

Mayor Beyer opened a public hearing at 7:01 pm on March 8, 2023, as advertised for the purpose of hearing comments on Ordinance No. 587 - modifying subdivision ordinance provisions on the alternate plan to park land dedication. There were no written comments. Julie Becker and Robert Haxton had several comments on their opposition to Ordinance No. 587. Robert Haxton had several comments on park land dedication. Bob King stated his support of the mayor and council on their decision-making abilities. Mayor Beyer closed the public hearing at 7:09 pm.

Mayor Beyer opened a public hearing at 7:09 pm on March 8, 2023, as advertised for the purpose of hearing comments on Ordinance No. 588 - modifying subdivision ordinance provision on the requirement of broadband communication availability as an improvement in subdivisions. There were no written or oral comments. Mayor Beyer closed the public hearing at 7:10 pm.

Mayor Beyer opened a public hearing at 7:10 pm on March 8, 2023, as advertised for the purpose of hearing comments on proposal to change the zoning classification of real estate owned by Spurgeon Manor, Inc., (and adjacent roadway owned by the City of Dallas Center) from R-1 (Single Family Residential District) to R-3 (Multi-Family Residential District). There were no written comments. Julie Becker stated her support of Spurgeon Manor. Mayor Beyer closed the public hearing at 7: 11 pm.

The Dallas Center City Council met in regular session March 8, 2023 at 7:12 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 Beaudet to approve the agenda. Motion passed 5-0.

### **Public Comments**

Robert Haxton stated his concerns about the water (sewer) rate increase and how this money is used. Julie Becker had comments on tax abatements, park land dedication and park board appointments.

Willrich stated 357 hours of law enforcement service was provided (320 hours are required) which is 11.5% above the agreement. Fire responded to 4 calls and EMS responded to 11 calls. Motion by Coon, 2<sup>nd</sup> by Beaudet to approve consent agenda: [Approve hiring Scott Deaver as a summer public works assistant at \$13.25/hr up to 25 hours/week effective April 1, 2023; Approve hiring Devin Schroeder as a summer public works assistant at \$13.25/hr up to 25 hours/week effective May 1, 2023; Approve appointment of Robert Findlay to the Central Iowa Regional Housing Authority, term will expire 5/2025; Outdoor Community Swimming Pool Construction Project – action to approve Pay Estimate No. 7 – Sande Construction & Supply Co. – \$466,663.08; Approve invoices for payment (review committee Beaudet and Strutt)]. Motion passed 5-0.

### **Red Lion Renewables**

Terry Dvorak informed council that he received an award from the Iowa Economic Development revolving loan fund and is now able to proceed with the solar panel project. The mayor indicated that we will have Ahlers and Cooney review the contract before we move forward with the project.

Motion by Coon, 2<sup>nd</sup> by Beaudet to retain the services of the Ahlers & Cooney law firm for contract negotiation. Motion passed 5-0.

### **Parks and Recreation Board**

Bob King informed council that they are going to be defending our application for the CAT grant on March 30, 2023. He also stated that Dallas Center is one of the 5 finalists in the state for the Healthiest Hometown award. King is now on the Raccoon River Valley Trail Association and hopes to promote Dallas Center on the trail. Rotary will have their centennial on January 3, 2027 and plans are already underway for the celebration. Rotary club will start to meet in the evenings also.

Motion by Coon, 2<sup>nd</sup> by Beaudet to approve proposal by Concrete Impressions for Burnett Complex Trail in the amount of \$39,500. Motion passed 5-0.

### **Planning and Zoning Commission**

Matt Ostanik reported Planning & Zoning Commission recommends changing the zoning of Spurgeon Manor to an R-3. Ostanik also wanted to clarify that he was misquoted in the public comments.

Motion by Willrich, 2<sup>nd</sup> by Coon to approve Ordinance No. 587 - modifying subdivision ordinance provisions on the alternate plan to park land dedication, first reading. Roll call all ayes, motion passed.

Motion by Coon, 2<sup>nd</sup> by Beaudet to waive the 2<sup>nd</sup> and 3<sup>rd</sup> readings of Ordinance No. 587 making the ordinance effective upon publication. Roll call all ayes, motion passed.

Motion by Strutt, 2<sup>nd</sup> by Beaudet to approve Ordinance No. No. 588 – modifying subdivision ordinance provision on the requirement of broadband communication availability as an improvement in subdivisions, first reading. Roll call all ayes, motion passed.

