

Mayor Beyer opened a public hearing at 7:00 pm on June 14, 2022, as advertised for the purpose of hearing comments on the Petition filed by K&A Investments, LLC to Re-Zone certain parcels of property (planned as The Neighborhood Plat 2) from PUD (Planned Unit Development) to (a) R-1-55 Flex (Single Family Residential District); (b) R-1-60 Flex (Single Family Residential District); (c) R-1-70 (Single Family Residential District); and (d) R-1-60 Flex (Single-Family Residential District), respectively. Shane Devick with CEC Engineering presented the rezoning information. There were no written comments. Julie Becker and Bob Haxton stated they do not support the rezoning. Mayor Beyer closed the public hearing at 7:08 pm.

The Dallas Center City Council met in regular session June 14, 2022, at 7:08 pm. Mayor Beyer called the meeting to order and led the Pledge of Allegiance. Council members present included Amy Strutt, Ryan Coon, Angie Beaudet and Daniel Willrich. Ryan Kluss was not present. Also present were City Administrator Cindy Riesselman, City Attorney Ralph Brown and City Engineer Bob Veenstra.

Motion by Coon, 2nd by Strutt to approve agenda. Motion passed 4-0.

Public Comments

Eliza Johnson stated she is a veterinarian and does not support Ordinance 570.

Bob Haxton stated he does not support a lift station for the Skye View Estates development

Julie Becker stated multiple concerns

Mike Buckalew stated he does not support Ordinance 570

Curt Pion stated he supports the pool project

Meg Dickinson stated she is happy with the progress on Walnut Street and supports the pool

Motion by Coon, 2nd by Willrich to approve consent agenda [approve minutes of May 10 and May 26 Council meetings; May Treasurer's Report, Balance Sheet and Budget Report; May Law Enforcement, Fire/Rescue, Compliance and Water Reports; approve Dallas Center Fall Festival Committee Street Closing Request; approve DC Betterment's additional street closing request for the BACoon Ride on June 18, 2022; acceptance of Pat Freeland's resignation from the Tree Board effective May 1, 2022, term expires June 30, 2023; approve Mayor's appointment of Ron Steilen to the Tree Board to fill Pat Freeland's vacancy, term expires June 30, 2023; acceptance of Alexa Riesselman's resignation as the Pool Manager effective May 28, 2022; action to promote McKenna Dirks to Pool Manager at \$17.00/hour effective May 31, 2022; action to promote Olivia Macumber to Assistant Pool Manager at \$15.00/hour effective June 1, 2022; action to hire Alexa Riesselman as a lifeguard at \$13.50/hour effective June 10, 2022; action to change Michele Schaben's HSA contribution amount from single to family coverage; action to approve 2022 concession stand agreement with Kyle Dirks; approve invoices for payment (review committee Strutt and Coon)]. 427 hours of service 33% more than required. Motion passed 4-0.

Strutt thanked the applicants. Motion by Willrich, 2nd by Coon to appoint Laurie Hart to the Planning and Zoning Commission to fill Kari Boscaljon's vacancy, term expires October 1, 2022. Motion passed 4-0.

Ruth Hambleton discussed concerns regarding traffic and parking in the 1400 block of Walnut and the 500 block of 14th Streets, specifically U-turns and crossing double yellow lines to park on the opposite side of the street.

Chad Shearon with Centr3k Nutrition (1400 Walnut) sought permission to allow a sign on the sidewalk in front of the building during business hours only (15-20 hours a week). Motion by Coon, 2nd by Beaudet to allow the request. Motion passed 4-0.

Mary Werch with Parks and Recreation Board stated they received two quotes for tree removal. Motion by Coon, Strutt to approve tree removal at Mound Park and the Burnett Recreation Complex for FY23 in an amount not to exceed \$7,300.00. Motion passed 4-0.

Walnut Street Streetscape Phase 1

City Administrator Riesselman reported the project is nearing completion and the contractor is seeking additional payment for work completed.

Motion by Willrich, 2nd by Strutt to approve change Order No. 1 in the amount of \$1,305.00 to install 6" limestone wall block. Motion passed 4-0.

Motion by Coon, 2nd by Beaudet to approve Pay Estimate No. 1 – Tallgrass Land Stewardship Co. LLC - \$8,298.25. Motion passed 4-0.

Motion by Coon, 2nd by Strutt to authorize payment of Pay Estimate #2 in the amount of \$31,283.50. Motion passed 4-0

Planning and Zoning Commission

Matt Ostanik gave an overview of the items being approved. He stated the sidewalks at the Handlebar will be completed at the same time as the patio expansion and the Skye View Estates preliminary plat is going back to P&Z due to the possible changes in street widths and additional details on the plat were needed.

