

Mayor Beyer opened a public hearing at 7:00 pm on July 12, 2022, as advertised for the purpose of hearing comments on the Plans and Specifications, Proposed Form of Contract and Estimate of Cost for construction of the Dallas Center Community Pool Construction Project. There were no written comments. Bob Haxton discussed the process and asked about the bids. Julie Becker discussed the public hearing process and stated she does not think the City followed the process correctly nor is the City being transparent. Mayor Beyer closed the public hearing at 7:08 pm.

The Dallas Center City Council met in regular session July 12, 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 present via Zoom. Also present were City Administrator Cindy Riesselman, City Attorney Ralph Brown and City Engineer Bob Veenstra.

Motion by Coon, 2<sup>nd</sup> by Willrich to approve the agenda. Motion passed 5-0.

### **Public Comments**

Bob Haxton opposes smaller residential lots and potential overcrowded neighborhoods. He stated he does not oppose the lift station but opposes taxing the current residents for it.

Gary Park would like the City to forecast resources needed for the growth coming to Dallas Center, especially in regard to water, sewer and staffing. He suggested getting something down on paper so there is something to share with new Council Members.

Julie Becker stated she does not support tax abatement or TIF and feels there was not adequate information provided on the pool project.

Beyer congratulated the pool manager on getting the pool fully staffed.

Willrich stated 403 hours of law enforcement service was provided (320 hours are required) which is 25% above the agreement. Motion by Willrich, 2<sup>nd</sup> by Strutt to approve the consent agenda [approve minutes of June 14 and June 27 Council meetings; June Treasurer's Report, Balance Sheet and Budget Report; June Law Enforcement, Fire/Rescue, Compliance and Water Reports; approve invoices for payment (review committee Willrich and Beaudet); approve correction to hire Mya Williamson as additional admissions staff at \$10.50/hour and Neela Williamson as a first-year lifeguard at \$12.50/hour effective June 27, 2022, subject to lifeguard certifications; approve Cael Wineland at \$15.00/hour and Alexa Riesselman at \$15.50/hour as back-up assistant managers on an as-needed basis effective July 13, 2022]. Motion passed 5-0.

### **Parks and Recreation Board**

Mary Werch gave an overview of the concrete plans at the Burnett Complex and the basketball court in Mound Park.

Motion by Coon, 2<sup>nd</sup> by Beaudet to approve Concrete Impressions quote for 850' of hard surface trail at the Burnett Complex in an amount not to exceed \$40,000. Motion passed 5-0.

Motion by Willrich, 2<sup>nd</sup> by Coon to approve Concrete Impressions quote for the full-sized basketball court in Mound Park in an amount not to exceed \$37,000. Motion passed 5-0.

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

City Administrator Riesselman reported the project is complete and the oak trees will be replaced in the fall as they are not doing well and they are larger than was supposed to be planted.

Motion by Coon, 2<sup>nd</sup> by Beaudet to approve Pay Estimate No. 2 – Tallgrass Land Stewardship Co. LLC - \$31,283.50. Motion passed 5-0.

Motion by Coon, 2<sup>nd</sup> by Strutt to approve Change Order No. 2 – \$330 (filter sock). Motion passed 5-0.

Motion by Coon, 2<sup>nd</sup> by Strutt to approve Pay Estimate No. 3 – Tallgrass Land Stewardship Co. LLC - \$313.50. Motion passed 5-0.

Motion by Coon, 2<sup>nd</sup> by Beaudet to approve Pay Estimate No. 4 – Tallgrass Land Stewardship Co. LLC - \$2,494.75. Motion passed 5-0.

Motion by Coon, 2<sup>nd</sup> by Willrich 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, second reading. Roll call all ayes, motion passed.

Motion by Coon, 2<sup>nd</sup> by Strutt to waive the third reading of Ordinance 574 making it effective upon publication. Roll call all ayes, motion passed.

### **Planning and Zoning Commission**

Matt Ostanik gave an overview of the items being approved. He discussed Skye View Estates proposed some changes to the parks and they do not plan to approve until they get feedback from the Parks & Recreation board. Ostanik stated that there have been many last-minute changes which has made this project a challenge. He stated he has some concerns due to many changes and stated the lift station would be necessary for the development to continue. Bob Veenstra gave an overview of the City's phased plat process and stated it is common for changes to be made as the project progresses. He stated any additional changes to the plat will go back through Planning & Zoning and Council.

Motion by Coon, 2<sup>nd</sup> by Beaudet to approve Resolution 2022-55 – approving Site Plan for Kevin Hogan and Sugar Grove Custom Cars, LLC. Exterior improvements at 1205 Laurel Street. Roll call all ayes, motion passed.

