

Mayor Kidd opened a public hearing at 7:00 pm on September 14, 2021 as advertised for the purpose of hearing comments on Fiscal Year 2021-2022 budget amendment. He asked for written comments, there were none. He asked for oral comments. Bob Haxton stated his concerns and Julie Becker stated her concerns with transparency, the amendment and the City Clerk, Randi Boelkes stated she supports the town. Mayor Kidd closed the public hearing at 7:09 pm.

The Dallas Center City Council met in regular session September 14, 2021 at 7:09 pm. Mayor Kidd called the meeting to order and led the Pledge of Allegiance. Council members present included Amy Strutt, Ryan Kluss, Curtis Pion, Ryan Coon and Danny Beyer.

Motion by Kluss, 2<sup>nd</sup> by Pion to approve agenda. Motion passed 5-0.

### **Public Communications and Concerns**

Robert Haxton-supports open burning, opposes library increases at this time

Meg Dickinson-thanked Beyer and Strutt for meeting with her regarding Sky View Estates concerns

Julie Becker-opposes the elected officials, questioned possible future pool policy

Gary Park, Tree Board-made council aware Trees Forever Grant was awarded to the city

Bob King-stated there will be a candidate forum on October 21<sup>st</sup> at 7:00 pm at the library, stated he would like to see no burning

Motion by Pion, 2<sup>nd</sup> by Beyer to approve consent agenda [approve minutes of August 10<sup>th</sup> council meeting; August Treasurer's Report, Balance Sheet and Budget Report; August Law Enforcement, Fire/Rescue, Compliance and Water Reports; approve reappointment of Abby Anderson to the Plan and Zoning Commission, term expires October 1, 2026; approve hiring Darla MacConnell as crossing guard (to replace Gary Titus) for 2021-2022 school year at \$12.00/hr effective September 15<sup>th</sup>; approve hiring DoLoras Demaray as substitute crossing guard for 2021-2022 school year at \$12.00/hr effective September 15<sup>th</sup>; approve Twisted Corn outdoor liquor license (pending dram shop), beer garden and street closing for September 18, 2021 Childhood Cancer Toy/Blood Drive event; approve street closing request for a block party on September 25, 2021, from 6 to 10 p.m. at the intersection of Percival and Ash; approve street closing request for DC-G Homecoming and parade on September 23<sup>rd</sup>; approve invoices for payment (review committee Coon and Beyer)]. Motion passed 5-0.

Dr. of Nursing, Margaret Richie, thanked elected officials for their work in the community and addressed Council regarding open burning during the current health crisis. She discussed the health effects of open burning and stated with COVID being a respiratory illness it's more urgent that citizens refrain from burning. She requested a Proclamation be issued which would recommend and ask citizens not to burn during the next open burning period due to the ongoing pandemic. Mayor Kidd stated he will issue a proclamation.

### **Parks and Recreation Board**

Mary Werch gave an overview of the Board's projects and stated they had received two grants for a portion of this work.

Motion by Kluss, 2<sup>nd</sup> by Beyer to approve Concrete Impressions quote for concrete at the walking path at the Burnett Complex in an amount not to exceed \$35,000. Motion passed 5-0.

Motion by Beyer, 2<sup>nd</sup> by Coon to approve Concrete Impressions quote for concrete parking pad, shelter pad and ADA sidewalks at the Burnett Complex in an amount not to exceed \$11,000. Motion passed 5-0.

The Parks and Recreation Board presented Council their Five-Year Plan. Mary thanked Nadine Stille for putting the report together. Council thanked the Board for their work on the plan.

### **Walnut Street Streetscape Phase 1**

ISG Landscape Architect Nathan Gruver stated the current bidding environment looks positive. They are ready to proceed with the bidding process with work starting in the spring.

Motion by Kluss, 2<sup>nd</sup> by Coon to approve Resolution 2021-49 – ordering construction of the Walnut Street Streetscape Phase 1 Construction Project and fixing a date for hearing thereon (7 p.m. on October 12, 2021) and the taking of bids therefor (2 p.m. on October 7, 2021). Roll call all ayes, motion passed.

### **Plan and Zoning Commission**

Matt Ostanik gave an overview of the process for revising Ordinance 556.

Council reviewed proposed Ordinance No. 556 – amending Code Section 165.27 by modifying the requirements for constructing fences and walls and requiring certain permits.

