

Mayor Beyer opened a public hearing at 7:00 pm on May 10, 2022, as advertised for the purpose of hearing comments on the Petition filed by Skye View Estates, LLC to Re-Zone certain parcels of property north and east of the Dollar General Store from A-1 (Agricultural District) to (a) R-2 (Low-Density Multi-Family District), (b) R-3 (Multi-Family Residential District), and (c) R-1-55 Flex (Single Family Residential District). There were no written comments. Julie Becker stated she does not support the rezoning. Brad Fox does not feel the city has the infrastructure to support this new development. Meg Dickinson stated she has shared her concerns with the City and is confident that citizen feedback will be taken into consideration when decisions are made. Mayor Beyer closed the public hearing at 7:08 pm.

Mayor Beyer opened a public hearing at 7:08 pm on May 10, 2022, as advertised for the purpose of hearing comments on the Petition filed by Downing Development WP, LLC to Re-Zone a certain parcel of property (east on the south side of Highway 44) from A-1 (Agricultural District) to C-2 (Highway/Auto-Oriented Business District). There were no written comments. Brad Fox inquired if neighbors had been notified and was made aware they had. Mayor Beyer closed the public hearing at 7:09 pm.

Mayor Beyer opened a public hearing at 7:09 pm on May 10, 2022, as advertised for the purpose of hearing comments on a proposal to make a partial disposition of public property for the consideration of \$1 by allowing James and Lynne Pohl to erect a fence across the north and south ends of the 16-foot wide public alley lying between Lots 1 and 2 in Block 4 and between Lots 7 and 8 in Block 4, all in Brenton's Addition to the Town of Dallas Center, which fence would restrict public access to the public alley. There were no written comments. Lynne Pohl thanked those who came and saw the property and hopes the council will consider this request. Julie Becker stated she does not support this resolution. Mary Werch stated she does not support the resolution. Matt Ostanick stated he supports the resolution. Mike Buckalew questioned if others can petition the City with similar requests if this passes. Mayor Beyer closed the public hearing at 7:19 pm.

The Dallas Center City Council met in regular session May 10, 2022, at 7:19 pm. Mayor Beyer called the meeting to order and led the Pledge of Allegiance. Council members present included Ryan Kluss, Amy Strutt, Angie Beaudet and Daniel Willrich. Ryan Coon was not present.

The agenda was amended to state the June 18th Street Closing is by the Dallas Center Betterment Foundation and the liquor license approval is for Sugar Grove Goods and to correct the spelling of Greg Cagle for Library Board reappointment.

Motion by Kluss, 2nd by Willrich to approve the amended agenda. Motion passed 4-0.

Public Comments

Bob Haxton does not support architectural standards or Ordinance 570.

Julie Becker does not support Ordinance 570.

Motion by Kluss, 2nd by Willrich to approve the consent agenda [approve minutes of April 12 meeting; April Treasurer's Report, Balance Sheet and Budget Report; April Law Enforcement, Fire/Rescue, Compliance and Water Reports; acceptance of Kari Boscaljon's resignation from the Planning and Zoning Commission effective April 26, 2022, term expires October 1, 2022; action to approve hiring 1st year lifeguard Ainslea Schmidt at \$12.50/hr. pending background check and lifeguard certification; approve Mayor's reappointment of Greg Cagle to the Library Board of Trustees, term expires June 30, 2025; approve Mayor's reappointment of Hannah Slaughter to the Tree Board, term expires June 30, 2025; approve The Handlebar liquor license renewal effective June 1, 2022 (Class C with outdoor service and Sunday sales); approve cigarette license for Casey's General Store effective July 1, 2022; approve cigarette license for Dollar General Store effective July 1, 2022; action to approve the fall festival fireworks permit application and waive the \$150 permit fee; approve Seasonal Fun Committee Street Closing request for Art in the Park on June 4th (Walnut Street from 13th to 15th Street); approve Sugar Grove Goods outdoor liquor license (pending

dram shop) and beer garden for the BACoon Ride on June 18, 2022; Dallas Center Betterment Foundation street closing for the BACoon Ride on June 18, 2022; approve invoices for payment (review committee Kluss and Willrich)]. Willrich stated the City has received more law enforcement hours than the contract calls for. Motion passed 4-0.

