
Tied To Project: Dallas County Alliance Dues

TIF Expenditure Amount: 350
Tied To Debt: Veenstra & Kimm
Tied To Project: Urban Renewal Plan Update

TIF Expenditure Amount: 2,377
Tied To Debt: Veenstra & Kimm
Tied To Project: Walnut St. 5-Way Intersection

Rebates For DALLAS CENTER URBAN RENEWAL

Highway 44

TIF Expenditure Amount:	15,455
Rebate Paid To:	DuPont Pioneer
Tied To Debt:	Pioneer Development Agreement
Tied To Project:	Pioneer Hi-Bred International
Projected Final FY of Rebate:	2019

Jobs For DALLAS CENTER URBAN RENEWAL

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

◆ Annual Urban Renewal Report, Fiscal Year 2017 - 2018

TIF Taxing District Data Collection

Local Government Name: DALLAS CENTER (25G230)
 Urban Renewal Area: DALLAS CENTER URBAN RENEWAL (25012)
 TIF Taxing District Name: DALLAS CENTER CITY/DALLAS CENTER-GRIMES SCH/URBAN TIF
 INCREMENT (ORIG)

TIF Taxing District Inc. Number: 25126

TIF Taxing District Base Year: 1991		UR Designation
FY TIF Revenue First Received: 1994	Slum	No
Subject to a Statutory end date? No	Blighted	No
	Economic Development	01/1993

TIF Taxing District Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	13,989,740	3,544,430	3,730,980	0	-33,336	21,231,814	0	21,231,814
Taxable	0	7,965,639	3,189,987	3,357,882	0	-33,336	14,480,172	0	14,480,172
Homestead Credits									82

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	6,267,284	14,480,172	329,008	14,151,164	400,286

FY 2018 TIF Revenue Received: 9,534

TIF Taxing District Data Collection

Local Government Name: DALLAS CENTER (25G230)
 Urban Renewal Area: DALLAS CENTER URBAN RENEWAL (25012)
 TIF Taxing District Name: DALLAS CENTER CITY AG/DALLAS CENTER-GRIMES SCH/URBAN TIF INCR
 (ORIG)

TIF Taxing District Inc. Number: 25128

TIF Taxing District Base Year: 1991		UR Designation
FY TIF Revenue First Received: 1994	Slum	No
Subject to a Statutory end date? No	Blighted	No
	Economic Development	01/1993

TIF Taxing District Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	160,020	0	0	0	0	0	160,020	0	160,020
Taxable	76,008	0	0	0	0	0	76,008	0	76,008
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	83,798	76,008	0	76,008	1,588

FY 2018 TIF Revenue Received: 0

Annual Urban Renewal Report, Fiscal Year 2017 - 2018

TIF Taxing District Data Collection

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

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

TIF Taxing District Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	7,588,570	114,170	0	0	-20,372	7,682,368	0	7,682,368
Taxable	0	4,320,870	102,753	0	0	-20,372	4,403,251	0	4,403,251
Homestead Credits									45

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	2,980,308	4,403,251	100,825	4,302,426	121,700

FY 2018 TIF Revenue Received: 2,733

TIF Taxing District Data Collection

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

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

TIF Taxing District Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	5,264,510	89,270	0	0	-9,260	5,462,410	0	5,462,410
Taxable	0	2,997,568	80,343	0	0	-9,260	3,165,911	0	3,165,911
Homestead Credits									27

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	3,290,960	2,180,710	53,066	2,127,644	60,183

FY 2018 TIF Revenue Received: 1,487

♣ Annual Urban Renewal Report, Fiscal Year 2017 - 2018

TIF Taxing District Data Collection

Local Government Name:	DALLAS CENTER (25G230)		
Urban Renewal Area:	DALLAS CENTER URBAN RENEWAL (25012)		
TIF Taxing District Name:	DALLAS CENTER CITY AG/DALLAS CENTER-GRIMES SCH/URBAN TIF 2000		
INCREMENT (AMEND)			
TIF Taxing District Inc. Number:	25212		
TIF Taxing District Base Year:	1999		
FY TIF Revenue First Received:	2002		
Subject to a Statutory end date?	Yes	Slum	UR Designation No
Fiscal year this TIF Taxing District statutorily ends:	2022	Blighted	No
		Economic Development	01/2001

TIF Taxing District Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	350,780	0	0	0	0	0	350,780	0	350,780
Taxable	166,619	0	0	0	0	0	166,619	0	166,619
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	169,880	166,619	0	166,619	3,481