Motion by Beyer, 2<sup>nd</sup> by Coon to a set public hearing on Ordinance No. 556 for 7 p.m. on October 12, 2021. Motion passed 5-0.

Ostanik reviewed Code 165.41(4)(A) and Council had discussion on the issue of homeowners adding parking areas within five feet of their lot line- Code Section 165.41(4)(A). P&Z will continue looking into permitting for these items.

Ostanik stated they have been actively engaged in updating the comprehensive plan. He reviewed the current and proposed new planning boundary. They also reviewed the neighboring cities' planning boundaries. They've had many responses to the survey they put out and will keep working on the plan.

### **Cross Country Estates (2021)**

Veenstra gave an overview of the preliminary plat.

Motion by Kluss, 2<sup>nd</sup> by Strutt to approve Resolution 2021-50 - approving Preliminary Plat of Cross Country Estates. Roll call all ayes, motion passed.

### **Beggar's Night**

Megan Dickinson gave an over of the festivities that are planned.

Motion by Coon, 2<sup>nd</sup> by Beyer to set October 30<sup>th</sup> as Beggar's Night (i) with a parade starting at 3:30 pm, plus some "stationary items" (Boys scouts s'mores, library will have something, food, few activities, etc.) from 4 (or after parade) until 6 and (ii) with traditional trick-or-treating from 6:00-8:00 pm. Motion passed 5-0.

### **Skye View Estates Development**

Charles Goodall was not present. Bob Veenstra stated he attended a meeting with the developer's representative. He stated the developer and his group need to spend some on what direction they may be looking for from the City. We know there will be a lift station needed as well as some zoning discussions that need to take place. Beyer stated this land is not in the city limits at this time, the developer does not plan to develop it all at one time and there would be required park space and there is no tax abatement in this area at this time.

### **Library wages**

Library Director Cory reported on the wages of surrounding communities. She also stated increasing wages for new and current staff would not require a budget amendment.

Motion by Beyer, 2<sup>nd</sup> Coon to approve a starting wage of \$12.00/hr for part-time new hires. Motion passed 5-0.

Motion by Kluss, 2<sup>nd</sup> by Coon to approve wage increases for current part-time library staff Kathy Pantzar-\$12.50/hr, Chloe Bennett-Bircher-\$12.30/hr, Tina Cantrell-\$16.05/hr effective September 18, 2021. Motion passed 5-0.

### **Public Works**

Slaughter reported the street improvement project is complete (at least six blocks were done) which consisted of replacing sealcoat with an asphalt overlay. He stated they continue to work with Vanderpool Construction at the wastewater plant gave an update on equipment repairs (both items came in under the estimates that were received). Slaughter stated the Fair View Drive sidewalk project should be seeded this week and they plan to complete the half block south of Oak Court next spring. He let council know they have an

employee out for an extended period of time and he does not advise the City take over ownership of a privately installed and owned sewer system within a private development.

Slaughter informed the Council that the John Deere 1445 tractor/mower and attachments have been sold for \$5,400.00.

Veenstra gave an overview of the Street Condition Report for Cross Country Estates Plat Nos. 1-5 and Country Living Estates. He stated he estimates the City can capture approximately \$1M in TIF revenue and the plan is to break the project into multiple phases. We have a report that the owner of the streets seems willing to convey the streets to the city. The city needs a plan to convey the streets in phases and deeds prepared and held in escrow.

### **West Urban Renewal Plan**

Veenstra discussed the proposed plan.

Motion by Kluss, 2<sup>nd</sup> by Pion to approve Resolution 2021-51 – determining the necessity and setting dates of a consultation (3:30 p.m. on September 23, 2021) and a public hearing (7 p.m. on October 12, 2021) on a proposed West Urban Renewal Plan for a proposed Urban Renewal Area in the City of Dallas Center, State of Iowa. Roll call all ayes, motion passed.

Motion by Beyer, 2<sup>nd</sup> by Pion to refer proposed West Urban Renewal Plan to the Plan and Zoning Commission for review and recommendation as to its conformity with the general plan for development of the City as a whole. Motion passed 5-0.

### **Municipal Water System**

Veenstra reported Krudico is still waiting on the filter shells but they have received some of the components.

