

Mayor Beyer opened a public hearing at 7:01 pm on October 11, 2022, as advertised for the purpose of hearing comments on the proposal to sell property described as Well Site No. 8 located in the Southeast Quarter of the Northwest Quarter (SE ¼ NE ¼) of Section 31, Township 80 North, Range 27 West of the 5th Principal Meridian, Dallas County, Iowa, to Derek and Melody Stodden. There were no written or oral comments. Mayor Beyer closed the public hearing at 7:02 pm.

Mayor Beyer opened a public hearing at 7:02 pm on October 11, 2022, as advertised for the purpose of hearing comments on the updated 2022 Comprehensive Plan for the City of Dallas Center. There were no written comments. Bob Haxton and Julie Becker stated their opposition to the park land transaction. Julie Becker does not agree with smaller lot sizes. Mayor Beyer closed the public hearing at 7:06 pm.

Mayor Beyer opened a public hearing at 7:06 pm on October 11, 2022, as advertised for the purpose of hearing comments on the proposed plans, specifications, form of contract and estimate of cost for the construction of the Highway 44 Distribution Main Replacement – Phase 1. There were no written or oral comments. Mayor Beyer closed the public hearing at 7:06 pm.

Mayor Beyer opened a public hearing at 7:06 pm on October 11, 2022, as advertised for the purpose of hearing comments on the proposal to grant a permanent easement to Spurgeon Manor, Inc. for the placement of a monument sign in the 13th Street right-of-way. There were no written comments. Mayor Beyer received a note of thanks from Spurgeon Manor. Julie Becker and Bob Haxton voiced their support of this easement. Mayor Beyer closed the public hearing at 7:07 pm.

The Dallas Center City Council met in regular session October 11, 2022, at 7:07 pm. Mayor Beyer called the meeting to order and led the Pledge of Allegiance. Council members present included Ryan Kluss, Amy Strutt, Ryan Coon, Angie Beaudet and Daniel Willrich. Also present were City Administrator Cindy Riesselman, City Attorney Ralph Brown and City Engineer Bob Veenstra.

Mayor Beyer amended the agenda by moving item #19-Lyn Crest Estates Sidewalks up to item #6 in the agenda.

Motion by Kluss, 2nd by Willrich to approve amended agenda. Motion passed 5-0.

Public Comments

Robert Greenway, Candidate for County Supervisor, discussed LOST revenues.

Greg Cagle commended Bob King on his efforts with getting all the trees planted.

Julie Becker stated her concerns regarding public meetings not being public friendly.

Willrich stated 459 hours of law enforcement service was provided (320 hours are required) which is 43% above the agreement. Fire also had 4 calls and EMS responded to 15 calls. Motion by Kluss, 2nd by Willrich to approve consent agenda: [Approve minutes of September 13th and September 16th Council meetings; September Treasurer's Report, Balance Sheet, and Budget Report; September Law Enforcement, Fire/Rescue, Compliance and Water Reports; Action to set October 29th as Beggar's Night – street closing for parade at 3:00 pm, activities in Heritage Park and traditional trick-or-treating from 6:00-8:00 pm; Approve hiring Lance Studer as a temporary fill-in public works employee at \$25/hr. effective November 1, 2022 – March 31, 2023; Acceptance of resignation of Kyle Stille from the Dallas County Local Housing Trust Fund Board effective September 23, 2022; Acceptance of resignation of Nadine Stille from the Parks and Recreation board effective October 9, 2022; Outdoor Community Swimming Pool Construction Project – action to approve Pay Estimate No. 2 – Sande Construction & Supply Co. - \$365,750.00; Action to ratify modifications to Site Plan submitted by Downing Development WP, LLC for public storage units approved by Resolution 2022-64; Approve invoices for payment (review committee Coon and Kluss)]. Motion passed 5-0.

Lynn Crest Estates Plat 3

Vic Mitchell asked the council for an extension for adding sidewalks to Lynn Crest Estates Plat 3 development. Motion by Kluss, 2nd by Coon to grant a one-year extension for the completion of sidewalks. Motion passed 5-0.

Motion by Kluss, 2nd by Willrich to approve Resolution 2022-92 – changing the address of Orley and Debra Brown from 27088 240th Street to 406 Sugar Grove Avenue. Roll call all ayes, motion passed.

Parks and Recreation Board

Bob King gave an update on CAT Grant priorities. King reviewed progress for the Farmland Pocket Park. After council discussion it was decided that the Parks and Recreation will select and order park enrichments features; ISG will prepare and distribute RFPs to Iowa artists for the one, or possibly two, murals; and the Healthy Hometown team will select the winning artist.

