

Mayor Pro Tempore Kluss opened a public hearing at 7:00 pm on January 10, 2023, as advertised for the purpose of hearing comments on a proposal for the disposition of an interest in certain real estate owned by the City by an easement agreement to MidAmerican Energy Company for the installation of underground electric service and a pad-mounted transformer for providing electrical service to the new community swimming pool. There were no written or oral comments. Mayor Pro Tempore Kluss closed the public hearing at 7:01 pm.

The Dallas Center City Council met in regular session January 10, 2023, at 7:01 pm. Mayor Pro Tempore Kluss called the meeting to order and led the Pledge of Allegiance. Council members present included Amy Strutt, Ryan Coon, Ryan Kluss, Angie Beaudet and Daniel Willrich. Mayor Beyer was absent. Also present were City Administrator Cindy Riesselman, City Attorney Ralph Brown and City Engineer Bob Veenstra.

The agenda was amended to implement the following adjustments: changing the date for Ken Matteson's resignation from January 11, 2023 to January 4, 2023; stating the Sugar Grove Liquor License is pending dram; and accepting ownership updates for the Dollar General Liquor License. Motion by Coon, 2<sup>nd</sup> by Willrich to approve the amended agenda. Motion passed 5-0.

### **Public Comments**

Bob Haxton voiced concerns about taxes and levy rates.

Julie Becker voiced multiple concerns.

Robert Dirks addressed the council regarding paving Fair View Drive.

Dawn Carlson informed the council on a non-profit therapeutic center that is available in our community. This therapeutic center serves children and adults with special needs.

Willrich stated 488 hours of law enforcement service was provided (320 hours are required) which is 40% above the agreement. Motion by Coon, 2<sup>nd</sup> by Beaudet to approve consent agenda: [Approve minutes of December 13 regular meeting and January 3<sup>rd</sup> special meeting; December Treasurer's Report, Balance Sheet, and Budget Report; December Law Enforcement, Fire/Rescue, Compliance and Water Reports; Outdoor Community Swimming Pool Construction Project – action to approve Pay Estimate No. 5 – Sande Construction & Supply Co. - \$418,000.00; Accept the resignation of Ken Matteson from the Parks & Recreation Board effective January 4, 2023; Approve Dollar General liquor license (Class B Retail Alcohol) and ownership changes; Approve Sugar Grove Goods liquor license (Special Class C Retail Alcohol License (BW), pending dram insurance; Approve invoices for payment (review committee Willrich and Strutt)] Motion passed 5-0.

Motion by Coon, 2<sup>nd</sup> by Willrich to appoint Amanda Davison as a member of the Planning and Zoning Commission to fill the vacancy of Laurie Hart, term expires October 1, 2027. Motion passed 5-0.

### **Red Lion Renewables**

Terry Dvorak with Red Lion Renewables was present to answer questions regarding the USDA grant process and the Letter of Intent.

Motion by Coon, 2<sup>nd</sup> by Beaudet to approve Resolution 2023-4, approving Letter of Intent and authorizing its execution by Mayor. Roll call all ayes, motion passed.

### **Parks and Recreation Board**

Bob King provided an update on the progress of the submission of the CAT grant. King showed a diagram of what pool improvements could be made with the awarding of the CAT grant. The Council commended King on his successful holiday fundraiser.

Motion by Strutt, 2<sup>nd</sup> by Beaudet to approve Resolution 2023-7 – committing the City to the funding for the new Dallas Center Outdoor Community Swimming Pool Construction Project and authorizing the submittal of an Enhance Iowa-Community Attraction and Tourism (CAT) Grant Application. Roll call all ayes, motion passed.

Motion by Coon, 2<sup>nd</sup> by Willrich to authorize the Parks & Recreation Board to apply for the Dallas County Foundation Grant. Motion passed 5-0.

### **Public Works**

Public Works Director Brian Slaughter reported the following accomplishments: The City is right on target to complete Fair View Drive as originally planned, snow and sand put down during cold days as it was too cold to put down salt; 6 loads of gravel was applied to muddy area by the sewer dunes; water main breaks were taken care of on 9<sup>th</sup> Street and the 700<sup>th</sup> block of Vine; sewer lining continues; worked with IDOT to repair manhole covers on the Highway 44, Christmas lights have been taken down; and various truck repairs were made. Slaughter spoke with Stivers regarding the new truck that has been ordered. Stivers indicated it may be 9 months before the truck is available. Also, the generator that has been ordered for well 11 has not arrived.

