

The Dallas Center City Council met in regular session August 9, 2022, at 7:00 pm. Mayor Beyer called the meeting to order and led the Pledge of Allegiance. Council members present included Amy Strutt, Angie Beaudet, Daniel Willrich and Ryan Kluss. Ryan Coon was absent. Also present were City Administrator Cindy Riesselman, City Attorney Ralph Brown and City Engineer Bob Veenstra.

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

Public Comments - Julie Becker stated multiple concerns; Bob King made the council aware of two grants being worked on and will be added to the August 17, 2022 council agenda; and Mayor Beyer stated Curt Pion is working on the Bock Grant for additional pool funding.

Willrich stated 407 hours of law enforcement service was provided (320 hours are required) which is 27% above the agreement. Motion by Kluss, 2<sup>nd</sup> by Willrich to approve the consent agenda [approve minutes of July 12<sup>th</sup> and July 19<sup>th</sup> Council meetings; July Treasurer's Report, Balance Sheet and Budget Report; July Law Enforcement, Fire/Rescue, Compliance and Water Reports; accept Mark Rees' resignation from the Tree Board effective July 15, 2022; approve hiring of Darla MacConnell as crossing guard at \$13.00/hr effective August 23, 2022; action to approve hiring of Cheryl Buckalew as back-up crossing guard at \$12.00/hr effective August 23, 2022; approve invoices for payment (review committee Kluss and Beaudet)]. Motion passed 4-0

Parks and Recreation Board – Mayor Beyer indicated that Mary Werch is looking for volunteers for help with pre-Fall Festival clean up. Bob King informed the council that Fall Festival parade grand marshals are the 4 teams/coaches that took DCG to state this year .

Walnut Street Streetscape Phase 1 - Motion by Kluss, 2<sup>nd</sup> by Willrich to approve Change Order No. 3 - \$1,305.00 (stone edging by alley). Motion passed 4-0; Motion by Kluss, 2<sup>nd</sup> by Willrich to approve revised Pay Estimate No. 4 (Final) – Tallgrass Land Stewardship Co. LLC - \$3,799.75 (an increase by the Change Order in the amount of \$1,305.00). Motion passed 4-0.

Planning and Zoning Commission – Matt Ostanik reported that the commission is recommending approval of the storage unit building – site and architectural plans. P&Z is also recommending approval of a park dedication alternate plan for The Neighborhood area. They also plan to host a competition entitled “Most Dallas Center House” as part of Fall Festival. Motion by Kluss, 2<sup>nd</sup> by Willrich to approve Resolution 2022-64 - Site Plan submitted by Downing Development WP, LLC for public storage units on south side of Sugar Grove Avenue east of Dollar General Store. Roll call all ayes, motion passed.; Motion by Kluss, 2<sup>nd</sup> by Willrich to approve Resolution 2022-65 – approving Architectural Plan submitted by Downing Development WP, LLC for public storage units on south side of Sugar Grove Avenue east of Raccoon Valley Bank. Roll call all ayes, motion passed.; Motion by Kluss, 2<sup>nd</sup> by Willrich to approve Resolution 2022-66 – Alternate Plan submitted by K&A Investments, LLC for compliance with the Park Land Dedication requirement for The Neighborhood Plat 2. Roll call all ayes, motion passed.

Discussion and possible action to begin process of offering for sale the 0.23-acre parcel of land around and including abandoned Well No. 8 site (and to release the easement on adjacent land restricting certain uses near the well-site. Derek and Melody Stodden indicated their interest in purchasing the land as their land currently surrounds this parcel. Market value is \$16,000/acre which would be an approximate cost of \$3,680. Motion by Willrich, 2<sup>nd</sup> by Strutt to have on the September agenda a resolution proposing the disposition of former Well #8 site with a public hearing to be held in October. Motion passed 4-0.

Motion by Strutt, 2<sup>nd</sup> by Beaudet to approve Resolution 2022-67 – Updated Official Zoning Map for the City of Dallas Center. Roll call all ayes, motion passed.

