

Mayor Kidd opened a public hearing at 7:00 pm on August 10, 2021 as advertised for the purpose of hearing comments on the issuance of Not to Exceed \$2,900,000 General Obligation Local Option Sales and Services Tax Capital Loan Notes (Swimming Pool Project). He asked if a petition had been filed with the Clerk requesting that the question of issuing General Obligation Local Option Sales and Services Tax Capital Loan Notes be submitted to qualified voters of Dallas Center, Clerk Riesselman stated a petition was received asking that the matter be submitted to a vote. He asked for written objections, there were none. Council will take further action regarding the filing of the Petition later in the agenda. He asked for oral comments: Bob Haxton opposes the project and issuance of debt for the project; Lori Deaton feels the citizens of the town should have the right to vote on the issue of a pool; Jason Harris discussed the history of the pool, Friends of the Dallas Center pool, the pool advisory committee and the new project; Lisa Howell discussed the importance of amenities in the community, supports the pool; Karmen Weddle supports the pool project and the pool vote as it gives an opportunity for community support; Bob King supports the pool; Mitch Hambleton supports the vote on the pool, great way for the community to show support, thanked elected officials for their great work; Julie Becker opposes the issuance of debt for a pool, relieved a petition was received; Linda Licht thanked elected officials and boards and is excited for the new pool; Lezlie Ellerman expressed how fortunate we are to have a pool in our community and stated we need to invest in our children; Dusty Rauschenberg supports the community and the pool, thanked the elected officials and city staff; Meg Dickinson supports the new pool, discussed the economic value of a pool in the community; Mike Buckalew stated streets and other services are not being ignored and supports the pool; Emma Rauschenberg supports the pool and stated it is also utilized by teenagers, discussed the economic impact, and stated during COVID the Spurgeon residents enjoyed watching the children at the pool. Mayor Kidd closed the public hearing at 7:35 pm.

The Dallas Center City Council met in regular session August 10, 2021 at 7:35 pm. Mayor Kidd called the meeting to order and led the Pledge of Allegiance. Council members present included Amy Strutt, Ryan Kluss, Curtis Pion and Danny Beyer. Ryan Coon was not present.

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

### **Public Communications and Concerns**

Josh Bandstra is constructing a new building along Hwy. 169 in our water district and needs an easement from the neighbor. The neighbor requests a 6" water line so Bandstra would like the City to consider allowing Xenia Rural Water to provide the water service. The City engineer and public works will research.

Lori Deaton thanked elected officials and volunteers, supports additional wages for lifeguards

Bob Haxton opposes the Walnut Streetscape (Green Corridor) project

Julie Becker opposes the board appointment process

Mitch Hambleton, Dallas County Treasurer, corrected misinformation stated by a citizen regarding property tax increases in the city

Karmen Weddle supports the appointment process

Bob King supports the appointment process, Walnut Green Corridor and stated Healthy Hometown supports the REAP grant application

Mike Buckalew gave a shoutout to Charlie Rhinehart for all of his volunteer work and community support

Beyer clarified cost information on the Green Corridor and stated the master plan is a planning tool that will be implemented over many years

Motion by Kluss, 2<sup>nd</sup> by Strutt to approve consent agenda [approve minutes of July 13<sup>th</sup> regular and August 2<sup>nd</sup> special council meetings; July Treasurer's Report, Balance Sheet and Budget Report; July Law Enforcement, Fire/Rescue, Compliance and Water Reports; approve Tree Board's Trees Forever grant application request; approve hiring Gary Titus as crossing guard for 2021-2022 school year at \$12.50/hr effective August 23<sup>rd</sup> pending background check; approve invoices for payment (review committee Strutt and Pion)]. Pion stated we received more law enforcement hours than we pay for. Motion passed 4-0.

Deb Lucht of Minburn Communications presented a check to the City for reimbursement of the transfer switch to enhance backup power capacity to the water tower. She thanked the City for allowing Minburn Communications to use the water tower to provide broadband to the community. She also discussed some of the financing programs they have available. Council thanked her for the contribution.