Motion by Willrich, 2nd by Beaudet to approve Resolution 2022-38 – approving Handlebar patio expansion Site Plan, contingent on the sidewalk completion. Roll call all ayes, motion passed.

Motion by Coon, 2nd by Willrich to approve on Resolution 2022-39 – approving Dallas Center-Grimes Community School District middle school playground Site Plan. Roll call all ayes, motion passed.

Motion by Willrich, 2nd by Strutt to approve Resolution 2022-40 – approving City of Dallas Center Community Swimming Pool Site Plan. Roll call all ayes, motion passed.

Motion by Willrich, 2nd by Beaudet to approve Resolution 2022-41 – approving City of Dallas Center Community Swimming Pool Architectural Plan. Roll call all ayes, motion passed.

Motion by Coon, 2nd by Beaudet to approve Resolution 2022-48 – approving Plats of Survey submitted by the City of Dallas Center for Parcels 22-22, 22-23, and 22-24 (Private Roadways in Cross Country Estates Plats 1 and 2. Roll call all ayes, motion passed.

K&A Investments, LLC (Shane Devick) – planned as The Neighborhood Plat 2

Motion by Coon, 2nd by Strutt to approve Ordinance No. 574 – changing the zoning classification of property owned by K&A Investments, LLC from PUD (Planned Unit Development to (a) R-1-55 Flex (Single Family Residential District); (b) R-1-60 Flex (Single Family Residential District); (c) R-1-70 (Single Family Residential District); and (d) R-1-60 Flex (Single-Family Residential District), respectively, first reading. Roll call all ayes, motion passed.

Dallas Center Outdoor Community Swimming Pool Construction Project

Veenstra stated there will be a three-week bid phase with the bids due on July 7th and substantial completion in May 2023, and he stated they are working through a few discussion items with Water's Edge.

Motion by Coon, 2nd by Beaudet to approve Resolution 2022-47 – ordering construction of the Project, and fixing a date for hearing thereon and taking of bids therefore. Roll call all ayes, motion passed.

Private Roadways in Cross Country Estates Plats 1 and 2

City Attorney Brown gave an overview of the resolution and agreement. The streets will be acquired over time with the first one being immediate and the others to be held in escrow. The streets on the east side of Hwy. 169 will be turned over to the Homeowner's Association before it changes to the City.

Motion by Coon, 2nd by Strutt to approve Resolution 2022-42 – approving an Agreement with Ronald and Carolyn Nielsen for the City's purchase of the Private Roadways in Cross Country Estates Plats 1 and 2 (Parcels 22-22, 22-23, and 22-24) for \$1. Roll call all ayes, motion passed.

Public Works

Public Works Director Slaughter reported work continues on Drainage District 76, they have removed roots and it is draining the field to the north. He stated the City plans to get a GIS map of the area. Slaughter also stated the water reservoir was cleaned, water quality report has been completed and they are working with V&K on a

duckweed issue at the sanitary sewer plant and they plan to complete the final half block of sidewalk on Fair View Drive.

Motion by Willrich, 2nd by Coon to approve Grimes Asphalt proposal for street maintenance and repair in an amount not to exceed \$213,000 for FY23 and authorizing payment of the invoice upon receipt. Motion passed 4-0.

Engineer Veenstra discussed the streets adjacent to townhome development in the proposed Skye View Estates Plat. The City's current code requires 31' wide streets with the exception of a cul-de-sac. The developer would like to propose a 26' wide street. Council stated they would be agreeable to P&Z discussing narrower streets. Council suggested Planning and Zoning may want to discuss parking requirements in multi-family developments.

City Engineer Veenstra gave an update on Northeast Area Sanitary Sewer Planning including a possible future Lift Station. The council was agreeable to continuing discussions with the developer.

The City Clerk will send out a survey to set a date in August for a workshop to update the Capital Improvements Program last approved March 9, 2021.

Motion by Willrich, 2nd by Beaudet to deny Julie Becker's written request for a partial disposition/partial sale of the two 16-foot alleys adjacent to her property at 1605 Walnut Street. City Attorney Brown stated the \$2 payment had been returned to the requester at the May 10, 2022 meeting. Motion passed 4-0.

Motion by Coon, 2nd by Beaudet 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, third reading. Roll call all ayes, motion passed. Council members Coon and Beaudet and City staff are willing to work with Eliza Johnson on an educational component regarding dog breeds as well as an additional update to the Code of Ordinances. y will work with Ms. Johnson.

