

Mayor Danny Beyer opened a public hearing at 7:00 pm on August 8, 2023, as advertised for the purpose of hearing comments on **Ordinance No. 591** amending **City Code Section 165.44(4)** to allow the tapering to no less than one foot at the entrance to the street of the required five-foot separation between the driveway and the side lot line on pie-shaped lots located on culs-de-sac. There were no written comments. Julie Becker expressed her support for this well-researched ordinance amendment. Mayor Beyer closed the public hearing at 7:02 pm.

The Dallas Center City Council met in regular session July 11, 2023, at 7:03 pm. Mayor Beyer called the meeting to order and led the Pledge of Allegiance. Council members present included Amy Strutt, Ryan Kluss, Angie Beaudet and Daniel Willrich. Ryan Coon was absent. Also present were City Administrator Cindy Riesselman, City Attorney Ralph Brown, and City Engineer Bob Veenstra.

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

Public Comments

Julie Becker had comments regarding Iowa Supreme Court's denial of her appeal with the Iowa Court of Appeals.

Willrich stated 420 hours of law enforcement service were provided (320 hours are required) which is 31% above the agreement. Motion by Kluss, 2nd by Beaudet to approve consent agenda: [Approve minutes of July 11th regular meeting; July Treasurer's Report, Balance Sheet, and Budget Report; July Law Enforcement, Fire/Rescue, Compliance and Water Reports; Action to approve hiring of Darla MacConnell as crossing guard at \$13.25/hr effective August 23, 2023; Action to approve hiring of Gary Titus as a back-up crossing guard at \$12.75/hr effective August 23, 2023; Approve sidewalk permit reimbursement at 1704 Cherry Street in the amount of \$272; Action to renew lease of hay ground around the well site for an additional two-year period (March 1, 2024, to February 28, 2026); Action to approve Collateral Assignment of Solar Power and Services Agreement from Red Lion Dallas Center LLC to the Iowa Economic Development Authority (as a condition of the Authority's Loan Agreement with Red Lion); Approve Sonntag Roofing request for street closing on August 25, 2023; Approve Tree Board's DNR Community Forestry Grant application; Approve invoices for payment (review committee Ryan Kluss)] Motion passed 4-0.

Motion by Kluss, 2nd by Strutt to approve Resolution 2023-43 – closing the alleys off Walnut Street between 14th and 15th streets. Roll call all ayes, motion passed.

Parks and Recreation Board

Motion by Willrich, 2nd by Kluss to approve Cover Construction's quote for the shelter by pool (including concrete floor) in the amount of \$35,200. Motion passed 4-0.

Motion by Strutt, 2nd by Willrich to approve Concrete & More's quote for sidewalk concrete access to the shelter in the amount of \$6,712. Motion passed 4-0.

Motion by Strutt, 2nd by Beaudet to approve Resolution 2023-44 – designating the closed alley on the south side of Walnut Street between 14th and 15th Streets as a city park, designating it as a pocket park, and naming it Century Farms Pocket Park. Roll call all ayes, motion passed.

Motion by Kluss, 2nd by Strutt to approve Resolution 2023-45 – approving and accepting the façade easement from J233, LLC for the building on the east side of pocket park. Roll call all ayes, motion passed.

City Attorney Ralph Brown made the council aware of the Iowa Supreme Court's denial of Julie Becker's appeal of the Iowa Court of Appeals' denial of Julie Becker's litigation against the Dallas Center Board of Adjustment.

Planning and Zoning Commission

Motion by Willrich, 2nd by Kluss to approve Ordinance No. 591 – modifying the required 5-foot separation between the driveway and the side lot line on pie-shaped lots located on culs-de-sac, first reading. Roll call all ayes, motion passed.

Motion by Kluss, 2nd by Willrich to waive 2nd and 3rd readings of Ordinance No. 591 making the ordinance effective upon publication. Roll call all ayes, motion passed.

Public Works

Public Works Director Brian Slaughter reported that the public works department has completed the following tasks: Fence installed at the Pocket Park; handled water issues with the tenants at neighboring building; continue to water trees; the basketball hoops have been put up; the north parking lot at Mound Park along with other street improvements has been pushed back to mid-September; there are power issues with Well #11; new pump and motor will be arriving Thursday to provide reservoir backup; manhole cover has arrived and will be installed on Fair View Drive; and the roof leak and chlorine pump issues have been resolved at the pool.

Drainage District 76 – Daughterty Construction has completed dredging work. Brubaker will get started as soon as a part arrives next week.

Motion by Kluss, 2nd by Beaudet approving the City Clerk to write check for previously approved vehicle. Motion passed 4-0.

Slaughter provided an update on several projects being done with Red Lion Solar.

Dallas Center Outdoor Community Swimming Pool Construction Project

Engineer Veenstra provided an update on finalization items with the project. Veenstra is hopeful to close out the project in September or October. We are still waiting for the final punch list items from Waters Edge.