FY 2018 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	DALLAS CENTER (25G230)		
Urban Renewal Area:	DALLAS CENTER URBAN RENEWAL (25012)		
TIF Taxing District Name:	DALLAS CENTER CITY/DALLAS CENTER-GRIMES SCH/URBAN TIF 2003		
INCREMENT			
TIF Taxing District Inc. Number:	25368		
TIF Taxing District Base Year:	2009		
FY TIF Revenue First Received:	2011		
Subject to a Statutory end date?	Yes	Slum	UR Designation No
Fiscal year this TIF Taxing District statutorily ends:	2031	Blighted	No
		Economic Development	01/2010

TIF Taxing District Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	11,157,720	5,868,246	0	0	-11,112	17,155,568	0	17,155,568
Taxable	0	6,353,111	5,281,423	0	0	-11,112	11,739,512	0	11,739,512
Homestead Credits									60

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	15,115,980	2,050,700	47,759	2,002,941	56,656

FY 2018 TIF Revenue Received: 1,347

Prepared by and

Return to: Ralph R. Brown, P.O. Box 250, Dallas Center, Iowa 50063 (515) 992-3728

**REVISED AND AMENDED
28E AGREEMENT BETWEEN THE CITY OF DALLAS CENTER
AND DALLAS COUNTY, IOWA**

THIS AGREEMENT is entered into effective as of the 24th day of June, 2018, by and between the **CITY OF DALLAS CENTER**, a municipal corporation within the State of Iowa (hereinafter referred to as "City"), and **DALLAS COUNTY, IOWA**, a county government within the State of Iowa (hereinafter referred to as "County", collectively referred to as "the Parties".

AND THIS AGREEMENT is made pursuant to Chapter 28E of the Code of Iowa which enables political subdivisions in Iowa to provide joint services and facilities with each other and to cooperate in other ways of mutual advantage. Iowa Code § 364.1 acknowledges the powers that may be exercised by city governments; and Iowa Code § 331.301 acknowledges powers that may be exercised by county governments.

WHEREAS, the Parties entered into a 28E Agreement effective as of June 24, 2003, which Agreement was filed in the office of the Dallas County Recorder on July 15, 2003, in Book 2003 at Page 13471; and

WHEREAS, the 2003 28E Agreement expired on June 24, 2018, and the Parties wish to revise and amend that Agreement effective as of the expiration date; and

WHEREAS, the City constructed a low pressure sewer system from its existing sewer lagoon and sewer system facilities to an

area along Highway 169 northerly of Highway 44, and the County subsequently connected to the new sewer system the former Dallas County Care Facility (now County Administration Building) at 25749 N Avenue, and the Dallas County Central Maintenance Facility at 2340 250th Street (collectively the "Facilities"), which Facilities are located outside the City's corporate limits, and

WHEREAS, the County desires to continue to have its Facilities connected to and served by the City's low pressure sewer system, and the City is willing to provide such service; and

WHEREAS, the Parties desire to remove the minimum guarantee contained in the 2003 28E Agreement, and to modify the sewer rates charged by the City to the County.

NOW, THEREFORE, IN CONSIDERATION of their mutual promises and the covenants contained herein, and other good and valuable consideration, it is **AGREED** by and between the City and County as follows:

1. The City will charge the County sewer service charges that are applicable to all sewer customers within the City's corporate limits that are in effect from time to time as established by Chapter 99 of the Code of Ordinances of the City of Dallas Center, as amended. As of the date of this Agreement under the City's Code of Ordinances, each customer shall pay sewer service charges for the use of and for the service supplied by the municipal sanitary sewer system based upon the amount of water consumed as follows: \$7.00 per 1,000 gallons, but not less than \$21.00 per month.

2. Each of the Facilities will be considered to be a separate water customer by the City.

3. The County was, and continues to be, responsible for the installation and maintenance, at its cost, of a low pressure grinder pump station to convey the sewage through the low pressure sewer system at each of its Facilities. The City requires the installation of a bar screen or trash basket to remove objects from the wastewater flow that would potentially be detrimental to the grinder pumps or the operation of the low pressure sewer system. The County has previously constructed its service lines to the point of connection with the sewer system line constructed by the City to the point of connection

on the County's Facilities, and the County will continue to be responsible for the maintenance of its service lines.