Dallas County Supervisor Mark Hansen discussed some Dallas County history and stated that there will be an open house at the County Building along Hwy. 169 during the Dallas Center Fall Festival. He also discussed Dallas Center native William (Bill) Wagner's artwork including the work at the Dallas County and other Courthouses. He stated there will be an open house at the Dallas County Courthouse on the Saturday of the Adel Sweetcorn Festival and encouraged the public to attend the two events.

Walnut Street Streetscape Phase 1 – Riesselman reported the project is scheduled to start next week and will be approximately two to three weeks in duration.

Minburn Communications

Deb Lucht and David Brown reported on the plans to bore underground installation of fiber through parts of the City to rural Dallas County for anew broadband project. They are in the bidding phase and construction should start in July. The first portion of the project will serve rural residents with service to local residents after this project is completed (in approximately 2-3 years). They will provide detailed information that will be sent out to the community.

Motion by Kluss, 2nd Willrich to authorize the Mayor to sign the City's approval of Minburn Communication's application to install fiber in Highway 44 and 169 rights-of-way in Dallas Center. Motion passed 4-0.

Bob King discussed the Great Places program and the CAT grant opportunity.

Motion by Willrich, 2nd by Strutt to authorize the Healthy Hometown Team to continue to pursue an application for Council consideration for the city to be designated as a "Great Places" program. Motion passed 4-0.

Motion by Willrich, 2nd by Beaudet to authorize the Healthy Hometown Team to pursue an application for Council consideration to seek the Community Attraction and Tourism (CAT) grant. Motion passed 4-0.

Planning and Zoning Commission

Matt Ostanik reported the Commission continues to work with Downing Development, Skye View Estates and The Neighborhood regarding future development and discussed potential design work on a trail along Fair View Drive. There will be an item on the June agenda to discuss the potential trail.

K&A Investments, LLC (Kirk Mickelson) – The Neighborhood Plat 2

The Council received the Application for Re-Zoning and Engineer Veenstra gave an overview of the proposed development.

Motion by Kluss, 2nd by Strutt to refer Application for Re-Zoning to the Planning and Zoning Commission. Motion passed 4-0.

Motion by Kluss, 2nd by Willrich to approve Ordinance No. 571 – changing the zoning classification of property owned by Skye View Estates, LLC from A-1 (Agricultural District) to (a) R-2 (Low-Density Multi- Family District), (b) R-3 (Multi-Family Residential District), and (c) R-1-55 Flex (Single Family Residential District), first reading. Roll call all ayes, motion passed.

Motion by Kluss, 2nd by Strutt waiving the second and third readings of Ordinance 571 making it effective upon publication. Roll call all ayes, motion passed.

Motion by Willrich, 2nd by Strutt to approve Ordinance No. 572 – changing the zoning classification of property owned by Downing Development WP, LLC from A-1 (Agricultural District) to C-2 (Highway/Auto-Oriented Business District), first reading. Roll call all ayes, motion passed.

Motion by Kluss, 2nd by Strutt waiving the second and third readings of Ordinance 572 making it effective upon publication. Roll call all ayes, motion passed.

Council discussed at length the potential concerns and issues of approving Resolution 2022-29. Motion by Kluss, 2nd by Strutt to approve (for discussion purposes only) Resolution 2022-29 – authorizing the partial disposition of public property (by allowing the construction of a fence that would block public access to a 16-foot wide public alley) and approving an Agreement for the construction of a fence in a public alley at 207 Kellogg Avenue. Roll call all nays, motion failed.

Motion by Kluss, 2nd by Willrich to approve Resolution 2022-33 – authorizing Carter Robinson of Korner Kone to place canopies and tables in the City's right-of-way adjacent to 502 14th Street. Roll call all ayes, motion passed.