Dallas Center Outdoor Community Swimming Pool Construction Project – Engineer Veenstra reported that the preconstruction conference is August 10<sup>th</sup> and construction starts the week of August 15<sup>th</sup>. Sande Construction will be removing the swimming pool deck with no additional charge. Engineer Veenstra is proposing to change a pipe that is critical to the value of the pool and the new pool will have a maximum capacity of 299 to avoid additional plumbing in restrooms. The transition between the deep end and shallower part of the pool are set to meet the standard recognized by the Iowa Department of Health.

Not to Exceed \$2,900,000 General Obligation Local Option Sales and Services Tax Capital Loan Notes (Swimming Pool Project). Motion by Strutt, 2<sup>nd</sup> by Beaudet to approve Bond Counsel Engagement Letter with Ahlers & Cooney, P.C. Motion passed 4-0; Motion by Willrich, 2<sup>nd</sup> by Strutt to approve Engagement Letter with Piper Sandler & Co. Motion passed 4-0; Travis Squires with Piper Sandler was present and reviewed the draft financing plan with approval scheduled for August 17<sup>th</sup>.

Public Works Director Slaughter reported several updates including the water main replacement at Hatton and Sycamore, the water main break at 12th Street and Highway 44, street painting has been completed, Storm District 76 repairs have been completed, the sink hole at Vine and Percival was being caused by tree roots, repairs have been completed and root treatment will be applied, Minburn Communications shed has been set and the electric conduit was run, the backhoe was down with a blown fuse and has been fixed, 2 storm sirens have been replaced, and the pool is continuing to break down with new issues daily. Motion by Kluss, 2<sup>nd</sup> by Beaudet to approve the purchase of a new public works truck in an amount **not to exceed** \$57,000. Motion passed 4-0; Motion by Willrich, 2<sup>nd</sup> by Strutt to authorize Elite Electric to install 2 storm sewer intakes on Sycamore Street in an amount **not to exceed** \$12,000. Motion passed 4-0.

Motion by Kluss, 2<sup>nd</sup> by Willrich to have on the September agenda a resolution proposing the granting of an easement for Spurgeon Manor to install monument sign along 13th Street encroaching approximately one foot into City right-of-way. Motion passed 4-0

Construction to begin in September on the Low Pressure Sewer Project connecting to Cross Country Estates Plat 6.

Motion by Kluss, 2<sup>nd</sup> by Strutt to approve Resolution 2022-69 – approving Agreement for Engineering Services with Veenstra & Kimm, Inc for the Salt Storage Project. Roll call all ayes, motion passed.

Engineer Veenstra reported the maintenance bonds are in for Cross Country Estates Plat 6 and runs 4 years from the date of acceptance.

City Engineer Veenstra stated Attorney Brown is working on getting easements signed and hopes to have them ready for approval at the September meeting for the Highway 44 Water Main Distribution project. He also stated it will be bid with alternates to allow flexibility with the project.

Motion by Kluss, 2<sup>nd</sup> by Willrich to approve Resolution 2022-68 - Street Finance report for Fiscal Year 2021-2022. Roll call all ayes, motion passed.

Motion by Willrich, 2<sup>nd</sup> by Strutt to authorize Iowa Codification to prepare ordinances to conform to legislative changes made by the 2022 Session of the Iowa General Assembly. Motion passed 4-0.

Capital Improvements Program workshop will be held on August 17<sup>th</sup> at 7:00 pm.

Councilman Kluss suggested selling bricks from the pool demolition for additional pool fundraising.

Riesselman stated the annual examination with the State Auditor's Office is scheduled in September.

Mayor Beyer reported the pool closing party starts at 6:30pm on August 14<sup>th</sup> and will include photos with current and former lifeguards and a ground breaking ceremony at 7:15. There will be a reception at the Handlebar after the ceremony.

The meeting adjourned at 8:02 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
Agsources Cooperative Svcs	Tests	\$851.25
Agsources 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