Motion by Pion, 2<sup>nd</sup> by Coon to approve Partial Payment Estimate No. 1 – Krudico, Inc. - \$40,392.00. Motion passed 5-0.

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

Motion by Beyer, 2<sup>nd</sup> by Pion to approve Resolution 2021-52 – calling a special city election on issuance of not to exceed \$2,900,000 General Obligation Local Option Sales and Services Tax Capital Loan Notes. Roll call all ayes, motion passed.

### **Code of Ordinances Update**

Ralph Brown stated the Update of Code and Searchable Code feature is nearly complete and gave a brief overview of some of the changes.

Motion by Kluss, 2<sup>nd</sup> by Strutt to approve Resolution 2021-53 – directing the Clerk to publish Notice of Hearing on the adoption of the proposed Code of Ordinances of the City of Dallas Center, Iowa. Roll call all ayes, motion passed.

Motion by Beyer, 2<sup>nd</sup> by Strutt to set a public hearing on the adoption of the proposed Code of Ordinances of the City of Dallas Center, Iowa, for 7 p.m. on October 12, 2021. Motion passed 5-0.

### **Public Safety Committee**

Mayor Kidd gave a brief committee update.

Motion by Coon, 2<sup>nd</sup> by Beyer directing Attorney Brown to draft an ordinance to replace the current yield sign with a stop sign at the intersection of Circle Drive and Vine Street. Motion passed 5-0.

Council had discussion on adding no parking on the east side of Fair View Drive from the center of Linden Street to approximately 72 feet north (Slaughter will get exact measurement). Motion by Beyer, 2<sup>nd</sup> by Kluss to direct attorney to draft an ordinance for next month's meeting.

Council had discussion on removing the current no parking on the east side of Fair View Drive from Sugar Grove Avenue to Vine Street to Sugar Grove Avenue to Sycamore Street (which would allow parking across from Memorial Park). Motion by Kluss, 2<sup>nd</sup> by Beyer. Motion passed 5-0.

Council had a discussion on school safety issues including the current crosswalk at the elementary school. The Public Safety Committee will meet with the school to discuss a possible change to the crosswalk with the possibility of making Linden a 4-way stop and placing a sidewalk from the bike trail to Linden as well as possibly lowering the speed limit on 13<sup>th</sup> Street (R16) until passed the school.

The committee is researching the use of UTV/ golf carts on city streets and are gathering sample policies and permitting procedures.

Motion by Beyer, 2<sup>nd</sup> by Kluss to confirm lease of hay ground around well site for an additional two-year period (February 28, 2022-February 28, 2024). Motion passed 5-0.

Motion by Beyer, 2<sup>nd</sup> by Coon to approve Resolution 2021-46 – approving Fiscal Year 2021-2022 budget amendment. Roll call all ayes, motion passed.

Motion by Beyer, 2<sup>nd</sup> by Kluss to approve Resolution 2021-47 – approving Annual Financial Report for Fiscal Year 2020-2021. Roll call all ayes, motion passed.

Motion by Strutt, 2<sup>nd</sup> by Coon to approve Resolution 2021-48 – approving Street Financial report for Fiscal Year 2020-2021. Roll call all ayes, motion passed.

Council reports-Coon discussed the potential need for cameras around the public works shed. Slaughter will look into it.

Mayor's report-Kidd stated he is working on the seeding of the storm water detention pond. It would be an annual program with a 1-3 year growing plan.

The meeting adjourned at 8:46 pm.

Cindy Riesselman, City Clerk

#### Claims

A King's Throne, Llc	Aug Serv	\$480.00
Access Systems	Copier	\$40.97
Acco	Supplies	\$723.20
Ventilation Services Of	Repairs	\$618.26
Agsources Cooperative Svcs	Tests	\$1,071.00
Ahlers & Cooney, Pc	Fees	\$1,085.00
Baker & Taylor Co.	Books	\$259.70
Bay Bridge Administrators	Insurance	\$100.42
Bomgaars	Supplies	\$53.20
Brown, Fagen & Rouse	Sept Serv	\$2,600.00
Centurylink	Sept Serv	\$835.12
Core & Main	Repairs	\$240.00
Culligan Water System	Aug Serv	\$41.05
Dallas County Health	Inspection	\$288.00
Dallas County Treasurer	Aug Serv	\$18,165.06
Delta Dental	Insurance	\$33.90
Delta Dental	Insurance	\$576.70
Digital Stew Services	Aug Serv	\$187.87
Eftps	Taxes	\$3,850.84
Eftps	Taxes	\$3,580.01