Cross Developments Street Improvements

City Engineer Veenstra reminded the council of their consent to move forward with exploring options regarding financing street improvements at Cross Developments.

Motion by Kluss, 2nd by Beaudet to approve Resolution 2023-46 – engineering services agreement with Veenstra & Kimm in an amount not to exceed \$96,000. Roll call all ayes, motion passed.

Motion by Kluss, 2nd by Strutt to approve Resolution 2023-47 – Approving Agreement with Central Dallas Developers, LLC to transfer Country Living Estates private streets to the City. Roll call all ayes, motion passed.

Salt Storage Building

Previous plans for building a salt storage building have not produced a viable solution. Therefore, Engineer Veenstra presented an option to build a shelter over the current salt storage location.

Northeast Sewer Planning Study

Charles Goodall has reached out to Engineer Veenstra about beginning to develop the area known as Skye View Estates. Veenstra mentioned that the City may want to consider expanding the existing urban renewal area versus establishing a new renewal area. Future financing options were discussed. Council was amenable to moving forward and being prepared for developing to begin with Skye View Estates.

Motion by Kluss, 2nd by Beaudet to approve Ordinance 592 – modifying application and license fees for peddlers, solicitors, and transient merchants, first reading. Roll call all ayes, motion passed.

Motion by Beaudet, 2nd by Willrich to direct the city attorney to amend the city ordinance to require a background check on all peddlers, solicitors and transient merchant permits. Motion passed 4-0.

Motion by Kluss, 2nd by Willrich to waive 2nd and 3rd readings of Ordinance No. 592 making the ordinance effective upon publication. Roll call all ayes, motion passed.

City Administrator

Motion by Kluss, 2nd by Willrich to approve Resolution 2023-51 – approving the annual Street Finance Report. Roll call all ayes, motion passed.

Motion by Willrich, 2nd by Strutt to approve Resolution 2023-49 – amending Resolution 2023-15 establishing fees for city equipment and personnel used to abate nuisances in violation of the Code of Ordinances. Roll call all ayes, motion passed.

Motion by Kluss, 2nd by Beaudet to approve Resolution 2023-50 – increasing bulk item solid waste fees to \$3.00 each. Roll call all ayes, motion passed.

Motion by Strutt, 2nd by Willrich to approve Resolution 2023-52 – approving Record of Lot Tie document combining the properties at 702 Birch and 704 Birch. Strutt, Willrich and Beaudet approved the motion, Kluss abstained. Motion passed 3-0.

Council reports

Councilman Willrich reported that he met with the City of Waukee regarding the expired annexation moratorium. The City is working on a new agreement for all parties to sign. Willrich mentioned the need to reach out to Adel, Urbandale and Grimes as well.

Mayor's report

Mayor Beyer commended Terry Dvorak and Red Lion for their work on the solar project.

The meeting adjourned at 7:47 pm.

Shellie Schaben, City Clerk

CLAIMS

| | | |
|------------------------------|------------------|-------------|
| Access Granted Systems, LLC | Pool Passes | \$525.00 |
| Access Systems Leasing | Copier Lease | \$366.21 |
| Access Systems | Maintenance | \$44.57 |
| ACCO | Supplies | \$5,468.14 |
| Aetna Behavioral Health, LLC | EAP | \$26.28 |
| Agri Drain Corporation | DD76 | \$118.14 |
| Agsourc Coop Services | Testing | \$602.85 |
| Agsourc Coop Services | Testing | \$643.60 |
| Ahlers & Cooney, Pc | June Services | \$5,653.00 |
| Arnold Auto Supply | Supplies | \$73.95 |
| Baker & Taylor Co. | Books | \$505.61 |
| Baldon Hardware | Supplies | \$213.72 |
| Bay Bridge Administrators | Insurance | \$100.42 |
| Bomgaars | Supplies | \$101.48 |
| Boyd Creative LLC | Supplies | \$361.00 |
| Brown, Fagen & Rouse | June Services | \$3,000.00 |
| Centurylink | June Services | \$789.12 |
| Compass Minerals America | Salt | \$4,222.35 |
| Concrete Impressions, LLC | Mound Park | \$39,300.00 |
| Culligan Water System | July Services | \$12.56 |
| Allen Jay Winter | Trees | \$4,400.00 |
| Dallas County Treasurer | June Protection | \$18,538.69 |
| Daugherty Construction LLC | DD76 | \$16,500.00 |
| Dc Celebrations Commit | FY23 Donation | \$8,000.00 |
| Delta Dental | Insurance | \$45.62 |
| Delta Dental | Insurance | \$709.18 |
| Digital Stew Services | Repairs | \$321.30 |
| DMC Welding & Repair LLC | Poles for Shades | \$15,085.17 |
| EFTPS | Taxes | \$4,714.72 |
| EFTPS | Taxes | \$7,239.56 |