Motion by Coon, 2nd by Willrich to approve Resolution 2022-93 – approving agreement with A King's Throne. Roll call all ayes, motion passed.

Roy R. Estle Memorial Library

Shelly Cory, Director of the Dallas Center Library, presented annual statistics for the Library.

Planning and Zoning Commission

Matt Ostanik reported that The Neighborhood has requested changes to the previously approved agreement regarding park land. The Planning and Zoning Commission is researching how other cities handle this situation and will have additional information and possible recommendation next month.

Motion by Kluss, 2nd by Coon to approve Resolution 2022-84 –approving Updated Comprehensive Plan (2022) for the City of Dallas Center. Roll call all ayes, motion passed.

Motion by Coon, 2nd by Willrich to approve Resolution 2022-85 – approving the sale of retired Well No. 8 site containing .23 acres to adjacent property owners Derek and Melody Stodden for \$16,000 an acre, or the sum of \$3,680.00, and authorizing the Mayor and Clerk to sign and deliver a Deed upon payment of the purchase price. Roll call all ayes, motion passed.

Motion by Kluss, 2nd by Willrich to approve Resolution 2022-86 – approving a perpetual easement to Spurgeon Manor, Inc. for the installation of a monument sign in the public right-of-way on 13th Street and authorizing the Mayor and Clerk to sign and deliver an Easement Agreement. Roll call all ayes, motion passed.

Public Works

Public Works Director Brian Slaughter gave an update on the following projects: Fair View Drive sidewalk was completed. Sod was laid and homeowner has agreed to take care of watering; Drainage District 76 has been completed. Public Works sodded the area and homeowner will take care of watering; Water plant – New electric gate will be installed. Once installed, wiring will be done; Public Works has been using all of the fill dirt from the pool to level out the area for future buildings; Bi-annual dust control of Fair View Drive and 230th west of Highway 169; Repaired another water main break along highway 44, west of Dallas Center; offered background information regarding the sewer maintenance (lining) proposal.

Motion by Kluss, 2nd by Beaudet to approve the AccuJet proposal for sewer maintenance (lining) in an amount not to exceed \$153,000 for FY23 and authorizing the payment of the invoice upon receipt. Motion passed 5-0.

Highway 44 Distribution Main Replacement- Phase 1

City Engineer Bob Veenstra reported on the project and the receipt of construction bids. The City received 10 bids for the project and selected Max Smith Construction from Creston, Iowa with a bid of

\$336,622.80 which is 20% under the engineer's estimate of cost. Depending on weather and the contractor's schedule, the contractor hopes to begin this fall.

Motion by Kluss, 2nd by Strutt to approve Resolution 2022-87 – adopting plans, specifications, form of contract and estimate of costs. Roll call all ayes, motion passed.

Motion by Coon, 2nd by Strutt to approve Resolution 2022-88 – making award of construction contract. Roll call all ayes, motion passed.

Motion by Strutt, 2nd by Kluss to approve Resolution 2022-89 – approving construction contract and bond. Roll call all ayes, motion passed.

Dallas Center Outdoor Community Swimming Pool Construction Project

City Engineer Veenstra gave an update on the pool's progress. Bob is hopeful that they will be able to get the first pour in sometime next week. Project is on track and should be done by spring.

Veenstra opened discussion regarding single conduit versus multiple duct conduit requirements in new developments. Veenstra asked the council to consider if the City's goal is to have a system that multiple providers can use, which would be more costly. Or is the goal to have at least one high speed internet provider in each development. The Council discussed this topic in length, but no decision was made.

Motion by Coon, 2nd by Kluss to defer discussion to the Planning and Zoning Commission for their recommendation. Motion passed 5-0.

Drainage District No. 76

City Attorney Ralph Brown offered background on determining the duties of both the City Council acting as trustees and the County Auditor acting as "clerk" for processing assessments.

Motion by Kluss, 2nd by Willrich to approve Resolution 2022-90 – levying an assessment of \$21,000.00 to pay the deficiency in the funds of Drainage District No. 76 to pay all costs, expenses, damages, and repairs and to set up a working balance in the fund. Roll call all ayes, motion passed.

\$2,900,000 General Obligation Local Option Sales and Services Tax Capital Loan Notes, Series 2022 (Swimming Pool Project)

Motion by Kluss, 2nd by Coon to approve Resolution 2022-91 – Appointing Paying Agent, Note Registrar, and Transfer Agent, Approving the Paying Agent and Note Registrar and Transfer Agent Agreement and Authorizing the Execution of the Agreement. Roll call all ayes, motion passed.