Motion by Strutt, 2<sup>nd</sup> by Beaudet to approve Resolution 2022-56 – approving Site Plan for Elite Land Holdings, LLC Phase II at 1307 Sugar Grove Avenue. Roll call all ayes, motion passed.

Motion by Coon, 2<sup>nd</sup> by Strutt to approve Resolution 2022-57 – approving Architectural Plan for Elite Land Holdings, LLC Phase II at 1307 Sugar Grove Avenue. Roll call all ayes, motion passed.

Motion by Strutt, 2<sup>nd</sup> by Coon to approve Resolution 2022-58 – approving Preliminary Plat of The Neighborhood Plat 2 (a phased plat). Roll call all ayes, motion passed.

Motion by Coon, 2<sup>nd</sup> by Willrich to approve Resolution 2022-59 – approving Preliminary Plat of Skye View Estates (a phased plat). Roll call all ayes, motion passed.

Reminder of the joint Council and P&Z meeting at 7:00 pm on July 19, 2022.

### **Dallas Center Outdoor Community Swimming Pool Construction Project**

Engineer Veenstra stated he is not the engineer of record but reported there was one bid received that included the base bid and 10 alternates with alternates 9 & 10 being the parking lot. He stated Sande Construction submitted a base bid in the amount of \$5,317,304 but the City needs to add the parking lot for a bid of \$5,482,670. The total bid with all alternates was \$6,184,151. Veenstra stated Waters Edge estimate was \$4,232,964 including all alternates making the bid about 46% above the engineer's estimate. He also stated the construction market is in turmoil and this appears to not have been factored into the Waters Edge estimate. Veenstra stated we do have an experienced contractor and V&K has good experience with them. The next step is to look at what can be done to bring the cost down to a budget the City can afford. The City may need to consider rejecting and rebidding the project at a later date but we would need to factor in higher costs (inflation) if we rebid. Veenstra stated if we can close the gap, Council will need to consider what to do before the next council meeting on July 19, 2022.

Motion by Strutt, 2<sup>nd</sup> by Willrich to approve Resolution 2022-52 – adopting plans, specifications, form of contract and estimate of costs. Roll call all ayes, motion passed.

Motion by Willrich, 2<sup>nd</sup> by Beaudet to defer consideration of bids to the special council meeting on July 19<sup>th</sup> at 6:00 pm. Motion passed 5-0.

Riesselman thanked Veenstra for his work on this project.

### **Cross Country Estates Plat 6 – Final Plat**

City Engineer Bob Veenstra reported the project is progressing, but the street is not yet completed.

City Attorney Ralph Brown reported the required platting documents have been submitted and John Larson has produced all documentation required. He stated the \$30,000 sewer connection fee has been paid, the \$25,000 street contribution has been paid and the \$18,000 for street trees has been paid.

Motion by Willrich, 2<sup>nd</sup> by Strutt to approve Resolution 2022-60 – accepting the improvements in Cross Country Estates Plat 6 subject to city engineer and city attorney affirming improvements have been accepted. Roll call all ayes, motion passed.

Motion by Strutt, 2<sup>nd</sup> by Willrich to approve Resolution 2022-61 – approving the Final Plat of Cross Country Estates Plat 6 subject to city engineer and city attorney affirming improvements have been accepted. Roll call all ayes, motion passed.

### **Streets in Cross Country Estates Plats 1 and 2**

City Attorney Brown reported the Nielsens have signed the agreements and the City owns the streets from Hwy 169 to the new development. He stated the original developer is ready to sign over the remaining streets and they will be held in escrow.

Council will need to determine the timing of the improvements of Phase 1 streets. Council took no action.

### **Low Pressure Sewer Project connecting to Cross Country Estates Plat 6**

City Engineer Bob Veenstra reported the engineer's estimate was \$70,000. Sealed quotations were solicited from 3 contractors and one quotation was received.

Motion by Coon, 2<sup>nd</sup> by Beaudet to accept quotation submitted by Concrete & More, LLC for \$52,390.00 and authorization to proceed with Project. Motion passed 5-0.

### **Public Works**

Public Works Director Slaughter reported they have no water issues to report. They are having issues with duck weed in the sanitary sewer, more grass carp has been purchased. They have been patching streets and asphalt overlay project to start in August. Dust control was done on Fair View Drive and 230<sup>th</sup> Street west of Hwy 169. Rock and patch will be applied to the new streets in Cross Country Estates. The 5-way intersection has been repainted. He stated the storm district 76 repairs are almost complete and items will be added to the GIS map. He stated they have been mowing, weeding, spraying, and edging in the parks. They are having issues with the controller at the pool and are working with a vendor to see what can be done in order to keep the pool running. He has been working with Minburn Communication regarding their shed, and informed Council the new Gravely mower has had issues and they are working with the vendor on repairs.