### **Urban Renewal/Residential TIF**

Attorney Nathan Overberg of Ahlers & Cooney gave an overview of urban renewal and residential TIF including the Low/Moderate Income portion and outlined the process. Pion stated this is the best opportunity for the roads in the two Cross Developments to be repaired. Bob Veenstra clarified this is a reimbursement program.

Motion by Beyer, 2<sup>nd</sup> by Kluss directing the City Attorney and Bond Attorney to prepare TIF resolution and ordinance and related proceedings. Motion passed 4-0.

Motion by Kluss, 2<sup>nd</sup> by Beyer to approve Engagement Letter with Ahlers & Cooney. Motion passed 4-0.

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

Pion stated information will be sent out again regarding city improvements that have and are being made including streets, water and sewer. He also stated factual information will also be sent out regarding the pool project and stated information has been available throughout the process.

Brown stated the meeting packet contains the Council proceedings that would be undertaken and explained with a LOSST general obligation bond council has authority to issue the bonds and citizens have the opportunity to file a petition to request an election on the bonds (a petition was filed). Brown reviewed the options available to the Council in regard to the proceedings. Since the petition was filed the resolution issuing the bonds cannot be adopted so these proceedings should be adjourned and action on the resolution be deferred to the next meeting. For the September council meeting bond counsel will prepare a resolution that will set the special bond election on November 2<sup>nd</sup> and also prepare the proceedings that the City will file with the County Auditor to place the matter on the election ballot.

Motion by Pion, 2<sup>nd</sup> by Kluss to introduce Resolution 2021-42 – instituting proceedings to take additional action for the issuance of not to exceed \$2,900,000 general obligation local option sales and services tax capital loan notes but to defer action on the resolution until the meeting to be held at 7:00 pm on September 14<sup>th</sup>. Roll call all ayes, motion passed.

Beyer stated the LOSST ballot that was passed several years ago allows those funds to be used for recreational projects. A petition being filed was the required instrument to call this matter for a public vote. Pion clarified previous misstatements by a citizen by noting that the Burnett funds being allocated to the pool project are “donated” funds and there are substantial donated funds for this project.

Motion by Beyer, 2<sup>nd</sup> by Strutt to request Waters Edge to submit a contract for design and engineering services for a new swimming pool contingent upon the outcome of the November election. Motion passed 4-0.

Jill Woodward joined via Zoom representing Bryan George. Motion by Pion, 2<sup>nd</sup> by Strutt allowing a 20”x16”x16 art kiosk be attached to the building over the sidewalk in front of 1408 Walnut Street. Motion passed 4-0.

Jess Reiling and his representative David Steinick were present to discuss the need for the vacation of a utility easement at 111 Lake Shore Drive. They recently learned CenturyLink has a line in the easement, they were made aware they will need to work with CenturyLink regarding this utility and the Council is willing to hold a special meeting once they are ready. Council took no action.

### **1600 Linden Street**

Riesselman stated that the property has been sold and the new owners have been contacted and made aware of the requirements regarding the property.

### **Board and Commission Appointments by the City Council**

Brown explained that the agenda does not include appointee names as Council makes the decision in an open meeting. When applications for various board appointments are received, they are forwarded to the elected

official(s) who make the appointment and the appointment(s) are made at the meeting. It was also explained that two of the vacancies have a term that ends on October 1<sup>st</sup>. Rather than “reappoint” these individuals next month, Council will also appoint these individuals for the new five-year term tonight.

Motion by Beyer, 2<sup>nd</sup> by Strutt to appoint Linda Licht to fill the vacancy on the Plan and Zoning Commission, term ending October 1, 2025. Motion passed 4-0.

Motion by Kluss, 2<sup>nd</sup> by Beyer to appoint Perry Gruver to fill the vacancy on the Plan and Zoning Commission, term ending October 1, 2021. Motion passed 4-0.

Motion by Kluss, 2<sup>nd</sup> by Beyer to appoint Perry Gruver to the Plan and Zoning Commission for the 5-year term beginning October 1, 2021. Motion passed 4-0.

Motion by Kluss, 2<sup>nd</sup> by Pion to appoint Ben Chiochon to fill the vacancy on Board of Adjustment, term ending October 1, 2021. Motion passed 4-0.