Strutt stated reviews were done as well as salary comparisons to nearby areas and the Compensation Committee recommends approval of pay increases as stated on the agenda. Motion by Strutt, 2nd by Beaudet to approve the compensation committee's recommendations effective June 25th for payroll dated July 13, 2022: Brian Slaughter \$40.45/hr, Brett Kaszinski \$27.20/hr, Joel Hofland \$24.11/hr, Mike Buckalew \$14.21/hr, Cindy Riesselman \$39.23/hr, April Scrivner \$20.00/hr, Rochelle Cory \$21.72/hr, Tina Cantrell \$16.69/hr, Kathy Pantzar \$13.00/hr, Chloe Bennett Bircher \$12.80/hr, Sheila Miller \$12.50/hr. Motion passed 4-0.

Motion by Willrich, 2nd by Coon to approve Resolution 2022-36 – approving an agreement with Dallas Center Celebrations, Inc. in connection with the City's donation of \$8,000 to the non-profit organization for Fall Festival activities. Roll call all ayes, motion passed.

Motion by Coon, 2nd by Beaudet to approve Resolution 2022-37 – approving the City's application to become an associate member of Region XII Council of Governments for a membership fee of \$1,500 (services include no-cost grant writing) Roll call all ayes, motion passed.

Motion by Willrich, 2nd by Strutt to approve Corrected and Revised Resolution 2022-4 – corrected to include authority for the City Administrator/Finance Director to transfer LOSST receipts to the appropriate accounts and subaccounts. Roll call all ayes, motion passed.

Motion by Willrich, 2nd by Coon to approve Resolution 2022-32 [Transfer of Funds (Benevolent)] approved May 10, 2022, to Resolution 2022-35. Roll call all ayes, motion passed.

Motion by Willrich, 2nd by Beaudet to approve Resolution 2022-49 – authorizing ETC Institute of Olathe, Kansas, to conduct a Community Survey in an amount not to exceed \$6,500 Roll call all ayes, motion passed. Willrich and Beyer will work with ETC on the survey.

Motion by Willrich, 2nd by Coon to approve Resolution 2022-50 – updating policies and procedures for the examination and copying of public records maintained by the City of Dallas Center pursuant to Senate File 2322 effective July 1, 2022. Roll call all ayes, motion passed.

Motion by Coon, 2nd by Willrich to approve Resolution 2022-43 – correcting the addresses of all lots in Lynn Crest Estates Plat 5 from “Fairview Drive” to “Fair View Drive” (to correct an error on the Final Plat). Roll call all ayes, motion passed.

Motion by Coon, 2nd by Beaudet to approve Resolution 2022-44 – correcting the addresses of lots in the Hawbaker Subdivision from “Fairview Drive” to “Fair View Drive” (to correct errors in County records). Roll call all ayes, motion passed.

Motion by Coon, 2nd by Willrich to approve Resolution 2022-45 – correcting the addresses of five lots in Meadow View Acres Plat One from “Fairview Drive” to “Fair View Drive” (to correct errors in County records). Roll call all ayes, motion passed.

Motion by Coon, 2nd by Willrich to approve Resolution 2022-46 – correcting the address on one lot in Pioneer Plat 1 from “Fairview Drive” to “Fair View Drive” (to correct an error in County records). Roll call all ayes, motion passed.

Motion by Willrich, 2nd by Coon to authorize and approve payment of final invoices for FY2022 pending review by the June review committee – Strutt and Coon. Motion passed 4-0.

There was no Annexation Discussion/Update at this time.

Mayor’s report-Beyer stated he had a friend visit recently who stated what a great looking community we have.

The meeting adjourned at 8:54 pm.

Michele Schaben, City Clerk

Claims

A King's Throne, LLC	June Serv	\$345.00
Access Systems Leasing	Copier	\$40.97
Access Systems	Copier	\$355.36
Acco	Repairs	\$4,124.40
Ventilation Services	Repairs	\$10,531.08
Agsources Cooperative Svcs	Tests	\$1,767.75
Ahlers & Cooney, PC	May Serv	\$156.00
Baker & Taylor Co.	Books	\$689.35
Bay Bridge Administrators	Insurance	\$100.42
Bomgaars	Supplies	\$111.96
Brown, Fagen & Rouse	June Retainer	\$2,600.00
Busby, Kate	Reimburse	\$100.00
Center Point Large Print	Books	\$281.12
Centurylink	May Serv	\$767.52

