

Mayor Beyer opened a public hearing at 7:02 pm on the authorization of a Loan Agreement and the Issuance of Notes to evidence the obligations of the City thereunder (Cross Developments Street Improvements). There were no written comments. Julie Becker stated her concerns in regard to using Tax Increment Financing to repay this debt. Mayor Beyer closed the public hearing at 7:05 pm.

Mayor Beyer opened a public hearing at 7:05 pm on the proposed Annexation Moratorium Agreement with the City of Waukee. There were no written comments. There being no oral comments, Mayor Beyer closed the public hearing at 7:06 pm.

The Dallas Center City Council met in regular session on December 12, 2023, at 7:06 pm. Mayor Beyer called the meeting to order and led the Pledge of Allegiance. Council members present included Ryan Coon, Ryan Kluss, Daniel Willrich and Angie Beaudet, Amy Strutt was present via Zoom. Also present were City Administrator Cindy Riesselman, City Attorney Ralph Brown, and City Engineer Bob Veenstra.

Motion by Kluss, 2nd by Beaudet to approve the agenda. All ayes, motion passed 5-0.

Public Comments

Bob King discussed a point group for community events and projects and listed ways to citizens to get involved. Julie Becker stated her concerns regarding the process at the special meeting and the proposed lift station.

Willrich stated 386 hours of law enforcement service were provided (320 hours are required) which is 20% above the agreement. He also stated Fire and EMT responded to 21 calls last month. Motion by Coon, 2nd by Kluss to approve consent agenda: [Approve minutes of November 14th regular meeting and November 29th special meeting; November Treasurer's Report, Balance Sheet, and Budget Report; November Law Enforcement, Fire/Rescue, Compliance and Water Reports; Approve the mayor's reappointment of Gary Licht to the Parks & Recreation Board, term expires December 31, 2026; Accept Bret Van De Pol's resignation from the Parks and Recreation Board effective December 31, 2023, due to his being elected as a Council member; Appoint Brett Kaszinski as ex-officio member on the Tree Board to replace the vacancy left by Brian Slaughter; Accept the resignation of Brian Slaughter as the Public Works Director, effective December 29, 2023; Accept the resignation of Mike Buckalew as a part-time public works employee, effective December 29, 2023; Approve Dollar General's Class B Retail Alcohol License renewal; Grant permission to the Fire Department to apply for the FEMA grant; Approve invoices for payment (review committee Beaudet & Strutt)]. Motion passed 5-0.

Gary Park thanked Council for listening and addressed them regarding 230th Street. He reviewed the history of 230th Street as well as discussed current issues including washboard, noise, dust control and maintenance. He asked the Council to consider hard surfacing this road. Mayor Beyer stated 230th Street improvements will be discussed at the budget meetings in January and Beyer will reach out to Park personally. Council took no action.

Mayor Beyer administered the Oath of Office to Council Member Angela Beaudet (term beginning January 1, 2024).

Mayor Beyer administered the Oath of Office to Council Member Bret Van de Pol (term beginning January 1, 2024).

Mayor Beyer administered the Oath of Office to Council Member Beth Wright (term beginning January 1, 2024).

Motion Kluss, 2nd by Coon approving Resolution 2023-89 – recognition and appreciation to Brian Slaughter for his more than 15 years of service to the City as Public Works Director upon his retirement on December 29, 2023. Roll call all ayes, motion passed.

Parks and Recreation Board

Bob King discussed replacing portable business signs at the trailhead and incorporating all signs into one display effective in April 2024. He would like to see a group assigned to focus on promoting businesses and

welcoming riders. Council stated that group should be the Dallas Center Betterment Foundation. Council will discuss this again closer to April 2024.

Public Works

Public Works Director Brian Slaughter reported the following: they are working on snow fence, they've had one snow event and are training Cristian (who has passed his written CDL test), Josh is working on receiving his sewer treatment certification, Brett will take over as operator in charge of water and sewer, MidAmerican removed the pole at the pocket park and public works has been working up there and will get the new sign installed soon. He also stated the reason they do not concrete water main repair holes immediately is to allow the area to settle so that the concrete does not break. He also stated he was proud of the many accomplishments over the past 15 years including upgrades to the water and sewer systems, streets being asphalted, all signs within the city have been replaced, sewer lines have been cleaned, televised and some have been lined, several ash trees have been removed and the addition of the salt building.

Dallas Center Outdoor Community Swimming Pool Construction Project

City Engineer Bob Veenstra reported the permit has been issued and slides are being ordered, water service to slides is partly installed, and there will be payment estimate after the first of year.

Salt Storage Building

Slaughter reported the building is up, the roof is on, metal will be put on soon, Brett is working on ordering the doors, and they have purchased a small farm elevator (conveyor). He also stated a portion of the building can be used for cold storage.

