

Mayor Beyer opened a public hearing at 7:00 pm on February 8, 2022, as advertised for the purpose of hearing comments on Fiscal Year 2022-2023 City Budget maximum property tax dollars to certify for levy. There were no written comments. He asked for oral comments, Bob Haxton and Julie Becker stated their opposition to the increased property tax dollars being certified. Mayor Beyer closed the public hearing at 7:05 pm.

The Dallas Center City Council met in regular session February 8, 2022, at 7:05 pm. Mayor Beyer called the meeting to order and led the Pledge of Allegiance. Council members present included Amy Strutt, Ryan Coon, Daniel Willrich and Ryan Kluss.

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

### **Public Comments**

Julie Becker-stated her support of Bob Haxton for the council vacancy and her opposition to the pool manager hiring.

Bob Haxton-stated the importance of the public comments.

Meg Dickinson-thanked council for handling the public comments with decorum and stated her support of Angie Beaudet for the council vacancy.

Mike Buckalew-stated election numbers in regard to the past several elections and feels the citizens have spoken regarding one of the candidates who wants to be appointed to fill the council vacancy.

### **Vacancy in the office of council member**

Angie Beaudet and Robert Haxton gave brief presentations to the council.

Motion by Kluss, 2<sup>nd</sup> by Willrich to appoint Angie Beaudet to fill the vacancy in the office of council member due to Danny Beyer's resignation upon his becoming Mayor. Motion passed 4-0.

Mayor Beyer administered the Oath of Office to new council member Angie Beaudet.

Council member Coon clarified that the street closing request stated south on Walnut but the map shows north of Walnut and clarified the agenda should be amended with the change to north.

Motion by Kluss, 2<sup>nd</sup> by Coon to approve amended consent agenda [approve minutes of January 11<sup>th</sup> regular meeting; January Treasurer's Report, Balance Sheet and Budget Report; January Law Enforcement, Fire/Rescue, Compliance and Water Reports; approve hiring fire department volunteer Dan Case, pending background check; approve Casey's General Store Class E liquor license with Class B wine permit, Class C beer permit (carryout permit), Class E liquor license and Sunday sales effective 04/01/2022; approve Casey's General Store ownership update; approve street closing request from K&E Distributing for an event on March 31, 2022; approve invoices for payment (review committee Kluss and Coon)]. Motion passed 5-0. Additional law enforcement

### **Planning and Zoning Commission**

Matt Ostanik reported that the Commission is generally in favor of Skye View Estates. He stated they have met with the developer several times and are working through some of the Commission's concerns in regard the placement of single-family housing along the highway, park space within the proposed development, access to other areas of the city via sidewalks and the lot sizes within the proposed development.

Ostanik reported Planning and Zoning has conducted extensive research in regard to the variable lot sizes and recommends approval of Ordinance 566. The Council reviewed proposed Ordinance No. 566 – establishing multiple districts within the R-1 Single-Family Residential District.

Motion by Coon, 2<sup>nd</sup> by Kluss to set the public hearing on Ordinance No. 566 for 7 p.m. on March 8, 2022. Motion passed 5-0.

### **Parks and Recreation Board**

Mary Werch stated only one application was received for the pool manager position (which was posted on the website, in the newsletter and on the City's FB page) and the applicant has worked at the pool for several years and she was one of the assistant managers for the past two years (this position will directly report to Parks and

Recreation Board member Shelley Horak). Motion by Coon, 2<sup>nd</sup> by Willrich to approve hiring Alexa Riesselman as Summer Pool Manager at \$17.00/hour effective February 9, 2022, pending background check. Motion passed 5-0.

Mary Werch reviewed the Board's pay and reimbursement recommendations (which were based on review of surrounding cities pay). Motion by Willrich, 2<sup>nd</sup> by Strutt to approve recommendations on pay rates and employee reimbursements. Motion passed 5-0.

Mary Werch gave a brief overview of A King's Throne contract renewal and stated there is a price increase and the Board recommends renewal of the contract. Motion by Kluss, 2<sup>nd</sup> by Willrich to approve Resolution 2022-12 – agreement with A King's Throne. Roll call all ayes, motion passed.