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| Emergency Medical Products | Supplies | \$49.59 |
| GIS Benefits | Insurance | \$49.92 |
| Justin Meader | Repairs | \$655.00 |
| Heartland Co-Op | June Service | \$1,539.26 |
| HSA Cory, Rochelle | HSA | \$100.00 |
| HSA Riesselman, Cindy | HSA | \$329.00 |
| HSA Schaben, Michele | HSA | \$412.50 |
| HSA Scrivner, April | HSA | \$50.00 |
| HSA Slaughter, Brian | HSA | \$300.00 |
| HSA Tiffany, Joshua | HSA | \$100.00 |
| Iowa Dept Of Natural Resources | Fees | \$209.17 |
| Iowa Dept Of Public Health | Fees | \$35.00 |
| Iowa League Of Cities | FY24 DUES | \$1,418.00 |
| Iowa One Call | May Service | \$88.20 |
| IPERS | IPERS | \$6,072.42 |
| Iron Mountain | June Service | \$93.45 |
| Jerico Services | Dust Control | \$4,141.20 |
| Karen McCleary | June Service | \$675.00 |
| Leaf | Copier | \$165.81 |
| Eddie Leedom | June Services | \$691.48 |
| Linde Gas & Equipment Inc. | June Services | \$42.16 |
| Macumber, Olivia | Reimbursement | \$56.40 |
| Macumber, Olivia | Reimbursement | \$12.31 |
| Menards | Pocket Park Supplies | \$2,245.29 |
| Menards | Memorial Park Supplies | \$399.24 |
| Merrit Company | Supplies | \$391.45 |
| MidAmerican Energy | June Service | \$8,704.85 |
| Minburn Communications | July Services | \$54.99 |
| Municipal Supply Inc | Maintenance | \$292.14 |
| Nationwide Retirement Sol | Insurance | \$225.00 |
| Nationwide Retirement Sol | Insurance | \$225.00 |
| Navarro, James | Pocket Park Muralist | \$3,687.50 |
| Northway Well and Pump | Well #11 Rehab | \$7,900.00 |
| ODP Business Solutions LLC | Supplies | \$217.23 |
| Preferred Pest Control | Pest Control | \$265.00 |
| Quill.Com | Supplies | \$26.99 |
| Region XII COG | Dues | \$1,500.00 |
| Treasurer - State of Iowa | Taxes | \$2,165.98 |
| Treasurer - State of Iowa | Taxes | \$2,425.18 |
| Sam, LLC | Maintenance | \$2,400.00 |
| Sande Construction Supply | Pool Pay Estimate #11 | \$643,387.31 |
| April Scrivner | Mileage | \$58.62 |
| Storey Kenworthy/Matt Parrott | Paper | \$94.48 |
| Strauss Security Solutions | Monitoring | \$110.85 |
| The Wall Street Journal | Renewal | \$170.00 |
| UMB Bank Na | Fees | \$250.00 |
| UHS Premium Billing | Insurance | \$639.24 |

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| UHS Premium Billing | Insurance | \$11,669.69 |
| Veenstra & Kimm | June Services | \$22,594.40 |
| Verizon Wireless | June Services | \$280.07 |
| Treasurer - State of Iowa | Taxes | \$1,226.23 |
| Waste Management | June Services | \$22,913.52 |
| Waters Edge Aquatic Design | Design | \$1,840.00 |
| Wells Fargo | Loungers | \$7,990.06 |
| Accounts Payable Total | | <u>\$901,318.42</u> |

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|----------------------|---------------------|
| General | \$112,818.20 |
| Capital Improvement | \$367.00 |
| Rut | \$5,831.62 |
| T&A(Eb) | \$12,957.44 |
| Burnett Project | \$31,300.00 |
| Debt Service | \$250.00 |
| Cap Improve Pool | \$678,583.84 |
| Water | \$24,572.83 |
| Water Capital Outlay | \$3,840.00 |
| Sewer | \$13,440.99 |
| Storm District | \$856.50 |
| Drainage District 76 | <u>\$16,500.00</u> |
| Total Funds | <u>\$901,318.42</u> |

REVENUES

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|------------------------------|---------------------|
| General Total | \$76,132.81 |
| T&A(FT) Total | \$2,756.26 |
| T&A(SC) Total | \$4,152.36 |
| Capital Improvement Total | \$67,456.04 |
| T&A(SL) Total | \$78.18 |
| RUT Total | \$29,823.05 |
| T&A(EB) Total | \$106,312.46 |
| Local Option Sales Tax Total | \$53,453.59 |
| TIF Total | \$573.87 |
| Trees Total | \$48.55 |
| Burnett Project Total | \$173.15 |
| Debt Service Total | \$40,972.61 |
| Cap Improve Pool Total | \$278,416.20 |
| T&A(B) Total | \$9.86 |
| T&A(Y) Total | \$9.75 |
| Water Total | \$45,630.26 |
| Water Capital Outlay Total | \$136,487.96 |
| Sewer Total | \$39,012.84 |
| Storm District Total | <u>\$5,096.09</u> |
| Total Revenue by Fund | <u>\$886,595.89</u> |