

Mayor Pro-tempore Kluss opened a public hearing at 7:00 pm on July 13, 2021 as advertised for the purpose of hearing comments on Ordinance No. 555 – amending Code Chapter 170 (Subdivision Regulations) by providing for Street Trees and making related modifications. He asked for written comments, there were none. He asked for oral comments, there being none he closed the public hearing at 7:02 pm.

The Dallas Center City Council met in regular session July 13, 2021 at 7:02 pm. Mayor Pro-tempore Kluss called the meeting to order and led the pledge of allegiance. Other council members present included Amy Strutt, Ryan Coon, Curtis Pion and Danny Beyer.

The agenda was amended to add an item after 5f-accept resignation from Kevin Deaton from the Plan and Zoning Commission effective July 12th, term expires October 1, 2025. Motion by Beyer, 2nd by Coon to approve the amended agenda. Motion passed 5-0.

Public Communications and Concerns

Bob Haxton expressed his concerns with fireworks.

Motion by Beyer, 2nd by Pion to approve the consent agenda [approve minutes of June 8th regular meeting and June 22nd and 23rd special meetings; June Treasurer's Report, Balance Sheet and Budget Report; June Law Enforcement, Fire/Rescue, Compliance and Water Reports; approve Fall Festival fireworks permit application and waive the \$150 fee; accept resignation of Bret Van De Pol from the Board of Adjustment effective June 17th, term expires October 1, 2021; accept resignation from Kristi Northway from the Plan and Zoning Commission effective July 10th, term expires October 1, 2021; approve hiring fire department volunteer Andrew Fall, pending background check; approve hiring fire department volunteer Johnathan Minger, pending background check; approve hiring fire department volunteer Greg Else, pending background check; approve refund of building permit for 609 Linden Street in the amount of \$50.00; approve invoices for payment (review committee Coon and Strutt)]. Motion passed 5-0.

Plan and Zoning Commission

Matt Ostanik gave an overview of their June 22nd meeting and Ordinances 555 and 556.

Motion by Pion, 2nd by Strutt to approve Ordinance No. 555 – amending Code Chapter 170 (Subdivision Regulations) by providing for Street Trees and making related modifications, first reading. Roll call all ayes, motion passed.

Motion by Beyer, 2nd by Pion to waive the second and third readings of Ordinance 555 making it effective upon publication. Roll call all ayes, motion passed.

Council reviewed proposed Ordinance No. 556 - amending Code Section 165.27 by modifying the requirements for constructing fences and walls and requiring certain permits at length and had some suggested changes.

Motion by Coon, 2nd by Pion to refer Ordinance 556 back to Plan and Zoning for changes. Motion passed 5-0.

Mary Werch with the Parks and Recreation Board stated they were not able to get all of the Ash trees removed in FY21 that they had budgeted for. Motion by Pion, 2nd by Beyer to authorize additional Ash tree removal in FY22 in an amount not to exceed \$1,500 (this will require a budget amendment). Motion passed 5-0.

Downtown Streetscape + Green Corridor Master Plan

The Parks and Recreation Board met with ISG regarding site furnishings and did not come to a consensus. Council will schedule a joint Council/Parks and Recreation/Tree Board meeting at a later date to discuss site furnishings.

1600 Linden Street

Riesselman stated she had spoken to the owner of the property and a certified letter was sent and received by the owner. The owner has stated the property is being sold. Riesselman left a message for the owner on July 13th and is waiting to hear back as to when the sale is scheduled.

Not to Exceed \$2,900,000 General Obligation Local Option Sales and Services Tax Capital Loan Notes (Swimming Pool Project)

Motion by Pion, 2nd by Strutt to approve Resolution 2021-39 – fixing date for a meeting (August 10, 2021 at 7 p.m.) on the proposition to authorize a Loan Agreement and the issuance of Notes to evidence the obligations of the City thereunder. Roll call all ayes, motion passed.

Public Works

Slaughter reported the water tower was drained and cleaned, the main valve in front of the tower door was seized up and had to be replaced and city-wide hydrant flushing has been completed. The transfer switch for the back-up generator for the water reservoir has been installed and Slaughter is working with Minburn Communications on the reimbursement. Work continues on the sewer project punch list and street patching, and a large portion of the Fairview Drive sidewalk project is complete and work will continue on the next block. Slaughter stated he had a meeting with Lyn Crest Estates engineer and developer regarding the last block as there may need to be some changes to the grading and he stated the new Bobcat and accessories have been received. Other items Public Works completed include GIS mapping on the city owned street lights, a pickup lift gate has been repaired and repainted, and mowing.

Motion by Beyer, 2nd by Pion to approve the sale of the John Deere 1445 tractor and attachments. Motion passed 5-0.

John Larson Proposed Development south of North Star Lane

Engineer Veenstra stated the project is moving forward.

Council reviewed the conceptual layout which includes 15 lots with a possible \$1M in potential TIF revenues and Veenstra has received a preliminary street cost sharing offer from the developer and will continue discussions. Veenstra stated the proposed cul-de sac is longer than the SUDAS standard and he stated the existing streets in the abutting development range from 18-24 feet wide (SUDAS standard is 26' wide) and he stated that 21'-26' would be reasonable.