Bob King introduced Abigail Chihak as another grant writer for the City. Abigail has successfully written at least one grant and she recently completed the Wellmark Large Match grant application. He also gave an overview of the Wellmark Large Match grant application to be used for a new basketball court in Mound Park and to replace the playground equipment in the northwest area of Mound Park. Rotary has offered at least \$2,475 in pledges to these projects. If awarded, this would save the City \$70,000. Motion by Kluss, 2<sup>nd</sup> by Coon to authorize filing of application for Wellmark Large Match Grant for basketball court and teen playground both located in Mound Park. Motion passed 5-0.

**HEARING APPEAL** – of Shayleen Hickie and Dakota Meadows on Notice of Non-Compliance (unlicensed and/or inoperable or wrecked vehicles) at 1607 Laurel Street, and action thereon. Ed Leedom gave some background information regarding the compliance letters. He has been working with the property owner but there is an issue outside their control with one of the non-licensed vehicles and he recommended she come to the council to discuss her options. Shayleen gave Council additional information on both vehicles. Motion by Willrich, 2<sup>nd</sup> by Kluss approving the Findings of Fact and Order of Council stating the unlicensed 1969 Cutlass on the property does constitute a nuisance under Chapter 51 of the Code of Ordinances and must be licensed by April 8, 2022 and must be parked on an asphaltic or Portland cement concrete paved parking area that extends the entire length of the vehicle. The unlicensed 1972 Gremlin has been classified as being in storage and as promptly as possible it must be moved from the yard and stored in a building under a roof. Motion passed 5-0.

Motion by Coon, 2<sup>nd</sup> by Strutt to approve Resolution 2022-10 – modifying the Council's December 14, 2021, Findings of Fact and Order of Council with respect to the Notice to Abate a Nuisance directed to Allan and Jill Wheeler, by removing the authority to rock a portion of their property in lieu of being paved. Roll call all ayes, motion passed.

### **Skye View Estates**

Developer Charles Goodall thanked the Planning and Zoning Commission for their patience in the process and presented his newest concept plan to the City Council. Engineer Veenstra discussed the process and timing of moving the development along. Council is generally agreeable to the concept plan.

Motion by Coon, 2<sup>nd</sup> by Willrich to set public hearing on Application for Annexation filed by Skye View Estates, LLC, of 82.81 acres, more or less, parcel near the intersection of Highway 44 and R Avenue for 7 p.m. on March 8, 2022. Motion passed 5-0.

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

Motion by Kluss, 2<sup>nd</sup> by Strutt to approve Resolution 2022-7 – ordering construction of the Walnut Street Streetscape Phase 1 Construction Project and fixing a date for hearing thereon (7 p.m. on April 12, 2022) and the taking of bids therefor (2 p.m. on April 7, 2022). Roll call all ayes, motion passed.

### **Minburn Communications**

Beyer, Brown and Slaughter gave a brief overview of the location for the structure to house the broadband and fiber electronics (behind the current public works maintenance facility).

Council reviewed the draft of lease agreement with Minburn Telephone Company d/b/a Minburn Communications.

Motion by Kluss, 2<sup>nd</sup> by Coon to approve Resolution 2022-8 – proposing to lease to Minburn Telephone Company d/b/a Minburn Communications a parcel of land at the city-owned public works facilities for

construction of a communications structure and to grant an easement for the extension of fiber from that structure to the public right-of-way on Fair View Drive, and setting a public hearing thereon for 7 p.m. on March 8, 2022. Roll call all ayes, motion passed.

Slaughter reported they had several snow events, three water main breaks and are planning to replace 100' of water main on Sycamore Street across Hatton. He stated the water treatment plant project is completed; public works replaced water softener valves and check valves; and repaired the brine pump. Slaughter made council aware that the bottom hatch of the middle softener was welded due to corrosion issues; they have completed equipment repair work; and have been cleaning and organizing at the maintenance facility.

### **Municipal Water System**

Engineer Veenstra stated the project is complete but the west softener has some paint delaminating and corrosion.

Motion by Kluss, 2<sup>nd</sup> by Willrich to approve Partial Payment Estimate No. 5 (Final) – Krudico, Inc. - \$30,440.00. Motion passed 5-0.