Public Works

Slaughter reported that street work continues with rock being placed on 230th east of Hwy. 169 and Fair View Drive and dust control will be applied on both of those streets this month. They had three water main breaks in 30 days along Hwy 44; they have repaired a culvert issue in Cross Country Estates along North Point Lane; have had drainage issue along 230th east of 169; and have jetted and cleared the storm water pipe in Country Living Estates. Xtreme Tree has completed tree removal and chipped all the brush at the City shed. It was also reported that Rhinehart Excavating completed the dirt work at the Public Works Facility. Riesselman stated the invoice for the dirt work was received just today and is not included on the claims lists and asked Council for authorization to pay the invoice. Motion by Willrich, 2nd by Kluss to authorize the clerk's office to pay the Rhinehart Excavating invoice in the amount of \$26,270.00. Motion passed 4-0. Slaughter also informed Council that work is completed on the City Hall restroom remodel; they had a row tree that was blown down in a storm; one more load of road salt has been received and tarped; and had an antenna issue between the reservoir and water treatment plant and that has now been resolved.

Motion by Kluss, 2nd by Beaudet to approve the purchase and installation of an electric gate for the water plant from Des Moines Fence in an amount not to exceed \$30,000.00 for FY23. Motion passed 4-0.

Engineer Veenstra discussed the possible extension of storm sewer in the easterly portion of Sugar Grove Avenue and discussed a potential to create two separate TIF districts, using the first part for the storm sewer outlet for Skye View Estates (with the developer paying the upfront costs and being reimbursed by the City) and the second part for a sewer lift station that would serve the north east area.

Engineer Veenstra discussed potential Northeast Area Sanitary Sewer Planning and the Council is generally agreeable to the concept.

Council stated Engineer Veenstra should begin preparing plans for the Walnut Street sidewalk project that will be completed next fiscal year.

Motion by Willrich, 2nd by Strutt to approve Ordinance No. 570 – changing references in the Code of Ordinances from “vicious dogs” to “high risk dogs” and placing a limitation on the number of high-risk dogs allowed for each residential dwelling to one, second reading. Roll call all ayes, motion passed.

Motion by Kluss, 2nd by Beaudet to approve Resolution 2022-32 – transfer of funds (benevolent). Roll call all ayes, motion passed.

Motion by Kluss, 2nd by Strutt to approve Resolution 2022-34 – transfer of funds (pool). Roll call all ayes, motion passed.

Beyer reviewed the information relating to the quote for the community survey. Council did not take action to authorize ETC Institute to perform a community survey in an amount not to exceed \$6,500. This item will be on the June agenda.

Annexation Discussion/Update- Beyer and Coon continue to work on this and meet with landowners.

The meeting adjourned at 9:04 pm.

Cindy Riesselman, City Clerk

Claims

A King's Throne, Llc	May Serv	\$345.00
Access Systems Leasing	Copier	\$355.36
Access Systems	Copier	\$40.97
Ventilation Services of IA	Jet storm	\$1,002.96
Aetna Behavioral Health, Llc	Insurance	\$26.28
Agsource Cooperative Svcs	Tests	\$611.25
Ahlers & Cooney, Pc	Training	\$50.00
Baker & Taylor Co.	Books	\$511.57
Bay Bridge Administrators	Insurance	\$100.42
Bennett Bright	Trees	\$800.00
Blackstrap, Inc.	Salt	\$1,968.59
Bomgaars	Supplies	\$47.95
Book Systems, Inc.	Subscription	\$1,210.00
Brown, Fagen & Rouse	May Serv	\$2,697.00
Centurylink	April Serv	\$779.47
Cj Cooper & Associates	Testing	\$35.00
Occupational Health Centers	Testing	\$105.00
Core & Main	Supplies	\$4,670.00
Creative Store Solutions.Inc.	Display Rack	\$2,659.43
Crossroads Ag, Llc	Supplies	\$108.00
Culligan Water System	May Serv	\$12.56
Allen Jay Winter	Trees	\$2,250.00
Dallas County Treasurer	April Serv	\$18,165.06
Dallas County Treasurer	Maintenance	\$442.26
Delta Dental	Insurance	\$26.64
Delta Dental	Insurance	\$467.00
Digital Stew Services	April Serv	\$197.25
Eftps	Taxes	\$3,391.73
Eftps	Taxes	\$3,429.59
Elite Electric & Utility	Repairs	\$1,265.00
Frontier Technology, Llc	April Serv	\$150.00
Gatehouse- Db Iowa Holdings	Publications	\$588.10
Gcmoa	Dues	\$25.00