Motion by Pion, 2nd by Coon to authorize Engineer to begin work on the urban renewal area and plan and on how to move forward with street improvements. Motion passed 5-0.

Attorney Brown stated he will contact Nathan with Ahlers and Cooney (the City's bond counsel) to come discuss the use of TIF and the urban renewal plan with the Council in August.

Veenstra gave an overview of the Xenia Rural Water service areas around the City and the difference between them.

Veenstra gave an overview of Residential Development TIF Funding and stated the council may want to consider how they may want to handle potential requests in the future.

Lyn Crest Estates Plat 4 – Construction Plans

Veenstra stated the construction plans have been received and reviewed.

Motion by Beyer, 2nd by Pion to approve Resolution 2021-40 – approving the Construction Plans for Lyn Crest Estates Plat 4. Roll call all ayes, motion passed.

Wastewater Treatment Facility Improvements

Veenstra reported the project is finished with only a few small items remaining.

Motion by Coon, 2nd by Beyer to approve Partial Payment No. 17 (Final) – C.L. Carroll Co., Inc - \$2,660. Motion passed 5-0.

Motion by Beyer, 2nd by Coon to approve Resolution 2021-41 – accepting the Wastewater Treatment Facility Improvements. Roll call all ayes, motion passed.

Motion by Strutt, 2nd by Pion authorizing the Mayor to sign the Certificate of Completion. Motion passed 5-0.

Motion by Beyer, 2nd by Coon approving Partial Payment No. 18 (Retainage) – C.L. Carroll Co., Inc. – in the amount of \$70,139.56 and authorizing the Clerk to pay the retainage in 31 days after acceptance, or on or about August 13, 2021. Motion passed 5-0.

Municipal Water System – Veenstra stated the filter shells have been ordered and are scheduled for delivery in October. He also discussed the Hwy 44 distribution main project and possibly expanding the scope using the American Rescue Act funds and that we may need some easements to complete the additional area. He suggested the city go back to property owners and get a replacement easement with the correct areas identified and only have one set of easements for both the priority and optional areas.

Veenstra also stated he was contacted by the new Little Family Farms developer and they will be having a meeting in the near future.

Motion by Beyer, 2nd by Coon to approve Resolution 2021-38 – amending the Personnel Policy and Procedure Manual by adding Presidents' Day and Veterans Day as paid holidays. Roll call all ayes, motion passed.

Council reports

Council discussed fireworks and reviewed our current ordinance and State Code. No action was taken but they encourage people to pick up their fireworks litter.

Beyer asked about 1202 Vine, Riesselman stated a new permit has been issued and our building official is working with the new owner regarding the requirement of replacing all of the OSG.

The meeting adjourned at 8:46 pm.

Cindy Riesselman, City Clerk

Claims

A King's Throne, Llc	May Serv	\$480.00
Access Systems	Copier	\$37.70
Acco	Supplies	\$213.85
Acco	Supplies	\$377.85
Ventilation Services	Repairs	\$618.26
Aetna Behavioral Health	3rd Qtr Serv	\$26.28
Agsource Cooperative	Tests	\$446.50
Agsource Cooperative	Tests	\$258.00
Ahlers & Cooney, Pc	Bonds	\$248.00
All Makes	Furnishings	\$41,320.67
Amc Mechanical Inc.	Library Phase 2	\$10,085.80
Anderson, Hailee	Reimbursement	\$35.00
Arnold Auto Supply	Supplies	\$159.99
Baker & Taylor Co.	Books	\$670.29
Bay Bridge Admin	Insurance	\$150.63
Clark Equipment Co	Equipment	\$68,066.35

Book Systems, Inc.	Furnishings	\$605.00
Brodart Co	Furnishings	\$2,019.42
Brown, Fagen & Rouse	July Retainer	\$2,633.08
C.L. Carroll Co., Inc	Wastewater Treatment	\$2,660.00
Capital City Equip	Supplies	\$87.36
Center Point Large P	Books	\$74.01
Centurylink	June Serv	\$946.92
Compass Minerals America	Salt	\$3,966.99
Core & Main	Repairs	\$1,868.00
Crossroads Ag, Llc	Supplies	\$194.50
Culligan Water System	July Serv	\$34.30
Dallas County Treasurer	June Serv	\$17,462.67
Dallas County Treasurer	20/21 Serv	\$1,200.00
Dan Brubaker Entrprs	Repairs	\$1,523.15
Scott Deaver	Sign	\$1,000.00
Delta Dental	Insurance	\$50.85
Delta Dental	Insurance	\$559.75
Demco	Furnishings	\$3,251.83
Digital Stew Services	June Serv	\$271.62
Division Of Labor	Inspection	\$175.00
Dmc Welding & Repair	Repairs	\$240.62
Iowa Dnr	Annual Fee	\$184.95
Eftps	Taxes	\$4,205.21
Eftps	Taxes	\$25.79
Eftps	Taxes	\$4,555.07
Electronic Engineering	Repairs	\$1,660.00
Elite Electric & Utility	Supplies	\$50.26
Emergency Medical Prod	Supplies	\$265.89
Frontier Technology,	Furnishings	\$650.00
Gatehouse- Db Iowa Holdings	Publications	\$524.26
Gis Benefits	Insurance	\$59.82
Grimes Asphalt And Paving	Cold Patch	\$675.98
Grimes Asphalt and Paving	Cold Patch	\$687.66
Heartland Co-Op	June Serv	\$1,089.05
Hotsy Cleaning Systems	Repairs	\$672.29
Iowa Finance Authority	Bonds	\$425,599.13
Iowa League Of Cities	Bonds	\$1,169.00
Ipers	Ipers	\$7,401.84
Iron Mountain	June Serv	\$79.78
I & S Group, Inc.	Streetscape	\$7,812.12
Jetco Inc	Repairs	\$507.95
Johnson Controls Fire	Library Phase 2	\$872.15
K. Johnson Construct	Library Phase 2	\$46,226.25
Karen Mccleary	June Serv	\$675.00
Kimball Midwest	Supplies	\$163.80