Motion by Willrich, 2<sup>nd</sup> by Strutt to waive the 2<sup>nd</sup> and 3<sup>rd</sup> readings of Ordinance No. 588 making the ordinance effective upon publication. Roll call all ayes, motion passed.

Motion by Coon, 2<sup>nd</sup> by Strutt to approve Ordinance No. 589 – rezoning property owned by Spurgeon Manor, Inc. (and adjacent roadway owned by the City of Dallas Center) from R-1 (Single-Family Residential District) to R-3 (Multi-Family Residential District), first reading. Roll call all ayes, motion passed.

Motion by Coon, 2<sup>nd</sup> by Willrich to waive the 2<sup>nd</sup> and 3<sup>rd</sup> readings of Ordinance No. 589 making the ordinance effective upon publication. Roll call all ayes, motion passed.

### **Public Works**

Assistant Public Works Director Brett Kaszinski reported the following: public works has had to clear roads during a couple snow events; Two water main breaks needed to be repaired; well 11 is moving forward with the generator; building a closet for additional storage space; the ice rink will be taken down in the next week. Kaszinski congratulated Josh Tiffany on obtaining his Commercial Driver's License.

### **Highway 44 Distribution Main Replacement- Phase 1**

City Engineer Bob Veenstra reported that the contractor plans to get started on this project yet this month depending on weather. The project shouldn't take too long, and Engineer Veenstra is hopeful that this project will be completed by the end of June.

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

City Engineer Bob Veenstra reported that Sande Construction has provided an updated schedule and they are currently running 2-3 weeks behind. Engineer Veenstra indicated that the opening of the pool was to be May 21<sup>st</sup> but said it will probably be more like the 2<sup>nd</sup> week of June. Veenstra reviewed the changes being made with Change Order No. 4.

Motion by Willrich, 2<sup>nd</sup> by Coon to approve Change Order No. 4 – Sande Construction & Supply Co. Inc (change recirculation piping support, change material of the pool inlets, and addition of water supply installation for two future slides) – decrease contract amount by \$8,716.00. Motion passed 5-0.

Motion by Coon, 2<sup>nd</sup> by Strutt to approve Resolution 2023-09 — contract with Mosquito Control of Iowa. Roll call all ayes, motion passed.

Motion by Strutt, 2<sup>nd</sup> by Coon to approve Ordinance No. 590 - Increasing the sewer rate charged by the City effective May 16, 2023, first reading. Roll call all ayes, motion passed.

Motion by Strutt, 2<sup>nd</sup> by Coon to approve Resolution 2023-10 - A Resolution Adopting Policy Governing Snowplowing and Ice Control on Public Streets in the City of Dallas Center, Iowa. Roll call all ayes, motion passed.

### **City Administrator**

City Administrator Riesselman provided an update on Senate File 181 signed into law changing the Rollback from 56.49 to 54.65 which resulted in a revenue deduction of approximately \$36,000 for the next fiscal year. Riesselman indicated that we will be able to maintain the levy rate at the lower rate of 11.91 but will need to use more of the employee benefits reserves.

Motion by Coon, 2<sup>nd</sup> by Strutt to set a budget workshop for March 21, 2023 at 6:30 pm in Memorial Hall. Motion passed 5-0.

Motion by Strutt, 2<sup>nd</sup> by Beaudet to set a Public Hearing on Fiscal Year 2023-2024 City Budget for 7 pm on April 11, 2023. Motion passed 5-0.

Annexation Committee has a meeting set to discuss future annexation for the city of Dallas Center.

No other council reports were given.

There was an Arbor Day Proclamation by the Mayor.

The meeting adjourned at 7:39pm.