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

City Engineer Bob Veenstra reported that the project is running about 2 weeks behind schedule. Work on the buildings is expected to start next week. Veenstra indicated that timing is important in getting piping installed for slides. We will want to wait to see what grant money is awarded before deciding on water services for slides.

Motion by Willrich, 2<sup>nd</sup> by Beaudet approving Resolution 2023-5 – granting of a perpetual and permanent easement to MidAmerican Energy Company for the construction of underground electric service and a pad-mounted transformer for providing electrical service to the new Dallas Center Outdoor Community Swimming Pool. Roll call all ayes, motion passed.

### **City Engineer – other matters**

City Engineer Bob Veenstra stated that Charles Goodall with Skyview Estates called and indicated that they are still planning to move forward with their development in the next few years. Goodall inquired if the City is interested in putting in a regional lift station farther to the east that would serve larger areas or should the developer put it in and work it out through a TIF agreement. The decision regarding the lift station will need to be considered in the next few months.

Motion by Coon, 2<sup>nd</sup> by Willrich to approve Resolution 2023-1 – authorizing the transfer of funds once assessment payments levied in Drainage District No. 76 are received by the City. Roll call all ayes, motion passed.

### **City Administrator Reports**

City Administrator Riesselman reviewed the preliminary report on Fiscal Year 2023-2024 City Budget.

Motion by Strutt, 2<sup>nd</sup> by Willrich approving Resolution 2023-3 – allocating 75% of the Fiscal Year 2023-2024 Local Option State Sales Tax Receipts. Roll call all ayes, motion passed.

Motion by Coon, 2<sup>nd</sup> by Beaudet to set a Public Hearing on FY 2023-2024 City Budget maximum property tax dollars to certify for levy at 7:00 pm on February 14, 2023. Motion passed 5-0.

Motion by Strutt, 2<sup>nd</sup> by Coon approving Resolution 2023-2 - amending Resolution 2022-4 (Revised) to provide that the allocation of Fiscal Year 2022-2023 Local Option State Sales Tax revenue will be consistent with Resolution 2022-72 which approved the Financial Plan for the Outdoor Community Swimming Pool Construction Project. Roll call all ayes, motion passed.

Motion by Coon, 2<sup>nd</sup> by Beaudet to approve Resolution 2023-6 – the Dallas County Hazard Mitigation Plan Update – 2023. Roll call all ayes, motion passed.

Motion by Coon, 2<sup>nd</sup> by Beaudet to approve Ordinance No. 585 – increasing the fees for the commercial solid waste removal rate to a minimum of \$25.25 each month effective March 16, 2023, first reading. Roll call all ayes, motion passed.

Motion by Coon, 2<sup>nd</sup> by Willrich to waive 2<sup>nd</sup> and 3<sup>rd</sup> readings, making the ordinance effective March 16, 2023. Roll call all ayes, motion passed.

Motion by Beaudet, 2<sup>nd</sup> by Coon to approve Ordinance No. 586 amending Section 92.02 of the Code of Ordinances to provide for a bulk user charge for construction water (which provision was omitted with the adoption of Ordinance No. 583), first reading. Roll call all ayes, motion passed.

Motion by Coon, 2<sup>nd</sup> by Willrich to waive 2<sup>nd</sup> and 3<sup>rd</sup> readings of Ordinance No. 586 making the ordinance effective upon publication. Motion passed 5-0.

No annexation report at this time.

Daniel Willrich mentioned another equestrian facility in our area called Godspeed Equine. They also work with special needs kids.

Motion by Willrich, 2<sup>nd</sup> by Coon 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). Roll call all ayes, motion passed.

Motion by Willrich, 2<sup>nd</sup> by Coon to rise from closed session. Motion passed 5-0.

Motion by Coon, 2<sup>nd</sup> by Beaudet to direct the City Attorney to implement the direction of the city council that was determined in closed session. Motion passed 5-0.

The meeting adjourned at 8:24 pm.