Leaf	Copier	\$102.08
Eddie Leedom	June Serv	\$351.72
Macqueen Equipment, Llc	Repairs	\$1,671.11
Maguire Iron Inc	Cleaning	\$1,887.00
Manatts	Concrete	\$1,125.00
Marshall Mccalley	Furnishings	\$1,190.00
Menards	Supplies	\$773.32
Merrit Company	Supplies	\$125.48
Midamerican Energy	June Serv	\$1,268.57
Midamerican Energy	June Ser	\$7,857.70
Minburn Communications	June Serv	\$54.99
Moss Bros, Inc	Repairs	\$852.81
Municipal Supply Inc	Repairs	\$231.45
Municipal Supply Inc	Repairs	\$127.85
Napa Auto Parts	Repairs	\$156.94
Nationwide Retirement	Deferred Comp	\$675.00
Neil Or Deb Nardini	Refund	\$50.00
Northway Well And Pump	Repair	\$12,040.00
Office Depot	Supplies	\$97.29
Piper Sandler	Bond	\$750.00
Piper Sandler	Bond	\$12,718.50
Dallas Center Post Office	Postage	\$1,400.00
Praxair Distribution	June Serv	\$38.08
Quill.Com	Furnishings	\$1,939.89
Rhinehart Excavating	Rock	\$4,700.67
Rhinehart Excavating	Rock	\$2,458.18
Treasurer - State Of Ia	Taxes	\$1,496.46
Treasurer - State Of Ia	Taxes	\$2,533.34
Sam, Llc	Mapping Services	\$2,417.00
April Scrivner	Mileage	\$37.52
Spracher Sewer Serv	Jetting	\$300.00
State Hygienic Lab -	June Serv	\$31.00
Storey Kenworthy/Matt Parrott	Supplies	\$78.48
Strauss Security Sol	3rd Qtr Serv	\$98.85
The Wall Street Journal	Subscription	\$170.00
Tri-City Electric Co	Library Phase 2	\$9,756.81
Truck Equipment, Inc	Repairs	\$772.04
Uline	Supplies	\$89.86
Umb Bank Na	Bond	\$250.00
Uhs Premium Billing	Insurance	\$662.79
Uhs Premium Billing	Insurance	\$8,718.50
Usa Blue Book	Supplies	\$1,069.29
Veenstra & Kimm	June Serv	\$9,033.88
Veenstra & Kimm	June Serv	\$1,428.00
Verizon Wireless	June Serv	\$280.09

Treasurer - State of Ia	Taxes	\$1,736.00
Walker Spray Foam	June Serv	\$7,820.00
Waste Management	June Serv	\$19,710.98
Wells Fargo	Postage/Supplies	\$1,399.95
Ziegler Inc	Repairs	\$364.83
	Total Paid	\$794,732.79

General	\$108,018.96
Capital Improvement	\$34,033.17
Rut	\$39,836.04
T&A(Eb)	\$11,113.21
Debt Service	\$250.00
Cap Improve - Library	\$117,045.67
Water	\$462,728.31
Sewer	\$13,341.54
Storm District	\$8,365.89
Total By Fund	\$794,732.79

Revenues

General Total	\$46,461.13
T&A (Pd) Benevolent Total	\$0.19
T&A(Ft) Total	\$1,348.84
T&A(Sc) Total	\$65.66
Capital Improvement Total	\$181.78
T&A(SI) Total	\$57.67
Rut Total	\$21,099.11
T&A(Eb) Total	\$65,242.80
Local Option Sales Tax Total	\$34,581.20
Tif Total	\$869.76
Burnett Project Total	\$348.33
T&A(Bc) Total	\$0.00
T&A(Burnett Cap Improve) Total	\$288.28
Debt Service Total	\$19,187.44
Cap Improve Wastewater Total	\$0.00
Cap Improve Library Total	\$122,841.12
T&A(B) Total	\$0.83
T&A(Y) Total	\$0.83
Water Total	\$961,313.69
Water Capital Outlay Total	\$528,732.37
Sewer Total	\$36,588.10
Storm District Total	\$4,843.99
Total Revenue	\$1,844,053.12