East Area Sanitary Sewer Improvements Project

City Engineer Bob Veenstra reported they are moving forward with the design and this will be a spring/summer project. He discussed the need for appraisal as the City is obligated to offer fair market value for the easements.

Motion by Coon, 2nd by Kluss to authorize the retaining of an appraiser for major easements from Russ Manternach with Commercial Appraisers of Iowa. Motion passed 5-0.

Veenstra stated that if council decides to add a bid alternate to the Cross Streets Improvement Project it could possibly be added yet in January.

Not to Exceed \$2,500,000 General Obligation Capital Loan Notes

Motion by Kluss, 2nd by Coon to approve Resolution 2023-91 – instituting proceedings to take additional action for the issuance of not to exceed \$2,500,000 general obligation capital loan notes (Cross Developments Street Improvements). Roll call all ayes, motion passed.

28E Annexation Moratorium with the City of Waukee (updating 2011 Agreement)

Motion by Coon, 2nd by Beaudet to approve Resolution 2023-90 – approving an Agreement providing an annexing moratorium for a period of ten years between the Cities of Waukee and Dallas Center and authorizing Mayor and Clerk to sign. Roll call all ayes, motion passed.

Motion by Coon, 2nd by Kluss to approve Ordinance No. 599 - repealing Ordinance No. 591 (relating to the five-foot separation between the driveway and side lot line on pie shaped lots) and correcting the number of the Code section intended to be amended from 165.44(4) to 165.43(3), first reading. Roll call all ayes, motion passed.

Motion by Kluss, 2nd by Coon to waive the 2nd and 3rd readings of Ordinance No. 599, making it effective upon publication. Roll call all ayes, motion passed.

Riesselman stated with Brian's retirement the recommendation is to promote Brett to the position of Director of Public Works. Motion by Kluss, 2nd by Coon to approve promotion of Brett Kaszinski to Director of Public Works, effective December 30, 2023. Motion passed 5-0.

Motion by Kluss, 2nd by Willrich to establish Brett Kaszinski's compensation as Director of Public Works, effective December 30, 2023 at \$34.56/hour. Motion passed 5-0.

City Administrator Riesselman reminded the council of the Budget Workshops being held on January 3rd and 4th at 6:00 pm (tentative - depending on when we receive valuations).

Riesselman provided renewal information on the Certificate of Deposit (negotiated 5.26% for one year with Raccoon Valley Bank-previous cd was at 4.55% APY).

Riesselman stated the Dallas Center Parks and Recreation Facebook page has not been used in six months and recommended deletion of this page and that recreation information be posted to the City of Dallas Center Facebook page. Motion by Coon, 2nd by Beaudet directing the deletion of the Parks and Recreation Facebook page. Motion passed 5-0.

Motion by Coon, 2nd by Kluss to authorize and approve payment of the GIT Insurance invoice pending review by the December review committee – Beaudet & Strutt. Motion passed 5-0.

Council Reports

Coon stated it has been a pleasure to serve the community for the past six years. Kluss thanked the city staff for all of their work and stated he's proud of what has been accomplished in his ten years of service and thanked Beth and Bret for being willing to serve.

Mayor Beyer thanked Coon and Kluss for their years of service to the community.

Meeting adjourned at 7:50 pm.

Cindy Riesselman, City Administrator

Claims

3E Electrical Engineering	Generator Repair	\$	396.21
A King's Throne, LLC	Dec Serv	\$	390.00
Access Systems Leasing	Copier Lease	\$	378.15
Access Systems	Copier Contract	\$	48.53
Acco	Supplies	\$	629.80
Adel TV & Appliance Co	Fd Hvac	\$	8,587.00
AgSource Coop Services	Tests	\$	1,282.50
Baker & Taylor Co.	Books	\$	656.18
Bay Bridge Administrators	Insurance	\$	150.63
Blackstrap, Inc.	Road Salt	\$	1,969.71
Brown, Fagen & Rouse	December Retainer	\$	3,284.00
Center Point Large Print	Books	\$	131.80
Centurylink	Nov Serv	\$	650.97
Cities Digital, Inc. (CDI)	Laserfiche	\$	3,800.00
Civicplus, Inc	Annual Web Hosting/Support	\$	2,885.75
Occupational Health Centers	Drug Testing	\$	59.00
Concrete & More, LLC	Salt Hoist	\$	875.00
Crossroads Ag, LLC	Supplies	\$	114.00
Culligan Water System	Nov Serv	\$	54.16
Dallas County Treasurer	Nov Serv	\$	18,924.51
Delta Dental	Insurance	\$	62.70