Shellie Schaben, City Clerk

#### Claims

A King's Throne, LLC	Feb Serv	\$352.50
Access Systems Leasing	Copier	\$366.21
Access Systems	Maintenance	\$44.57
Adel TV & Appliance Co	Maintenance	\$227.65
Agsource Coop Services	Tests	\$1,195.20
Baker & Taylor Co.	Books	\$266.35
Bay Bridge Administrators	Insurance	\$100.42
Brown, Fagen & Rouse	Mar Serv	\$3,000.00
Centurylink	Feb Serv	\$779.09
Colibri System	Supplies	\$286.65
Compass Minerals America	Salt	\$4,367.52
Culligan Water System	Feb Serv	\$52.16
Dallas County Treasurer	Feb Protection	\$18,538.69
Delta Dental	Insurance	\$45.62
Delta Dental	Insurance	\$709.18
Digital Stew Services	Feb Serv	\$240.30
EFTPS	Taxes	\$3,986.82
EFTPS	Taxes	\$3,972.69
Elite Electric & Utility	Repairs	\$1,835.75
Finish Line of Dallas Center	Repairs	\$711.22
Gatehouse- DB Iowa Holdings	Publications	\$405.92
GIS Benefits	Insurance	\$39.88
GIS Benefits	Insurance	\$64.65
Golden West Industrial Supply	Supplies	\$471.64
Hawkeye Truck Equipment	Supplies	\$76.00
Heartland Co-Op	Feb Serv	\$1,200.58
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
IMFOA	Dues	\$100.00
Iowa One Call	Jan Serv	\$21.60
IPERS	IPERS	\$5,837.05
Iron Mountain	Feb Serv	\$90.01
Karen McCleary	Feb Serv	\$675.00
Kempker's True Value	Supplies	\$7.47
Leaf	Copier	\$165.81
Eddie Leedom	Feb Serv	\$470.64
Library Ideas LLC	Books	\$48.95
Linde Gas & Equipment Inc.	Feb Serv	\$42.16
Metropolitan Compounds, Inc	Repairs	\$506.35
MidAmerican Energy	Feb Serv	\$8,245.54
Midwest Breathing Air LLC	Tests	\$198.00
Minburn Communications	Mar Serv	\$54.99
Moss Bros, Inc	Repairs	\$7.58
Municipal Supply Inc	Repairs	\$184.83
Nationwide Retirement Sol	Insurance	\$225.00
Nationwide Retirement Sol	Insurance	\$225.00
ODP Business Solutions LLC	Supplies	\$166.89
Rhinehart Excavating, Inc	Rock	\$1,943.27
Cindy Riesselman	Mileage	\$11.14
Treasurer - State of Iowa	Taxes	\$1,050.14
Treasurer - State of Iowa	Taxes	\$2,129.95
Sande Construction Supply	Pool-Pay Estimate #7	\$466,663.08
Sandry Fire Supply	Supplies	\$1,819.60
April Scrivner	Mileage	\$38.42
Simmering-Cory/Iowa Codification	Publications	\$1,060.00
Slaughter Brian	Training	\$30.00
State Hygienic Laboratory	Tests	\$500.00
Storey Kenworthy/Matt Parrott	Supplies	\$1,326.63
Tiffany, Josh	DOT CDL Testing	\$35.50
UHS Premium Billing	Insurance	\$639.24
UHS Premium Billing	Insurance	\$11,669.69
Veenstra & Kimm	Feb Serv	\$12,545.14
Verizon Wireless	Electronics	\$2,984.87
Treasurer - State of Iowa	Taxes	\$1,165.22
Waste Management	Feb Serv	\$22,160.86
Waters Edge Aquatic Design	Feb Serv	\$1,840.00
Wells Fargo	Repairs	\$2,009.59
Ziegler Inc	Repairs	\$3,046.78
	Accounts Payable Total	<u>\$596,570.75</u>
	General	\$72,628.87
	Capital Improvement	\$120.88
	RUT	\$2,272.47

T&A(EB)	\$13,221.26
CAP Improve Pool	\$480,218.14
Water	\$17,148.73
Sewer	\$10,822.04
Storm District	\$138.36
Total Funds	<u>\$596,570.75</u>

#### Revenues

General Total	\$30,404.30
T&A(FT) Total	\$126.20
T&A(SC) Total	\$8.46
Capital Improvement Total	\$455.57
T&A(SL) Total	\$25.20
RUT Total	\$21,979.84
T&A (EB) Total	\$517.92
Local Option Sales Tax Total	\$53,003.66
TIF Total	\$456.68
Trees Total	\$39.51
Burnett Project Total	\$305.88
Debt Service Total	\$21,898.42
Cap Improve Pool Total	\$4,146.87
Cap Improve-American Rescue Total	\$315.70
T&A(B) Total	\$8.02
T&A(Y) Total	\$7.93
Water Total	\$40,864.80
Sewer Total	\$35,157.75
Storm District Total	\$4,987.29
Drainage District 76 Total	<u>\$0.11</u>
Total Revenue by Fund	\$214,710.11