Motion by Kluss, 2<sup>nd</sup> by Strutt to approve Resolution 2022-11 – accepting the Water Treatment Plant Filter Replacement Project. Roll call all ayes, motion passed.

### **Hazard Mitigation Project (warning sirens)**

Riesselman gave an overview of the proposals received and stated she will work with the FEMA representative and the vendor on some potential cost savings and determine if the city can purchase three sirens instead of two. This would allow the City to also replace the siren at 10<sup>th</sup> Street.

Motion by Kluss, 2<sup>nd</sup> by Coon to authorize the City Administrator to finalize the proposal with the firm submitting the lowest proposal compatible with the Dallas County Weather Warn System. Motion passed 5-0.

Motion by Coon, 2<sup>nd</sup> by Kluss to approve Ordinance No. 567 – amending Chapter 96 of the Code of Ordinances (Building Sewers and Connections) by adding a section relating to the property owner's failure to maintain the sewer service pipe, service line check valve, and sewer line valve, first reading. Roll call all ayes, motion passed.

Annexation Discussion Update - Beyer has heard from a few property owners regarding annexation. Beyer and Coon will work to get a form created and sent to property owners.

### **\$2,900,000 General Obligation Local Option Sales and Services Tax Capital Loan Notes, Series 2022**

Motion by Kluss, 2<sup>nd</sup> by Coon to approve Resolution 2022-9 – authorizing the issuance and levying a tax for the payment thereof. Roll call all ayes, motion passed.

Motion by Kluss, 2<sup>nd</sup> by Strutt to approve tax abatement applications – 7 applications – 1401 Fair View Drive, 1403 Fair View Drive, 600 Oak Court, 605 Oak Court, 606 Oak Court, 122 Lake Shore Drive, 702 Evelyn Avenue. Motion passed 5-0.

### **Fiscal Year 2023 Budget**

Riesselman reported the preliminary budget is complete and the levy rate will be \$12.59299 which is a slight decrease from the current levy rate of \$12.68.

Motion by Coon, 2<sup>nd</sup> by Strutt to approve Resolution 2022-5 – approving the maximum property tax dollars for Fiscal Year 2022-2023 for the affected levy total. Roll call all ayes, motion passed.

Motion by Kluss, 2<sup>nd</sup> by Coon setting the Public Hearing on Fiscal Year 2022-2023 City Budget for 7 pm on March 8, 2022. Motion passed 5-0.

Motion by Coon, 2<sup>nd</sup> by Strutt to approve Resolution 2022-6 – Dallas County Emergency Medical Services Affiliation Agreement with Dallas Center Emergency Rescue. Roll call all ayes, motion passed.

Motion by Strutt, 2<sup>nd</sup> by Willrich to allow review committee to approve Wells Fargo credit card statements when received and to allow City Administrator's office to pay statements, once approved by the review committee. Motion passed 5-0.

### **Mayor's report**

Beyer reported Minburn Communications would like to send out a fiber survey to assist with their planning and there will be an item on next month's agenda.

Beyer reported he has received from feedback in regard to the Tree Board have only three voting members and suggest an amendment to the ordinance to make it a five-member board.

Beyer also stated he would like to see the City send out a town survey every other year and would like to find a company to assist with this process.

The meeting adjourned at 8:31 pm.

Cindy Riesselman, City Clerk

### **Claims**

A King's Throne, LLC	Feb Serv	\$292.50
Access Systems Leasing	Copier	\$355.36
Access Systems	Copier	\$40.97
Agsource Cooperative Svcs	Tests	\$1,735.50
Baker & Taylor Co.	Books	\$635.69
Baldon Hardware	Repairs	\$28.89
Bay Bridge Administrators	Insurance	\$100.42
Blackstrap, Inc.	Road Salt	\$1,766.02
Bomgaars	Supplies	\$299.50
Brown, Fagen & Rouse	Feb Serv	\$2,612.00
Capital City Equipment Co	Repairs	\$96.75
Centurylink	Jan Serv	\$756.86
Contractor Solutions, LLC	Repairs	\$2,723.42
Culligan Water System	Feb Serv	\$35.96
Dallas County Treasurer	Jan Serv	\$18,165.06
Delta Dental	Insurance	\$26.64
Delta Dental	Insurance	\$467.00
Digital Stew Services	Jan Serv	\$218.51
Eftps	Taxes	\$3,297.75
Eftps	Taxes	\$3,322.12
Galls, LLC	Uniforms	\$169.17
Gatehouse- Db Iowa Holdings	Publications	\$662.28
Gis Benefits	Insurance	\$39.88
Gis Benefits	Insurance	\$24.92
Git Insurance	Insurance	\$2,073.00
Hawkeye Truck Equipment	Repairs	\$57.00
Heartland Co-Op	Jan Serv	\$1,943.11
Hotsy Cleaning Systems	Supplies	\$502.90
Hsa Cory, Rochelle	Hsa	\$100.00
Hsa Hofland, Joel	Hsa	\$50.00
Hsa Riesselman, Cindy	Hsa	\$290.00