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Digital Stew Services	Computer Repair	\$ 348.25
DMACC	Training	\$ 1,350.00
EFTPS	Taxes	\$ 4,693.20
Evolving Edge	Sign	\$ 135.00
Gatehouse- dba Iowa Holdings	Publications	\$ 319.20
Heartland Co-Op	Nov Serv	\$ 1,728.50
Iowa Finance Authority	Bonds	\$ 8,930.00
Iowa Finance Authority	Bonds	\$ 27,930.00
Iowa One Call	Oct Serv	\$ 95.40
Iowa Prison Industries	Signs	\$ 95.50
IPERS	Ipers	\$ 9,860.41
Iron Mountain	Nov Serv	\$ 108.01
Karen McCleary	Nov Serv	\$ 675.00
Brett Kazsinski	Training	\$ 149.34
Kimball Midwest	Repairs	\$ 76.00
Kinman Glass	Window	\$ 276.75
Leaf	Copier	\$ 165.81
Eddie Leedom	Nov Serv	\$ 704.60
Linde Gas & Equipment Inc.	Supplies	\$ 42.16
Manatts	Concrete	\$ 350.00
Menards	Supplies	\$ 216.13
Micromarking LLC	Books	\$ 229.46
MidAmerican Energy	Dec Serv	\$ 6,083.16
Minburn Communications	Dec Serv	\$ 54.99
May, Jonathan R.	Programming	\$ 70.00
Municipal Emergency Services	Supplies	\$ 2,280.00
Municipal Supply Inc	Supplies	\$ 160.42
Nationwide Retirement Sol	Deferred Comp	\$ 225.00
Nolte, Cristian	Cdl Instruction Permit	\$ 13.50
Park Warehouse	Repairs	\$ 62.00
Dallas Center Post Office	Postage	\$ 1,400.00
Raco	Annual Serv	\$ 450.00
Cindy Riesselman	Mileage	\$ 137.55
Rotary Club of Dallas Center	Dues	\$ 68.33
Treasurer - State of Iowa	Taxes	\$ 1,112.12
Treasurer - State of Iowa	Taxes	\$ 2,131.60
Sandry Fire Supply	Gear	\$ 12,147.25
Storey Kenworthy	Supplies	\$ 92.98
Trionfo Solutions Llc	Insurance	\$ 74.88
Trionfo Solutions Llc	Insurance	\$ 66.66
UMB Bank NA	Bonds	\$ 600.00
UMB Bank NA	Bonds	\$ 55,990.63
UMB Bank NA	Bonds	\$ 32,860.00
UMB Bank NA	Bonds	\$ 6,080.00
UMB Bank NA	Bonds	\$ 4,170.25
UHS Premium Billing	Insurance	\$ 902.82
UHS Premium Billing	Insurance	\$ 11,390.93

Veenstra & Kimm	Oct Fees	\$ 2,480.40
Verizon Wireless	Nov Serv	\$ 280.07
Treasurer - State of Iowa	Taxes	\$ 2,187.72
Waste Management	Nov Serv	\$ 22,759.62
Waters Edge Aquatic Design	Nov Serv	\$ 320.00
Wells Fargo	Books/Supplies	\$ 1,638.34
Buse & Vrieze Llc	Stump Grinding	\$ 1,830.00
Accounts Payable Total		<u>\$ 274,610.82</u>

General	\$ 94,693.64
Capital Improvement	\$ 875.00
Rut	\$ 4,158.28
T&A(EB)	\$ 12,180.22
Debt Service	\$ 104,460.63
Cap Improve Pool	\$ 320.00
Cap Improve Cross Streets	\$ 440.00
Water	\$ 17,432.82
Sewer	\$ 39,555.99
Storm District	\$ 494.24
Total Funds	<u>\$ 274,610.82</u>

Revenues

General Total	\$ 92,625.18
T&A(FT) Total	\$ 34,448.43
T&A(SC) Total	\$ 1,014.44
Capital Improvement Total	\$ 97,920.27
T&A(SL) Total	\$ 762.65
RUT Total	\$ 21,188.81
T&A(EB) Total	\$ 5,495.67
Emergency Levy Fund Total	\$ 1,359.85
Local Option Sales Tax Total	\$ 55,802.02
TIF Total	\$ 5,102.87
Trees Total	\$ 47.67
Burnett Project Total	\$ 42.52
Debt Service Total	\$ 30,481.25
CAP Improve Pool Total	\$ 216,810.27
T&A(B) Total	\$ 9.68
T&A(Y) Total	\$ 5.75
Water Total	\$ 46,401.80
Sewer Total	\$ 39,357.43
Storm District Total	\$ 5,249.29
Drainage District 76 Total	<u>\$ 34.93</u>
Total Revenue By Fund	\$ 654,160.78