Motion by Kluss, 2<sup>nd</sup> by Pion to appoint Ben Chiochon to the Board of Adjustment for the 5-year term beginning October, 1, 2021. Motion passed 4-0.

### **Downtown Streetscape**

Motion by Kluss, 2<sup>nd</sup> by Strutt identifying the Victor Stanley line that was originally selected with a change to the bench selection. Motion passed 4-0.

Kluss stepped out briefly at 8:37 pm.

### **Public Works**

Slaughter stated there is an issue with the controller at the pool; street repairs are continuing around town; they resolved a root issue at 14<sup>th</sup> and Maple; the last of the media has arrived for the water plant softeners; the Fair View Drive sidewalks are complete from Hickory Court to Oak Court; and he stated he had met with OPN a few weeks ago on the Public Works/Public Safety Master Planning Design Services plan.

Motion by Pion, 2<sup>nd</sup> by Kluss to approve repairs on 2008 end loader transmission issue in an amount not to exceed \$14,000.00 (this will require a budget amendment). Motion passed 4-0.

Motion by Beyer, 2<sup>nd</sup> by Pion to approve repairs on 2005 dump truck a/c, oil leak, drive train issues in an amount not to exceed \$8,000 (this will require a budget amendment). Motion passed 4-0.

Slaughter stated repairs on the 2015 Dodge pick-up including exhaust manifold and electronic issue with the transmission have been completed in the amount of \$1,704.10.

A brief discussion was held regarding the Highway 169 property that was discussed earlier. This is in our service area which would require an amendment to our two-mile agreement, council would like more information.

### **John Larson Proposed Development south of North Star Lane**

Veenstra stated the developer is still moving forward.

### **Lyn Crest Estates – Plat 4**

Veenstra stated the developer has addressed his comments on the construction plans, there will be an easement on the plat for the trail and he will work with the developer regarding storm sewer.

Motion by Kluss, 2<sup>nd</sup> by Pion to approve Resolution 2021-43 – relating to the sizing of storm sewers in residential and commercial subdivisions. Roll call all ayes, motion passed.

The Neighborhood of Dallas Center PUD – Veenstra stated there is a likelihood that the existing PUD will need to be modified.

### **Municipal Water System**

Veenstra stated the softener media is here, we are still planning on fall for the filters.

### **Sewer Connection Fee Districts**

Council received the City Clerk's Updated Connection Fee amounts based on the annual Engineering News-Record (ENR) Construction Cost Index (CCI) provided by City Engineer. The letter stated there was a 3.8% increase.

#### **State of Iowa CARES Act laptop funding**

Clerk Riesselman stated the City had been notified by the Iowa League of Cities regarding available laptop funding for cities. There is no cost for the laptops, but the City will incur setup costs for the laptops.

Motion by Kluss, 2<sup>nd</sup> by Beyer to approve the purchase of six laptops. Motion passed 4-0.

Motion by Beyer, 2<sup>nd</sup> by Strutt appointing Kathy Steele as the representative to place the order and Cindy Riesselman as the secondary appointee. Motion passed 4-0.

#### **American Rescue Plan Act**

Riesselman reported the State of Iowa has received their funds and they have 30 days to distribute to the cities. Dallas Center's full portion is \$264,666.02 and we will receive half this fiscal year and half in FY23. Council has preliminarily identified using the money on the Highway 44 Distribution Main project and possibly sewer pipe lining.

Motion by Beyer, 2<sup>nd</sup> by Kluss to set a public hearing on the FY 2021-2022 budget amendment for September 14, 2021 at 7 pm. Motion passed 4-0.

Council reports-Pion thanked Mary Werch for picking up tree debris off the trail and he stated the REAP grant application is mostly complete.

Meeting adjourned at 9:04 pm.