Compass Minerals America	Salt	\$4,150.26
Concrete Impressions, LLC	Concrete	\$44,940.00
Core & Main	Repairs	\$633.10
Culligan Water System	June Serv	\$28.86
Curt Strutz	Programming	\$385.00
Dallas County News	Subscription	\$46.80
Dallas County Treasurer	May Serv	\$18,165.06
Dallas County Treasurer	Annual Serv	\$1,200.00
Deaton Truck and Auto Inc	Repairs	\$3,929.77
Delta Dental	Insurance	\$26.64
Delta Dental	Insurance	\$467.00
Digital Stew Services	May Serv	\$467.25
Dirks, Mckenna	Supplies	\$39.46
Ed M Feld Equip. Co., Inc	May Serv	\$1,094.60
EFTPS	Taxes	\$3,411.93
EFTPS	Taxes	\$3,618.94
EFTPS	Taxes	\$4,416.43
Fire Service Training Bureau	Training	\$100.00
Gatehouse- Db Iowa Holdings	Publications	\$663.28
Gatehouse- Db Iowa Holdings	Publications	\$513.37
GIS Benefits	Insurance	\$39.88
GIS Benefits	Insurance	\$24.92
Heartland Co-Op	May Serv	\$1,719.51
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 Finance Authority	Bonds	\$54,798.30
Iowa Finance Authority	Bonds	\$103,690.00
Iowa Landscape Supply	Walnut Streetscape	\$2,507.50
Iowa One Call	May Serv	\$53.10
Ipers	Ipers	\$4,885.73
Iron Mountain	May Serv	\$91.90
Jetco Inc	Repairs	\$2,996.22
Karen Mccleary	May Serv	\$675.00
Robert King	Reimburse	\$30.17
Kinman Glass	Repairs	\$528.36
Leaf	Copier	\$159.72
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Eddie Leedom	May Serv	\$328.82
Linde Gas & Equipment Inc.	May Serv	\$159.42
Macumber, Olivia	Reimburse	\$21.35
Mc2 Inc.	Reimburse	\$426.00
Menards	Repairs	\$1,237.14

Micromarking LLC	Books	\$269.44
Midamerican Energy	May Serv	\$5,330.71
Midco Diving & Marine Svc, Inc	May Serv	\$2,198.00
Minburn Communications	June Serv	\$54.99
Moss Bros, Inc	Supplies	\$9.25
Municipal Supply Inc	Supplies	\$2,304.00
Nationwide Retirement Sol	Deferred Comp	\$450.00
ODP Business Solutions LLC	Supplies	\$128.26
Dallas Center Post Office	Annual Box Rental	\$62.00
Rhinehart Excavating, Inc	Rock	\$26,270.00
Sail DC	Insurance	\$1,500.00
Treasurer - State of Iowa	Taxes	\$2,053.19
Treasurer - State of Iowa	Taxes	\$1,257.50
Science Center of Iowa	Programming	\$200.00
Secretary Of State	Notary Public Fee	\$30.00
Sensus USA Inc.	Software Support	\$1,949.94
Spracher Sewer Service	Drainage District #76	\$350.00
Swank Movie Licensing USA	Movie License	\$397.00
Swimming Pool Program	Plan Review	\$1,705.00
Tallgrass Land Stewardship	Walnut Streetscape	\$8,298.25
UMB Bank Na	Bonds	\$69,296.00
UMB Bank Na	Bonds	\$180,397.50
UMB Bank Na	Bonds	\$115,058.75
UHS Premium Billing	Insurance	\$362.62
UHS Premium Billing	Insurance	\$7,704.48
Unplugged Wireless	Programming	\$238.00
USA Blue Book	Supplies	\$679.53
Veenstra & Kimm	May Serv	\$11,155.05
Verizon Wireless	May Serv	\$280.07
Treasurer - State of Iowa	Taxes	\$1,065.00
Waste Management	May Serv	\$21,567.95
Waters Edge Aquatic Design	Pool Design	\$99,630.00
Wells Fargo	Supplies/Postage	\$1,461.54
Westrum Leak Detection	May Serv	\$692.50
Buse & Vrieze LLC	May Serv	\$1,190.00
	Accounts Payable Total	\$851,087.96

General	\$137,817.87
Capital Improvement	\$15,762.00
Rut	\$2,839.73
T&A(Eb)	\$10,924.17
Burnett Project	\$13,913.00
Debt Service	\$304,491.80
Cap Improve Pool	\$101,491.00
Water	\$137,679.30
Sewer	\$115,953.27
Storm District	\$10,215.82
Total Funds	\$851,087.96

Revenues

General Total	\$92,864.40
T&A(Ft) Total	\$3.50
T&A(Sc) Total	\$1.15
Capital Improvement Total	\$48.19
T&A(SI) Total	\$19.41
Rut Total	\$10,962.48
T&A(Eb) Total	\$4,498.58
Local Option Sales Tax Total	\$38,481.96
Tif Total	\$2,029.30
Burnett Project Total	\$132.33
T&A (Burnett Cap Improve) Total	\$51.84
Debt Service Total	\$18,230.03
Cap Improve Pool Total	\$150,000.00
Cap Imprv-Arpa	\$40.21
T&A(B) Total	\$0.86
T&A(Y) Total	\$0.85
Water Total	\$41,748.56
Sewer Total	\$31,989.12
Storm District Total	\$4,880.93
Total Revenue by Fund	\$395,983.70