Shellie Schaben, City Clerk

#### Claims

A King's Throne, LLC	Dec Serv	\$352.50
Access Systems Leasing	Copier	\$366.21
Access Systems	Maint Cont	\$44.57
Adel Auto Parts	Supplies	\$97.96
Agsource Co-op Services	Sewer Tests	\$1,462.50
Arnold Auto Supply	Supplies	\$30.18
ASCAP	Annual Fee	\$420.00
Baker & Taylor Co.	Supplies	\$329.42
Baldon Hardware	Supplies	\$7.58
Bay Bridge Administrators	Insurance	\$100.42
Blackstrap, Inc.	Supplies	\$1,807.55
Center Point Large Print	Supplies	\$560.88
Centurylink	Dec Serv	\$770.30
CFI	Repairs	\$465.00
CJ Cooper & Associates	Pre-Employment	\$85.00
Occupational Health Centers	Pre-Employment	\$55.00
Cover's Construction	Repairs	\$7,765.00
Culligan Water System	Jan Serv	\$44.66
Allen Jay Winter	Jan Serv	\$1,400.00
Dallas County Treasurer	Dec Protection	\$18,538.69
Dallas County Treasurer	Supplies	\$832.36
Scott Deaver	Supplies	\$103.18
Delta Dental	Insurance	\$38.20
Delta Dental	Insurance	\$562.00
Digital Stew Services	MS365	\$409.05
EFTPS	Taxes	\$3,529.02
GIS Benefits	Insurance	\$39.88
GIS Benefits	Insurance	\$29.12
Golden West Industrial Supply	Supplies	\$497.16

Hawbaker, Brandon & Cheyenne	Hwy 44 Easement	\$200.00
Heartland Co-Op	Dec Serv	\$1,781.33
IPERS	IPERS	\$5,151.70
Iron Mountain	Dec Serv	\$92.21
Karen McCleary	Dec Serv	\$675.00
Kempker's True Value	Supplies	\$22.90
Leaf	Copier	\$159.72
Eddie Leedom	Dec Compliance	\$633.82
Linde Gas & Equipment Inc.	Dec Serv	\$41.44
Merrit Company	Supplies	\$77.78
Micromarking LLC	Supplies	\$40.00
MidAmerican Energy	Dec Serv	\$7,154.85
Midamerican Energy	Dec Serv	\$1,305.72
Midwest Breathing Air LLC	Testing	\$191.40
Minburn Communications	Jan Serv	\$54.99
Moss Bros, Inc	Repairs	\$1,159.87
Municipal Emergency Services	Supplies	\$160.42
Nationwide Retirement	Benefits	\$225.00
O'Halloran International, Inc.	Supplies	\$173.63
ODP Business Solutions LLC	Supplies	\$61.07
Omnisite	Dec Serv	\$290.00
Rhinehart Excavating, Inc	Supplies	\$1,454.86
Treasurer - State of Iowa	Taxes	\$1,014.99
Treasurer - State of Iowa	Taxes	\$2,038.03
Sande Construction Supply	Pool-Pay Estimate #5	\$418,000.00
Storey Kenworthy/Matt Parrott	Supplies	\$94.48
Strauss Security Solutions	2023 1st Qtr Alarm Monitoring	\$110.85
Uline	Supplies	\$1,290.28
UMB Bank Na	Bond Fees	\$250.00
UHS Premium Billing	Insurance	\$517.94
UHS Premium Billing	Insurance	\$10,094.75
Unplugged Wireless	Supplies	\$440.00
Veenstra & Kimm	Dec Serv	\$10,610.39
Verizon Wireless	Dec Serv	\$280.07
Treasurer - State of Iowa	Taxes	\$1,139.00
Waste Management	Dec Serv	\$15,367.58
Wells Fargo	Supplies	\$1,247.45
Westrum Leak Detection	Wtr Leak Detection	\$605.00
Buse & Vrieze LLC	Dec Serv	\$20,580.00
Ziegler Inc	Repairs	\$2,076.28
Accounts Payable Total		\$547,608.19
General		\$80,554.53
Capital Improvement		\$2,214.50
Rut		\$7,064.14

T&A(Eb)	\$12,495.60
Debt Service	\$250.00
Cap Improve Pool	\$425,392.01
Water	\$9,426.11
Water Capital Outlay	\$661.88
Sewer	\$8,841.88
Storm District	\$707.54
Total Funds	\$547,608.19

#### Revenues

General Total	\$844,352.77
T&A(Ft) Total	\$42,432.39
T&A(Sc) Total	\$25.22
Capital Improvement Total	\$82,392.67
T&A(SL) Total	\$1,215.25
Rut Total	\$134,976.37
T&A(Eb) Total	\$87,637.54
Local Option Sales Tax Total	\$326,462.28
Tif Total	\$118,013.35
Trees Total	\$18,114.27
Burnett Project Total	\$1,483.76
T&A (Burnett Cap Improve) Total	\$62.64
Debt Service Total	\$195,753.32
Cap Improve Pool Total	\$4,173,649.96
Cap Imprv-American Rescue Total	\$134,228.86
T&A(B) Total	\$77.67
T&A(Y) Total	\$68.47
Water Total	\$265,753.75
Sewer Total	\$255,813.74
Storm District Total	\$29,293.53
Drainage District 76 Total	\$192.59
Total Revenue By Fund	\$6,712,000.40