

Mayor Kidd opened a public hearing at 7:00 pm on June 8, 2021 as advertised for the purpose of hearing comments on Ordinance No. 554 – amending Code Section 165.48 (Lyn Crest Estates Planned Unit Development) to modify the land use design criteria for certain phases, specifically including the reduction of the minimum width of Lot 37 from 70 feet to 68 feet. He asked for written comments, there were none. He asked for oral comments, Julie Becker had questions on the procedure. It was stated that these questions had been answered for her several times and it was again explained to her that a public hearing is not a question-and-answer session. Mayor Kidd closed the public hearing at 7:04 pm.

The Dallas Center City Council met in regular session June 8, 2021 at 7:04 pm. Mayor Kidd called the meeting to order and led the pledge of allegiance. Council members present included Amy Strutt, Ryan Coon, Curtis Pion, Danny Beyer and Ryan Kluss.

Motion by Kluss, 2nd by Pion to approve agenda. Motion passed 5-0.

Public Communications and Concerns

Bob Haxton stated concerns on Mayor's LGBTQ+ proclamation, P&Z minutes.

Karmen Weddle supports Mayor's proclamation, stated part-time employees are not paid enough.

Dewey Dalen had a point of order question on item 17.

Julie Becker stated multiple concerns.

Motion by Coon, 2nd by Pion to approve consent agenda [approve minutes of May 11th regular meeting and May 15th special meeting; May Treasurer's Report, Balance Sheet and Budget Report; May Law Enforcement, Fire/Rescue, Compliance and Water Reports; approve creation of a Parks and Recreation Facebook page; approve Mayor's reappointment of Greg Cagle to the Tree Board, term expires June 30, 2024; approve cigarette license for Dollar General Store, pending payment; approve Dallas Center Fall Festival Committee Street Closing Request; approve hiring Teresa Thompson-Bailey as Part-Time Library Assistant at \$10.00/hr effective June 9, 2021, pending background check; approve hiring Lydia Morin as a 1st year lifeguard at \$9.50/hr pending lifeguard certification and background check; approve invoices for payment (review committee Beyer and Kluss)]. Motion passed 5-0.

The matter of allowing chickens and/or ducks within the City limits

Melissa Wyatt asked council to consider changes to the code to allow poultry within city limits.

Travis Schaal with Hy-Line International gave a brief history of Hy-Line and their role in the global egg and chicken markets and asked council for consideration of the impact to a change.

Emma Rauschenberg stated her support of chickens within city limits.

Kluss discussed researching, Beyer thanked Melissa.

Council took no action.

Dan Robeson discussed a potential storage unit by the Presbyterian Church, which would require a change to the zoning code and asked if the council would be supportive of waiving the concrete requirement. Council stated this would need to go first to the Plan and Zoning Commission. Council took no action.

Plan and Zoning Commission

Matt Ostanik gave a brief history on Ordinance 555 and reviewed the ordinance. It was again explained by Engineer Veenstra why a change to the ordinance is necessary.

Motion by Kluss, 2nd by Coon to approve Ordinance 554 - amending Code Section 165.48 (Lyn Crest Estates Planned Unit Development) to modify the land use design criteria for certain phases, specifically including the reduction of the minimum width of Lot 37 from 70 feet to 68 feet, first reading. Roll call all ayes, motion passed.

Motion by Kluss, 2nd by Pion to waive the second and third readings of Ordinance 554 making it effective upon publication. Roll call all ayes, motion passed 5-0.

Council reviewed proposed Ordinance 555 – amending Code Chapter 170 (Subdivision Regulations) by providing for Street Trees and making related modifications. Council discussed some modifications to the Ordinance regarding enforcement, those modifications will be added to the Ordinance for next month's meeting.

Motion by Beyer, 2nd by Strutt to set public hearing on Ordinance No. 555 for 7 p.m. on July 13, 2021. Motion passed 5-0.

\$1,100,000 (Dollar Amount Subject to Change Downward) Water Revenue Capital Loan Notes, Series 2021

Travis Squires with Piper Sandler reported on the Proposal(s) Received. He stated Luana Bank came in at 1.22% and gave some background on the bank. He also stated the city will see savings of approximately \$14,000 on the refinancing portion of the bond and that the cost of issuance came in a little less than anticipated.

Motion by Pion, 2nd by Beyer to approve Resolution 2021-30 – directing the acceptance of Luana Savings Bank's proposal to purchase \$915,000 Water Revenue Capital Loan Notes, Series 2021. Roll call all ayes, motion passed.