Cindy Riesselman, City Clerk

#### Claims

A King's Throne, Llc	Aug Serv	\$240.00
Access Systems	Copier Contract	\$37.70
Agsource Cooperative Svcs	Tests	\$653.00
Ahlers & Cooney, Pc	Bond Fees	\$9,791.03
Baker & Taylor Co.	Books	\$225.98
Bay Bridge Administrators	Insurance	\$100.42
Brown, Fagen & Rouse	Retainer	\$2,600.00
C.L. Carroll Co., Inc.	Wastewater Project	\$70,139.56
Capital City Equipment Co	Repairs	\$48.76
Centurylink	Aug Serv	\$833.02
Culligan Water System	Aug Serv	\$11.95
Dallas County Treasurer	July Serv	\$18,165.06
Deaton Truck And Auto Inc	Repairs	\$1,704.10
Delta Dental	Insurance	\$33.90
Delta Dental	Insurance	\$576.70
Des Moines Iron & Supply	Supplies	\$124.68
Digital Stew Services	July Serv	\$125.37
Division Of Labor	Elevator Reinspection	\$300.00
Dmc Welding & Repair Llc	Aug Serv	\$45.69
Ebsco	Subscription	\$1,182.53
Eftps	Taxes	\$4,664.45

Eftps	Taxes	\$4,529.84
Elite Electric & Utility	Transfer Switch Reservoir	\$5,500.00
Emergency Apparatus Maint	Veh Maint	\$1,507.85
Gatehouse- Db Iowa Holdings	Publications	\$430.47
Gis Benefits	Insurance	\$8.58
Gis Benefits	Insurance	\$39.88
Gis Benefits	Insurance	\$28.52
Justin Meader	Repairs	\$515.00
Greater Dallas County Alliance	Dues	\$4,057.50
Heartland Co-Op	July Serv	\$1,124.12
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 Dnr	Permit	\$1,275.00
Iowa History Journal	Subscription	\$35.95
Iowa One Call	July Serv	\$58.50
Ipers	Ipers	\$5,055.63
Iron Mountain	July Serv	\$88.07
Karen Mccleary	July Serv	\$675.00
Koch Office Group	Copies	\$149.35
Leaf	Copier	\$102.08
Eddie Leedom	July Serv	\$323.16
Logan Contractors Supply	Fair View Dr Sidewalk	\$1,001.47
Mahon Trucking Llc	Rock	\$1,608.56
Manatts	Fair View Dr Sidewalk	\$4,998.50
Menards	Supplies	\$109.48
Midamerican Energy	July Serv	\$1,254.28
Midamerican Energy	July Serv	\$6,849.59
Midwest Wheel	Repairs	\$259.40
Minburn Communications	July Serv	\$54.99
Moss Bros, Inc	Repairs	\$753.07
Nationwide Retirement Sol	Deferred Comp	\$450.00
Office Depot	Supplies	\$88.87
Praxair Distribution	July Serv	\$37.43
Treasurer - State of Iowa	Taxes	\$1,480.77
Treasurer - State of Iowa	Taxes	\$2,333.83
Sam, Llc	Website Hosting	\$2,400.00
The Iowan Magazine	Subscription	\$24.00
Uhs Premium Billing	Insurance	\$441.86
Uhs Premium Billing	Insurance	\$8,939.43
Usa Blue Book	Supplies	\$941.94
Veenstra & Kimm	July Serv	\$7,263.47
Verizon Wireless	July Serv	\$280.09
Treasurer - State of Iowa	Taxes	\$1,332.00

Waste Management	July Serv	\$20,320.62
Wells Fargo	Postage/Supplies	\$504.86
	Total Paid	\$201,711.91

General	\$70,473.26
Rut	\$8,624.73
T&A(Eb)	\$11,444.51
Water	\$27,797.07
Sewer	\$82,546.51
Storm District	\$825.83
Total By Fund	\$201,711.91

#### Revenues

General Total	\$38,874.72
T&A (Pd) Benevolent Total	\$0.23
T&A(Ft) Total	\$4.17
T&A(Sc) Total	\$0.83
Capital Improvement Total	\$23.73
T&A(SI) Total	\$51.84
Rut Total	\$25,388.29
T&A(Eb) Total	\$531.09
Local Option Sales Tax Total	\$32,050.38
Tif Total	\$690.69
Burnett Project Total	\$29.17
T&A (Burnett Cap Improve) Total	\$27.23
Debt Service Total	\$12,177.92
T&A(B) Total	\$1.04
T&A(Y) Total	\$1.03
Water Total	\$56,660.14
Sewer Total	\$107,595.35
Storm District Total	\$4,830.11
Total Revenue by Fund	\$278,937.96