4. The water flow rate to determine sewer usage charges will be determined by water usage at each of the Facilities. The water usage will be metered, and the sewer gallonage will equal the water gallonage. The County shall timely provide to the City water usage readings from Xenia Rural Water Association.

5. The City will undertake such actions or steps as would be necessary and appropriate to ensure that property located along the corridor of the pressure sewer system will not be subject to mandatory connection requirements imposed by the Iowa Department of Natural Resources under the Iowa Administrative Code, or the City's Code of Ordinances.

6. The City will approve on a voluntary basis connections from any existing or future users located in any part of the unincorporated area to the low pressure sewer system. Such users will be subject to the \$2,000 connection fee established for the West Area Sewer system project. Such users will pay the normal sewer user charges applicable to residents of the City and may be subject to any surcharges for the West Area Sewer System.

7. The County will cooperate in granting necessary approvals for construction in County right-of-way and consenting to any permits necessary for construction within the right-of-way of the Iowa Department of Transportation for U.S. Highway 169.

8. No Separate Legal Entity Created. Pursuant to Iowa Code § 28E.5(2) no separate legal or administrative entity is created under the terms of this Agreement.

9. Administration of the Agreement. The City Clerk of the City of Dallas Center is designated as the administrator of this Agreement.

10. Duration and Termination. This Agreement shall be in effect for a period of ten (10) years from and after its effective date, and shall automatically be continued for successive periods of ten (10) years each unless terminated by a resolution adopted by both the City's City Council and the County's Board of Supervisors at least six (6) months prior to the end of any renewal period.

The Board of Supervisors shall cause this Agreement to be filed in the Office of the Dallas County Recorder and filed with the Iowa Secretary of State following approval by each Party's governing body.

APPROVED BY the Board of Supervisors of Dallas County, Iowa, on the _____ day of _____, 2018, by authority of motion made by _____ and seconded by _____.
Motion voted and carried.

DALLAS COUNTY, IOWA

By _____
Brad Golightly, Chair
Board of Supervisors

ATTEST:

Julia Helm, County Auditor

APPROVED BY the City Council of the City of Dallas Center, Iowa, on the 13th day of November, 2018, by authority of the adoption of Resolution No. 2018-53.

CITY OF DALLAS CENTER, IOWA

By _____
Michael A. Kidd, Mayor

ATTEST:

Cindy Riesselman, City Clerk

RESOLUTION NO. 2018-49

A RESOLUTION AUTHORIZING THE TRANSFER OF FUNDS

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

		Debit	Credit
Transfer from			
Sewer transfer out	610-910-6910	\$ 6,000.00	
Sewer savings	610-000-1160		\$ 6,000.00
Transfer to			
Depr Non Rut savings	029-000-1161	\$ 6,000.00	
Depr Non Rut transfer in	029-910-4830		\$ 6,000.00
Transfer from			
Water transfer out	600-910-6910	\$ 6,000.00	
Water savings	600-000-1160		\$ 6,000.00
Transfer to			
Depr Non Rut savings	029-000-1161	\$ 6,000.00	
Depr Non RUT transfer in	029-910-4830		\$ 6,000.00
Transfer from			
General transfer out	001-910-6910	\$71,000.00	
General savings	001-000-1160		\$71,000.00
Transfer to			
Depr PD savings	029-000-1160	\$10,000.00	
Depr Non Rut savings	029-000-1161	\$15,000.00	
Depr Park savings	029-000-1162	\$ 1,000.00	
Depr Pool savings	029-000-1163	\$25,000.00	
Depr PW bld savings	029-000-1164	\$20,000.00	
Depr transfer in	029-910-4830		\$71,000.00
Transfer from			
General transfer out	001-910-6910	\$26,198.00	
General savings	001-000-1160		\$26,198.00
Transfer to			
T&A FT savings	015-000-1160	\$26,198.00	
T&A FT transfer in	015-910-4830		\$26,198.00
Transfer from			
RUT savings	110-000-1160		\$25,000.00
Transfer to			
Depr RUT savings	110-000-1161	\$25,000.00	

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

Transfer from			
Emergency transfer out	119-910-6910	\$10,219.51	
Emergency savings	119-000-1160		\$10,219.51
Transfer to			
General savings	001-000-1160	\$10,219.51	
General transfer in	001-910-4830		\$10,219.51

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

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Dallas Center, Iowa, on this 13th day of November, 2018

Michael Kidd, Mayor

ATTEST:

Cindy Riesselman, City Clerk