Elite Electric & Utility	Repairs	\$35.00
Galls, Llc	Uniforms	\$936.83
Gatehouse- Db Iowa Holdings	Publications	\$517.75
Gis Benefits	Insurance	\$39.88
Gis Benefits	Insurance	\$28.52
Grimes Asphalt & Paving	Cold Patch	\$747.52
Heartland Co-Op	Aug Serv	\$1,689.53
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
Interstate Indus. Instr	Repairs	\$179.96
Iowa One Call	July Serv	\$34.20
Ipers	Ipers	\$5,123.75
Iron Mountain	Aug Serv	\$88.49
I & S Group, Inc.	Streetscape Phase 1	\$5,798.00
Johnson Controls Fire Protect.	Annual Serv	\$677.18
Karen Mccleary	Aug Serv	\$675.00
Knoll Brothers Enterprises	Labor	\$2,200.00
Krudico Inc	Water Filter Project	\$40,392.00
Leaf	Copier	\$102.08
Eddie Leedom	Aug Serv	\$450.60
Manatts	Repairs	\$1,984.00
Menards	Supplies	\$532.17
Micromarking Llc	Books	\$100.48
Midamerican Energy	Aug Serv	\$1,254.74
Midamerican Energy	Aug Serv	\$14.89
Midamerican Energy	Aug Serv	\$6,250.77
Midwest Breathing Air Llc	Tests	\$189.80
Minburn Communications	Aug Serv	\$54.99
Municipal Supply Inc	Supplies	\$245.20
Nationwide Retirement Sol	Deferred Comp	\$450.00
O'Halloran International, Inc.	Repairs	\$7,045.51
Office Depot	Supplies	\$94.39
OPN Architects, Inc	Site Plan	\$3,896.17
Praxair Distribution	Aug Serv	\$38.08
Rotary Club of Dallas Center	Dues	\$59.00
Treasurer - State of Iowa	Taxes	\$2,445.73
Treasurer - State of Iowa	Taxes	\$1,294.61
Simmering-Cory/Iowa Codification	Code Update	\$2,500.00
State Hygienic Lab	Testing	\$135.00
State Library of Iowa	Aug Serv	\$67.00
Storey Kenworthy/Matt Parrott	Supplies	\$81.48
The Des Moines Register	Publications	\$394.03
Uhs Premium Billing	Insurance	\$441.86

Uhs Premium Billing	Insurance	\$8,939.43
Veenstra & Kimm	Aug Serv	\$8,764.60
Verizon Wireless	Aug Serv	\$280.07
Vulcan Signs	Supplies	\$77.50
Treasurer - State of Iowa	Taxes	\$1,166.00
Waste Management	Aug Serv	\$19,578.41
Wells Fargo	Postage/Supplies	\$1,890.48
Ziegler Inc	Repairs	\$3,387.37
	Accounts Payable Total	\$169,075.35

General	\$83,314.27
Capital Improvement	\$3,896.17
Rut	\$4,988.80
T&A(Eb)	\$11,439.79
Water	\$56,597.94
Sewer	\$8,700.02
Storm District	\$138.36
Total Funds	\$169,075.35

#### Revenues

General Total	\$29,457.80
T&A (Pd) Benevolent Total	\$0.23
T&A(Ft) Total	\$4.15
T&A(Sc) Total	\$0.82
Capital Improvement Total	\$23.56
T&A(SI) Total	\$9.15
Rut Total	\$15,078.46
T&A(Eb) Total	\$59.84
Local Option Sales Tax Total	\$37,503.63
Tif Total	\$197.13
Burnett Project Total	\$28.98
T&A(Bc) Total	\$0.00
T&A(Burnett Cap Improve) Total	\$27.05
Debt Service Total	\$11,379.57
Cap Imprv-American Rescue Total	\$132,371.71
T&A(B) Total	\$1.03
T&A(Y) Total	\$1.03
Water Total	\$43,853.36
Sewer Total	\$38,363.35
Storm District Total	\$4,781.45
Total Revenue by Fund	\$313,142.30