Gis Benefits	Insurance	\$39.88
Gis Benefits	Insurance	\$24.92
Grimes Asphalt and Paving Corp	Maintenance	\$1,443.94
Heartland Co-Op	April Serv	\$1,659.61
Hotsy Cleaning Systems	Repairs	\$184.50
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
Iamu	Dues	\$750.00
Iowa Native Trees Llc	Trees	\$1,216.00
Ipers	Ipers	\$4,874.87
Iron Mountain	April Serv	\$183.80
Joustevolution	Children's Program	\$150.00
Karen Mccleary	April Serv	\$675.00
Eddie Leedom	April Serv	\$378.82
Library Ideas Llc	Books	\$255.33
Linde Gas & Equipment Inc.	April Serv	\$40.10
Menards	Supplies	\$123.62
Menards	Repairs	\$825.64
Merrit Company	Supplies	\$337.70
Midamerican Energy	April Serv	\$6,114.85
Minburn Communications	May Serv	\$54.99
Moss Bros, Inc	Repairs	\$63.75
Municipal Supply Inc	Supplies	\$2,359.63
Napa Auto Parts	Supplies	\$29.38
Nationwide Retirement Sol	Deferred Comp	\$450.00
Office Depot	Supplies	\$258.60
Petty Cash-Pool	Petty Cash	\$50.00
Rhinehart Excavating, Inc	Maintenance	\$1,627.27
Cindy Riesselman	Mileage	\$45.05
Treasurer - State of Iowa	Taxes	\$1,035.51
Treasurer - State of Iowa	Taxes	\$2,085.00
Secretary of State	Notary Fees	\$30.00
Spracher Sewer Service	Maintenance	\$350.00
Storey Kenworthy/Matt Parrott	Supplies	\$232.96
Uhs Premium Billing	Insurance	\$362.62
Uhs Premium Billing	Insurance	\$7,704.48
Usa Blue Book	Tests	\$512.69
Veenstra & Kimm	March Serv	\$9,092.95
Verizon Wireless	April Serv	\$280.07
Treasurer - State of Iowa	Taxes	\$1,077.00
Waste Management	April Serv	\$20,032.60
Wells Fargo	Postage/supplies	\$2,299.23

Buse & Vrieze Llc	Trees	\$14,055.00
	Total Paid	\$132,591.80
	General	\$88,521.24
	Rut	\$7,332.82
	T&A(Eb)	\$10,941.69
	Water	\$12,417.41
	Sewer	\$7,217.32
	Storm District	\$6,161.32
	Total by Fund	\$132,591.80

Revenues

General Total	\$339,715.27
T&A (Pd) Benevolent	\$0.15
T&A(Ft) Total	\$2.69
T&A(Sc) Total	\$1,000.89
Capital Improvement	\$37.05
T&A(SI) Total	\$206.28
Rut Total	\$28,468.79
T&A(Eb) Total	\$60,395.80
Lost	\$32,710.44
Tif Total	\$52,839.66
Burnett Project Total	\$101.80
T&A(Burnett Cap Impr)	\$39.88
Debt Service Total	\$107,234.23
Cap Imprv-Arpa	\$24.51
T&A(B) Total	\$0.66
T&A(Y) Total	\$0.66
Water Total	\$40,420.08
Sewer Total	\$31,295.33
Storm District Total	\$4,757.79
Total Revenue by Fund	\$699,251.96