Motion by Kluss, 2nd by Willrich to approve Resolution 2022-94 – amending the Resolution approving and authorizing a form of Loan Agreement and authorizing and providing for the issuance, and levying a tax to pay the Notes, Approval of the Tax Exemption Certificate. Roll call all ayes, motion passed.

Ordinance No. 582

Motion by Kluss, 2nd by Willrich to approve Ordinance No. 582 – correcting the reference in Section 170.16(3) of the Code of Ordinances to the required width of sidewalks in subdivisions as five feet, first reading. Roll call all ayes, motion passed. Motion by Kluss, 2nd by Coon to waive 2nd and 3rd readings of Ordinance No. 573 making it effective upon publication. Roll call all ayes, motion passed.

The Council discussed Laserfiche document retention software and the benefits of purchasing for the City for record retention purposes. Motion by Coon, 2nd by Beaudet to authorize the purchase of Laserfiche (which will require a budget amendment). Motion passed 5-0.

Motion by Kluss, 2nd by Willrich to set a public hearing on an amendment for the City's FY23 Budget for 7 p.m. on December 13, 2022

Mayor Beyer indicated that a meeting would need to be set up to further discuss annexation and he hopes to provide an update in November.

Councilman Willrich had a conversation with Paramount Homes who owns all of the lots on Birch Street. Paramount Homes has concerns that people are not buying lots because Fair View Drive is not paved. Cindy Riesselman indicated that she and Brian Slaughter had already been discussing the FY24 budget and had discussed paving Fair View Drive from Hickory Court to just passed Elm Court (as construction within Elm Court is completed).

Mayor Beyer has been working with a company to research solar options. Cindy will be reaching out to the City of Perry since they have had some success in this area

Motion by Willrich, 2nd by Strutt to hold a closed session to discuss strategy with counsel in matters where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the City in that litigation, pursuant to Iowa Code Section 21.5(1)(c). Motion passed 5-0.

Motion by Willrich, 2nd by Kluss to rise from closed session. Motion passed 5-0.

Motion by Coon, 2nd by Kluss to direct the City Attorney to implement the direction of city council that in was determined in closed session.

The meeting adjourned at 8:36 pm.

Shellie Schaben, City Clerk

Claims

A.J. Allen Mechanical	Services	\$8,393.42
Access Systems Leasing	Copier	\$355.36
Access Systems	Copier	\$44.57
Acco	Supplies	\$292.50
Aetna Behavioral Health,	Insurance	\$26.28
Agsources Coop Services	Tests	\$1,178.75
Baker & Taylor Co.	Books	\$250.93
Barton, Dwight & Marilyn	Services	\$1,000.00
Bay Bridge Administrator	Insurance	\$100.42
Brown, Fagen & Rouse	Oct Serv	\$3,345.00
Centurylink	Sept Serv	\$781.87
Compass Minerals America	Supplies	\$4,296.09
Core & Main	Supplies	\$280.00
Crossroads Ag, LLC	Supplies	\$324.00
Culligan Water System	Oct Serv	\$12.56
Allen Jay Winter	Services	\$2,000.00
Dallas County Treasurer	Sept Serv	\$18,538.69
Trustees Of Deaton Fam R	Easement	\$200.00
Delta Dental	Insurance	\$38.60
Delta Dental	Insurance	\$627.20
Digital Stew Services	Sept Serv	\$240.30
DMC Welding & Repair LLC	Supplies	\$81.09
Iowa DNR	Water Use Fee	\$115.00
EBSCO	Books	\$1,182.71
EFTPS	Taxes	\$4,054.83
EFTPS	Taxes	\$4,252.59