Reminder of the Capital Improvements Program meeting on August 17<sup>th</sup> at 7:00 pm.

The Council was informed the property owners at 1607 Laurel Street have failed to comply with the Council's Order of February 8, 2022, to license and place on asphalt or concrete parking area the 1969 Cutlass and to promptly store the 1972 Gremlin in a building under a roof. Motion by Coon, 2<sup>nd</sup> by Beaudet authorizing a letter be sent stating they have five business days to comply, or citations will be issued. Motion passed 5-0.

Motion by Coon, 2<sup>nd</sup> by Willrich to approve Ordinance No. 575 – amending Section 149.06 of the Code of Ordinances relating to the method of sending notice of any failure to maintain grass lawns, first reading. Roll call all ayes, motion passed.

Motion by Willrich, 2<sup>nd</sup> by Coon to waive the second and third readings of Ordinance No. 575 making it effective upon publication. Roll call all ayes, motion passed.

Motion by Coon, 2<sup>nd</sup> by Willrich to approve Ordinance No. 576 – amending Section 91.09(6) of the Code of Ordinances to increase the re-connect fee to \$50 (irrigation meters), first reading. Roll call all ayes, motion passed.

Motion by Coon, 2<sup>nd</sup> by Willrich waiving the second and third reading of Ordinance 576 making it effective upon publication. Roll call all ayes, motion passed.

City Administrator Riesselman stated the general fund balance at the end of the fiscal year was \$569,559.64. She also stated she has been working with Dallas County on the Hazard Mitigation Plan Update which is required for the City to continue to receive FEMA funds. Riesselman also stated the three new storm sirens should be here in the next few weeks.

Annexation Update - Beyer reported he has had a brief discussion with one landowner, but they are working around schedules and hope to meet again soon.

Beyer reported the City is working on a best practice document for volunteers and business owners in regard to street closings, events held on Walnut Street, etc.

The meeting adjourned at 8:32 pm.

Shellie Schaben, City Clerk

#### Claims

Access Systems Leasing	Copier	\$355.36
Access Systems	Copier	\$40.97
Ventilation Services Of	June Serv	\$2,451.68
Ventilation Services Of	June Serv	\$4,553.12
Agri Drain Corporation	Repairs	\$802.68
Agsource Cooperative Svcs	Tests	\$851.25
Agsource Cooperative Svcs	Tests	\$338.75
Anderson, Hailee	Swimsuit	\$94.74
Arnold Auto Supply	Supplies	\$336.28
Baker & Taylor Co.	Books	\$344.13
Baldon Hardware	Supplies	\$28.75
Bay Bridge Administrators	Insurance	\$150.63
Bennett Bright	Trees	\$500.00
Brown, Fagen & Rouse	July Serv	\$3,084.90
Centurylink	June Serv	\$770.61
Cold Blooded Redhead Llc	Programming	\$232.00
Core & Main	Repairs	\$1,212.50
Crossroads Ag, Llc	Supplies	\$214.00
Culligan Water System	July Serv	\$12.56
Dallas County Treasurer	June Serv	\$18,165.06
Dc Celebrations Commit	July Serv	\$8,000.00
Delta Dental	Insurance	\$39.96
Delta Dental	Insurance	\$625.84
Demco	Supplies	\$379.99
Digital Stew Services	June Serv	\$1,069.74
Digital Stew Services	June Serv	\$240.30
Iowa Department Of Natural Res	Annual Fee	\$209.38
Iowa Dept Of Transportation	Supplies	\$438.17