Water Revenue Capital Loan Notes, Series 2008

Motion by Kluss, 2nd by Coon to approve Resolution 2021-31 – authorizing the redemption on June 30, 2021 of outstanding Water Revenue Capital Loan Notes, Series 2008, dated August 27, 2008, and amended November 13, 2018. Roll call all ayes, motion passed.

Council will have a meeting on June 22nd at 8:00 am for approval of the issuance resolution.

Public Library Phase 2 Construction (Remodeling and Addition Project)

Randy Sharp with Estes gave an overview of the last change order.

Motion by Kluss, 2nd by Beyer to approve Change Order No. 5 (K. Johnson Construction) – Ceiling changes and floor patching – this will increase the contract \$7,908.25. Motion passed 5-0.

Motion by Beyer, 2nd by Strutt to approve Resolution 2021-26 – accepting the Public Library Phase 2 Construction Project – K Johnson Builders, LLC. Roll call all ayes, motion passed.

Motion by Kluss, 2nd by Coon to approve Resolution 2021-34 – accepting the Public Library Phase 2 Construction Project – Tri City Electrical. Roll call all ayes, motion passed.

Motion by Beyer, 2nd by Strutt to approve Resolution 2021-35 – accepting the Public Library Phase 2 Construction Project – AMC Mechanical. Roll call all ayes, motion passed.

Motion by Coon, 2nd by Pion authorizing the Mayor to sign the Certificate of Completion with respect to the three contracts. Motion passed 5-0.

Motion by Kluss, 2nd by Coon to approve Final Payment Estimate No. 9 (Retainage) – K Johnson Builders, LLC - in the amount of \$46,226.25 and authorizing the Clerk to pay the retainage 31 days after acceptance. Motion passed 5-0.

Motion by Beyer, 2nd by Kluss to approve Final Payment Estimate No. 7 (Retainage) – AMC Mechanical - in the amount of \$10,085.80 and authorizing the Clerk to pay the retainage 31 days after acceptance. Motion passed 5-0.

Motion by Strutt, 2nd by Coon to approve Payment Estimate No. 8 (Final) – Tri City Electric - in the amount of \$3,439.95. Motion passed 5-0.

Motion by Kluss, 2nd by Pion to approve Final Payment Estimate No. 9 (Retainage) – Tri City Electric - in the amount of \$9,756.81 and authorizing the Clerk to pay the retainage 31 days after acceptance. Motion passed 5-0.

National League of Cities (NLC) water and sewer service line warranty program – Motion by Kluss, 2nd by Coon to approve Resolution 2021-27 – Marketing Agreement with Utility Service Partners Private Label, Inc for the NLC Service Line Program. Roll call all ayes, motion passed.

1202 Vine Street-closing is scheduled for June 10th. Council would like to be notified when the sale closes.

1600 Linden Street

Ed Leedom gave the council an update on the property and stated there have been 20 compliance cases since 2016, there are currently no utilities at the property, no mowing or upkeep and the taxes have not been paid.

Attorney Brown stated to our knowledge the owner has been approached by at least four buyers some of which were for cash, but the owner did not respond to these offers. He stated if the City is ready to treat the property as an abandoned property it would need to give a final notice to the owner and be prepared to file suit in district court to seek city ownership of the property.

Motion by Pion, 2nd by Beyer to proceed with seeking court abandonment and title of the property. Motion passed 5-0. Ed will attempt to contact the owner and inform her of the proceedings.

Downtown Streetscape + Green Corridor Master Plan

Nathan Gruver with ISG reported they are close to approaching 60% completion on the plan, provided a variety of site furnishings and plant materials palette and are seeking some input and guidance. Once they receive direction, they will evaluate bidding strategies. The City Council would like the Parks and Recreation Board to review the options and give input also. Nathan would like to have a joint meeting with Parks and Recreation Board and the Tree Board.

Motion by Kluss, 2nd by Pion to approve Fire Department's request for the purchase of air packs and accessories from Sandry Fire Supply in an amount not to exceed \$55,000 payable from the Fire Department's FY2022 depreciation fund and authorizing the clerk to cut the check at that time. Motion passed 5-0.

Brian Slaughter reported the pool is up and running. In the parks they have been mowing, watering trees, weed spraying. Work continues on Fairview Drive sidewalks, ditch cleaning-volunteer trees, annual hydrant flushing, water tower cleaning and they have assisted with special events street closings.

John Larson Proposed Development south of North Star Lane

Veenstra gave an in-depth report on the potential options for the streets within the Cross County Estates Development and possible Country Living Estates and the potential financing of such streets utilizing TIF, developer(s) contributions, city contributions, and possible assessments. He will talk to John Larson and begin an update to the urban renewal plan, work on a more definitive plan and cost estimates. Council will have another meeting to continue discussing options for this area, no action was taken.