Electric Pump	Supplies	\$4,619.31
Elite Electric & Utility	Services	\$12,132.20
Fowler, Mark	Easement	\$200.00
Frontline Warning System	Storm Sirens	\$41,016.00
Frontline Warning System	Storm Sirens	\$19,495.00
GIS Benefits	Insurance	\$39.88
GIS Benefits	Insurance	\$33.42
Grainger	Supplies	\$196.49
Grimes Asphalt and Paving	Asphalt Overlay	\$212,395.00
Hawbaker, Brandon & Chey	Easement	\$200.00
Heartland Co-Op	Sept Serv	\$1,952.30
HSA Cory, Rochelle	HSA	\$100.00
HSA Hofland, Joel	HSA	\$50.00
HSA Riesselman, Cindy	HSA	\$290.00
HSA Schaben, Michele	HSA	\$100.00
HSA Scrivner, April	HSA	\$50.00
HSA Slaughter, Brian	HSA	\$200.00
Iowa Firefighters Assoc.	Dues	\$391.00
Iowa League Of Cities	Supplies	\$100.00
Iowa Native Trees LLC	Trees	\$10,063.25
Iowa One Call	Services	\$81.90
IPERS	IPERS	\$5,866.77
Iron Mountain	Sept Serv	\$91.58
Johnson, Loren & Denise	Easement	\$200.00
Karen McCleary	Sept Serv	\$675.00
Robert King	Supplies	\$33.61
Lamb, Bryan & Annie	Easement	\$200.00
Leaf	Copier	\$159.72
Leaf	Copier	\$179.62
Eddie Leedom	Sept Serv	\$599.61
Linde Gas & Equipment In	Sept Serv	\$40.10
Manatts	Concrete	\$2,297.00
McClure, Jonathon & Kara	Easement	\$50.00
McClure, Michael & Donna	Easement	\$1,000.00
Menards	Supplies	\$284.71
Merrit Company	Supplies	\$137.46
MidAmerican Energy	Sept Serv	\$8,083.00
MidAmerican Energy	Sept Serv	\$445.14
Minburn Communications	Sept Serv	\$54.99
Moss Bros, Inc	Repairs	\$680.75
Mueller Eiley	Reimbursement	\$62.90
Municipal Emergency Serv	Supplies	\$1,136.50
Nationwide Retirement So	Deferred Comp	\$450.00
Nationwide Retirement So	Deferred Comp	\$225.00
ODP Business Solutions L	Supplies	\$68.56
Omnisite	Repairs	\$58.98
Overdrive, Inc	Books	\$699.21

Plumb Supply Company	Repairs	\$150.09
Rhinehart Excavating, In	Supplies	\$1,354.41
Cindy Riesselman	Mileage	\$33.75
Rotary Club	Dues	\$93.08
Treasurer - State of Iowa	Taxes	\$1,045.93
Treasurer - State of Iowa	Taxes	\$2,204.64
Sam, LLC	Sept Serv	\$150.00
Sande Construction Suppl	Pool-Pay Estimate #2	\$365,750.00
April Scrivner	Mileage	\$44.69
Sehman, Jerry	Easement	\$200.00
Shattuck/Rpm Inc.	Supplies	\$336.00
Sprayer Specialties, Inc	Supplies	\$536.79
Strauss Security Solution	Services	\$104.85
Trugreen And Action Pest	Sept Serv	\$3,991.57
UHS Premium Billing	Insurance	\$496.12
UHS Premium Billing	Insurance	\$10,239.08
USA Blue Book	Tests	\$1,165.42
Veenstra & Kimm	Aug Serv	\$13,689.00
Verizon Wireless	Sept Serv	\$280.07
Treasurer - State of Iowa	Taxes	\$1,332.00
Waste Management	Sept Serv	\$21,988.16
Waters Edge Aquatic Design	Sept Sever	\$18,265.00
Welch, Thomas & Jennifer	Easement	\$200.00
Wells Fargo	Postage/Supplies	\$1,143.69
	Accounts Payable Total	\$824,293.06
	General	\$146,673.16
	Capital Improvement	\$378.00
	RUT	\$216,997.72
	T&A(EB)	\$12,348.49
	Cap Improve Pool	\$387,570.28
	Water	\$29,582.81
	Water Capital Outlay	\$7,150.09
	Sewer	\$10,714.15
	Storm District	\$12,878.36
	Total Funds	\$824,293.06

Revenues

General Total	\$90,995.36
T&A(Ft) Total	\$12.28
T&A(Sc) Total	\$3.07
Capital Improvement Total	\$167.09
T&A(SI) Total	\$315.87
RUT Total	\$30,013.24
T&A(Eb) Total	\$9,285.77
Local Option Sales Tax Total	\$104,053.52
TIF Total	\$11,809.30

Trees Total	\$14.33
Burnett Project Total	\$154.20
Debt Service Total	\$24,420.91
Cap Improve Pool Total	\$537.64
Cap Imprv-American Rescue Total	\$211.64
T&A(B) Total	\$2.87
T&A(Y) Total	\$2.84
Water Total	\$46,451.68
Sewer Total	\$39,650.91
Storm District Total	\$4,929.33
Total Revenue by Fund	\$363,031.85