Eftps	Taxes	\$5,945.27
Eftps	Taxes	\$6,365.40
Elite Electric & Utility	Refund	\$1,000.00
Gis Benefits	Insurance	\$59.82
Heartland Co-Op	June Serv	\$1,878.53
Hsa Cory, Rochelle	Hsa	\$100.00
Hsa Hofland, Joel	Hsa	\$50.00
Hsa Riesselman, Cindy	Hsa	\$290.00
Hsa Schaben, Michele	Hsa	\$4,500.00
Hsa Scrivner, April	Hsa	\$50.00
Hsa Slaughter, Brian	Hsa	\$200.00
Integratedprint Solutions	Supplies	\$224.00
Iowa One Call	May Service	\$116.10
Iowa State University	Programming	\$246.74
Ipers	Ipers	\$7,975.18
Iron Mountain	June Serv	\$93.15
Jerico Services	June Serv	\$3,665.99
Karen Mccleary	June Serv	\$675.00
Kielty, William	Swimsuit	\$29.15
Kimball Midwest	Repairs	\$238.45
Leaf	Copier	\$159.72
Eddie Leedom	June Serv	\$330.00
Library Ideas Llc	Books	\$153.20
Linde Gas & Equipment Inc.	June Serv	\$40.10
Logan Contractors Supply Inc	Equip	\$9,067.54
Menards	Supplies	\$4,575.46
Menards	Repairs	\$230.09
Merrit Company	Supplies	\$187.50
Micromarking Llc	Books	\$90.98
Midamerican Energy	May Ser	\$317.00
Midamerican Energy	June Serv	\$12,603.54
Midwest Breathing Air Llc	Tests	\$886.96
Minburn Communications	July Serv	\$54.99
Moss Bros, Inc	Repairs	\$149.28
Moss Bros, Inc	Gravely Mower	\$6,472.00
Municipal Supply Inc	Supplies	\$1,035.10
Napa Auto Parts	Repairs	\$205.98
Nationwide Retirement Sol	Deferred Comp	\$675.00
Nielsen, Ronald & Carolyn	Streets	\$1.00
Nielsen, Ronald & Carolyn	Streets	\$1.00
Northstar Fish Hatchery	Supplies	\$480.00
Northway Well And Pump	June Serv	\$1,000.00
Odp Business Solutions Llc	Supplies	\$440.97
Odp Business Solutions Llc	Supplies	\$60.90
Office Of Auditor Of State	Audit	\$15,573.36

Pion, Cara	Swimsuit	\$96.28
Piper Sandler	June Serv	\$1,000.00
Treasurer - State Of Iowa	Taxes	\$1,558.84
Treasurer - State Of Iowa	Taxes	\$2,154.36
Sam, Llc	Annual Serv	\$2,400.00
April Scrivner	Mileage	\$31.01
Spracher Sewer Service	June Serv	\$875.00
Spurgeon Manor Inc	Repairs	\$3,042.72
State Hygienic Laboratory	Tests	\$20.00
Strauss Security Solutions	Qtrly Serv	\$104.85
Swimming Pool Program	Fee	\$1,540.00
Tallgrass Land Stewardship	Walnut Streetscape Phase 2	\$31,283.50
Tallgrass Land Stewardship	Walnut Streetscape Phase 2	\$313.50
The Wall Street Journal	Subscription	\$170.00
Tompkins Industries Inc	Repairs	\$198.62
Umb Bank Na	Bond	\$250.00
Uhs Premium Billing	Insurance	\$543.93
Uhs Premium Billing	Insurance	\$7,523.17
Usa Blue Book	Supplies	\$306.87
Veenstra & Kimm	May/June Serv	\$1,792.80
Veenstra & Kimm	June Ser	\$5,129.78
Verizon Wireless	June Serv	\$280.07
Treasurer - State Of Iowa	Taxes	\$2,121.00
Walton Tree Service	Trees	\$1,848.00
Waste Management	June Serv	\$21,292.90
Waters Edge Aquatic Design	Pool Design	\$39,582.00
Wells Fargo	Postage/Supplies	\$1,124.60
	Accounts Payable Total	\$260,621.60
	General	\$145,799.86
	T&A(Sc)	\$1,000.00
	Capital Improvement	\$14,672.00
	Rut	\$8,876.77
	T&A(Eb)	\$10,838.99
	Debt Service	\$250.00
	Cap Improve Pool	\$41,122.00
	Water	\$13,175.47
	Sewer	\$15,704.13
	Storm District	\$9,182.38
	Total By FUND	\$260,621.60
Revenues		
General Total	\$70,859.09	
T&A (Pd) Benevolent Total	\$0.00	
T&A(Ft) Total	\$803.09	
T&A(Sc) Total	\$40.77	

Capital Improvement Total	\$40,361.07
T&A(SI) Total	\$1.43
Rut Total	\$33,379.81
T&A(Eb) Total	\$81,608.17
Emergency Levy Fund Total	\$0.00
Local Option Sales Tax Total	\$40,188.68
Tif Total	\$2,011.20
T&A(Rec Program) Rev Total	\$0.00
Burnett Project Total	\$107.98
T&A(Bc) Total	\$0.00
T&A(Burnett Cap Improve) Total	\$463.51
T&A(Pd) Total	\$0.00
Rec Trail Total	\$0.00
Debt Service Total	\$10,397.29
Cap Improve Wastewater Total	\$0.00
Cap Improve - Library Total	\$0.00
Cap Improve Pool Total	\$300,038.90
Cap Imprv-American Rescue Total	\$26.66
T&A(B) Total	\$0.72
T&A(Y) Total	\$0.71
Water Total	\$39,559.56
Water Capital Outlay Total	\$0.00
Sewer Total	\$31,204.19
Storm District Total	\$5,011.36
Total Revenue By Fund	\$656,064.19