Hsa Scrivner, April	Hsa	\$50.00
Hsa Slaughter, Brian	Hsa	\$200.00
Iowa One Call	Dec Serv	\$12.60
Iowa Prison Industries	Signs	\$259.66
Ipers	Ipers	\$4,826.28
Iron Mountain	Jan Serv	\$87.18
Karen McCleary	Jan Serv	\$675.00
Kimball Midwest	Supplies	\$780.20
Robert King	Supplies	\$96.90
Koch Office Group	Copier	\$508.34
Krudico Inc	Water Plant	\$30,440.00
Eddie Leedom	Jan Serv	\$327.65
Library Ideas Llc	Books	\$186.35
Linde Gas & Equipment Inc.	Jan Serv	\$78.18
Logan Contractors Supply Inc	Repairs	\$147.50
Mahon Trucking Llc	Rock	\$3,672.81
Menards	Supplies	\$123.62
Midamerican Energy	Jan Serv	\$6,094.68
Midamerican Energy	Jan Serv	\$612.23
Minburn Communications	Feb Serv	\$54.99
Mosquito Control of Iowa	Spraying	\$7,250.00
Moss Bros, Inc	Snow Blower	\$1,182.08
Municipal Supply Inc	Repairs	\$300.10
Napa Auto Parts	Supplies	\$292.12
Nationwide Retirement Sol	Deferred Comp	\$450.00
Office Depot	Supplies	\$156.09
Rhinehart Excavating, Inc	Jan Serv	\$1,380.00
Treasurer - State of Iowa	Taxes	\$1,010.84
Treasurer - State of Iowa	Taxes	\$2,035.41
April Scrivner	Mileage	\$22.96
Sprayer Specialties, Inc	Supplies	\$104.44
State Hygienic Laboratory	Tests	\$124.00
Storey Kenworthy/Matt Parrott	Supplies	\$2,332.25
Uhs Premium Billing	Insurance	\$362.62
Uhs Premium Billing	Insurance	\$7,704.48
Usa Blue Book	Repairs	\$1,958.79
Veenstra & Kimm	Jan Serv	\$10,500.48
Verizon Wireless	Jan Serv	\$280.07
Treasurer - State of Iowa	Taxes	\$1,081.00
Waste Management	Dec Serv	\$14,093.74
Waste Management	Jan Serv	\$20,018.61
	Total Paid	\$164,763.43
	General	\$82,860.93
	Rut	\$7,710.40
	T&A(Eb)	\$12,997.17
	Water	\$17,384.98

Water Cap Impr	\$34,757.00
Sewer	\$8,914.59
Storm District	\$138.36
Total By Fund	\$164,763.43

#### Revenues

General Total	\$32,198.11
T&A (Pd) Benevolent	\$0.17
T&A(Ft) Total	\$3.11
T&A(Sc) Total	\$0.60
Capital Improvement	\$42.91
T&A(SI) Total	\$3.32
Rut Total	\$21,573.10
T&A(Eb) Total	\$1,617.64
Local Option Sales Tax	\$38,508.21
Tif Total	\$2,578.84
Burnett Project Total	\$117.58
T&A(Burnett Cap Imp	\$46.06
Debt Service Total	\$13,976.06
Cap Imprv-Arpa	\$28.30
T&A(B) Total	\$0.77
T&A(Y) Total	\$0.76
Water Total	\$39,780.15
Sewer Total	\$32,639.58
Storm District Total	\$4,761.28
Total Revenue by Fund	\$187,876.55