Wastewater Treatment Facility Improvements

Veenstra reported the punch list will be done in July.

Municipal Water System

Veenstra reported the filters and shells are scheduled to ship in October.

Motion by Beyer, 2nd by Kluss to approve Change Order No. 1 – Krudico, Inc. – add \$18,815.00. Motion passed 5-0.

Council's Compensation Committee

Kluss stated reviews were done, 3% increases were budgeted and are recommended. Motion by Coon, 2nd by Strutt to approve the recommended employee compensation effective June 26th for payroll dated July 14,

2021: Brian Slaughter \$39.27/hr, Brett Kaszinski \$25.14/hr, Joel Hofland \$22.29/hr, Mike Buckalew \$13.39/hr, Cindy Riesselman \$31.81/hr, Kathy Steele \$21.66/hr, April Scrivner \$15.42/hr, Rochelle Cory \$20.48/hr, Tina Cantrell \$15.05/hr, Kathy Pantzar \$10.50/hr, Chloe Bennett Bircher \$10.30/hr. Motion passed 5-0.

Motion by Kluss, 2nd by Beyer to add President's Day and Veteran's Day as paid city holidays. Motion passed 5-0. Attorney Brown will prepare an amendment by resolution to the personnel policy and that item will be on next month's agenda.

American Rescue Plan Act of 2012

Motion by Kluss, 2nd by Coon to approve Resolution 2021-28 – authorizing the Mayor to sign all documents as the authorized representative of the City in connection with requests for funds appropriated by the American Rescue Plan Act of 2021. Roll call all ayes, motion passed.

Mayor Kidd discussed broadband, stated he has been working with Minburn Communications and gave an overview of their discussions. Council prefers to use the above dollars for other infrastructure projects.

Motion by Pion, 2nd by Coon to approve Resolution 2021-29 – authorizing the City of Dallas Center (as the water and sewer utility) to participate in the Iowa Finance Authority's Rent and Utility Assistance Program (and to accept utility payments from the Iowa Finance Authority for utility costs incurred by Eligible Households), and to authorize the Mayor to sign the Utility Participation Form. Roll call all ayes, motion passed.

Motion by Kluss, 2nd by Beyer to approve Resolution 2021-32 - modifying the fees charged by the City to mow properties that are in violation of the grass and weed mowing requirements of Code Chapter 152. Roll call all ayes, motion passed.

Motion by Kluss, 2nd by Pion to approve Resolution 2021-33 – approve renewal of five-year agreement (July 1, 2021, to June 30, 2026) with Iowa Department of Transportation for maintenance and report of primary roads within corporate limits. Roll call all ayes, motion passed.

Motion by Kluss, 2nd by Coon authorizing submittal of REAP Grant application for the Pavilion near the Trail Head and authorizing the Mayor to sign. The grant is due August 16th. Motion passed 5-0.

Motion by Beyer, 2nd by Coon to authorize and approve payment of final invoices for FY2021 pending review by the June review committee – Beyer and Kluss. Motion passed 5-0.

Council reports

Pion reported the Pool Advisory Committee has reached a consensus to move forward with recommendation of a 6-lane pool and information will be sent to council at end of June.

Beyer reminding people pool employees are minors and basically volunteers. Dallas County Foundation is looking for someone.

Strutt thanked all of the Art and More volunteers.

Mayor Kidd reported that Fall Festival will be held again in August.

The meeting adjourned at 9:45 pm.

Cindy Riesselman, City Clerk

Claims

Access Systems Leasing	Lease	\$345.50
Access Systems	Copier Contract	\$37.70
Acco	Repairs/Chemicals	\$5,848.97

Agsource Cooperative Svcs	Testing	\$608.50
Ahlers & Cooney, Pc	May Service	\$248.00
Baker & Taylor Co.	Books	\$242.50
Bay Bridge Administrators	Insurance	\$100.42
Brown, Fagen & Rouse	June Serv	\$2,600.00
Center Point Large Print	Books	\$83.46
Centurylink	June Serv	\$740.32
Crossroads Ag, Llc	Supplies	\$341.00
Culligan Water System	June Serv	\$11.95
Dallas County News	Subscription	\$46.00
Allen Jay Winter	May Serv	\$250.00
Dallas County Treasurer	May Serv	\$17,462.67
Delta Dental	Insurance	\$33.90
Delta Dental	Insurance	\$576.70
Digital Stew Services	May Serv	\$1,035.99
Ed M Feld Equip. Co., Inc	May Serv	\$51.00
Eftps	Taxes	\$3,474.19
Eftps	Taxes	\$3,540.14
Estes Construction	Library Phase 2	\$2,637.00
Frontier Technology, Llc	Cameras	\$5,140.00
Gatehouse- Db Iowa Holdings	Publications	\$620.79
Gis Benefits	Insurance	\$39.88
Gis Benefits	Insurance	\$28.52
Heartland Co-Op	May Serv	\$1,385.02
Hsa Cory, Rochelle	Hsa	\$100.00
Hsa Hofland, Joel	Hsa	\$50.00
Hsa Riesselman, Cindy	Hsa	\$275.00
Hsa Scrivner, April	Hsa	\$50.00
Hsa Slaughter, Brian	Hsa	\$200.00
Hsa Steele, Kathy	Hsa	\$200.00
Iowa Finance Authority	Bonds	\$86,487.56
Iowa Finance Authority	Bonds	\$51,298.75
Iowa Finance Authority	Bonds	\$54,763.70
Ipers	Ipers	\$4,960.98
Iron Mountain	May Serv	\$79.98
Karen Mccleary	May Serv	\$425.00
Kempker's True Value	Supplies	\$88.42
Kimball Midwest	Supplies	\$118.75
Leaf	Copier	\$102.08
Eddie Leedom	May Serv	\$329.88
Library Ideas Llc	Books	\$145.06
Logan Contractors Supply Inc	Supplies	\$112.00
Manatts	Concrete	\$267.00
Menards	Supplies	\$904.73
Merrit Company	Supplies	\$694.50

Midamerican Energy	May Serv	\$1,255.42
Midamerican Energy	May Serv	\$4,217.23
Midwest Breathing Air Llc	Tests	\$757.25
Minburn Communications	May Serv	\$320.82
Moss Bros, Inc	Repairs	\$379.14
Municipal Supply Inc	Supplies	\$2,514.45
Napa Auto Parts	Repairs	\$160.13
Nationwide Retirement Sol	Deferred Comp	\$450.00
Office Depot	Supplies	\$113.11
Overhead Door Co, Of Dsm	Maintenance	\$287.50
Plumb Supply Company - Wk	Supplies	\$453.11
Dallas Center Post Office	Box Rental	\$58.00
Praxair Distribution	May Serv	\$37.43
Quill.Com	Supplies	\$52.89
Treasurer - State Of Iowa	Taxes	\$1,130.55
Treasurer - State Of Iowa	Taxes	\$2,227.66
Science Center Of Iowa	Summer Program	\$200.00
Sensus Usa Inc.	Software	\$1,949.94
Star Equipment, Ltd	Tools	\$1,050.00
Swank Movie Licensing Usa	License	\$397.00
Tk Elevator	Car Stop Switch Alarm	\$394.31
Tri-City Electric Co	Library Phase 2	\$3,439.95
Umb Bank Na	Bonds	\$156,267.50
Umb Bank Na	Bonds	\$110,265.00
Uhs Premium Billing	Insurance	\$441.86
Uhs Premium Billing	Insurance	\$8,939.43
Veenstra & Kimm	May Serv	\$17,812.98
Verizon Wireless	May Serv	\$280.07
Treasurer - State Of Iowa	Taxes	\$1,067.00
Waste Management	May Serv	\$19,936.69
Wells Fargo	Supplies/Postage	\$653.92
Ziegler Inc	Repair	\$10.84
	Total paid	\$586,704.69

General	74,927.68
Rut	2,000.68
T&A(Eb)	11,285.65
Debt Service	321,296.20
Cap Improve-Lib	6,076.95
Water	72,966.93
Sewer	98,012.24
Storm District	138.36
Total by Fund	586,704.69

Revenues

General Total	\$82,338.87
T&A (Pd) Benevolent Total	\$0.25
T&A(Ft) Total	\$1.84
T&A(Sc) Total	\$0.87
Capital Improvement Total	\$17.94
T&A(SI) Total	\$176.96
Rut Total	\$16,537.75
T&A(Eb) Total	\$8,338.47
Local Option Sales Tax Total	\$32,077.11
Tif Total	\$23,975.88
Burnett Project Total	\$15.42
T&A(Burnett Cap Improve) Total	\$47.86
Debt Service Total	\$24,041.53
Cap Improve Wastewater Total	\$16,034.70
Cap Improve - Library Total	\$55,000.00
T&A(B) Total	\$1.12
T&A(Y) Total	\$1.11
Water Total	\$43,415.50
Sewer Total	\$118,157.65
Storm District Total	\$4,742.43
Revenue by Fund	\$424,923.26