

The Dallas Center City Council met in regular session on Tuesday, February 13, 2024, at 7:00 pm. Mayor Beyer called the meeting to order and led the Pledge of Allegiance. Council members present included Bret Van De Pol, Amy Strutt, Daniel Willrich and Angie Beaudet. Also, present were City Attorney Ralph Brown, and City Engineer Bob Veenstra. City Administrator Cindy Riesselman was present via Zoom. Beth Wright was absent.

Agenda was amended to correct the spelling of McKenna Dirks name. Motion by Willrich, 2<sup>nd</sup> by Strutt to approve the amended agenda. Motion passed 4-0.

### **Public Comments**

Julie Becker stated her opposition to eminent domain and tax abatement.

Bob King advised that Rotary will be taking over the Easter Egg Hunt and moving it to Mound Park. The Betterment will be having a social event on Thursday, February 22, 2024, at Five Points in Dallas Center.

Willrich stated 508 hours of law enforcement service were provided (320 hours are required) which is 58% above the agreement. He also stated Fire and EMT responded to 26 calls last month. Motion by Strutt, 2<sup>nd</sup> by Beaudet to approve consent agenda: [Approve minutes of January 9<sup>th</sup> regular meeting; January Treasurer's Report, Balance Sheet, and Budget Report; January Law Enforcement, Fire/Rescue, Compliance and Water Reports; Action to approve \$1.00/hr pay increase for Cristian Nolte effective upon acquiring his CDL endorsement effective January 16, 2024; Approve hiring McKenna Dirks at \$18.25/hour as the Summer Pool Manager for the 2024 season; Approve Casey's General Store liquor license (Class E Retail Alcohol) pending dramshop review; Approve application for the Community Forestry Grant for trees at the library and pool; Approve invoices for payment (review committee Van De Pol and Beaudet)]. Motion passed 4-0

### **Jordan M. Krueger (K&E Distributing)**

Jordan Krueger requested to construct a building addition across the alley between buildings owned by K&E in the north half of the block between 14<sup>th</sup> and 15<sup>th</sup> Streets with the vacation and sale of the alley subject to certain terms and conditions. City Engineer Bob Veenstra explained possible options to the council. The existing sanitary sewer can be protected by replacing and encasing the pipe avoid damage due to compression.

Motion by Willrich, 2<sup>nd</sup> by Beaudet to direct the City Attorney to draft an agreement between the City and Mr. Krueger incorporating certain terms and conditions. Motion passed 4-0

Motion by Willrich, 2<sup>nd</sup> by Beaudet to refer the matter of the vacation of the alley to the Planning and Zoning Commission for review and report to the Council. Motion passed 4-0.

Motion by Willrich, 2<sup>nd</sup> by Beaudet to direct the City Attorney to present a resolution at a future Council meeting proposing the sale of the alley (following vacation and subject to a retained sewer easement). Motion passed 4-0.

City Attorney Brown asked the council to contemplate what type of compensation may be warranted for future consideration.

### **Mark Jorgensen**

Mark Jorgensen approached the council requesting that he be granted permission to connect to Xenia Rural Water even though he is in the City's water district. City Engineer Veenstra mentioned that this has been done several times in the past for other properties in this area.

Motion by Willrich, 2<sup>nd</sup> by Strutt to direct the city attorney to prepare for the March meeting a resolution and agreement with Xenia authorizing Xenia to serve the property.

Motion by Willrich, 2<sup>nd</sup> by Van De Pol directing the city attorney to prepare an agreement authorizing connection of this property to the West Area Sanitary Sewer.

### **Parks and Recreation Board**

Bob King explained the purpose of the new message boards that have been installed. Motion by Strutt, 2<sup>nd</sup> by Beaudet to rescind permission for businesses to place signs along the trail. The recommendation is that signage be placed on the new message board rather than near the trail. Motion passed 4-0.

Motion by Strutt, 2<sup>nd</sup> by Beaudet directing the city attorney to prepare a contract between the businesses on Walnut Street and the Betterment Foundation requesting that businesses use the message board and help maintain it. Motion passed 4-0.

### **Planning and Zoning Commission**

Matt Ostanik reported that P&Z has reviewed the removal of the new Casey's store entrance from the highway. P&Z voiced their concerns regarding the congestion that may be caused on Fair View Drive and the Fair View Drive intersection. However, it was presented that Casey's may not proceed with building in Dallas Center if the removal of the highway entrance was removed.

Motion by Strutt, 2<sup>nd</sup> by Beaudet, to amend Resolution No. 2024-15 by adding a provision that the City reserves the right to review the Site Plan approval in the event traffic congestion at the Casey's General Store on Fair View Drive becomes an issue. Roll Call Vote, Ayes - Strutt, Beaudet, Van De Pol, Willrich Abstained.

Motion by Strutt, 2<sup>nd</sup> by Van De Pol to approve Resolution No. 2024-15, as amended, approving the revised Site Plan for Casey's General Store which removes the entrance from the highway, with the only entrance off Fair View Drive. Roll Call Vote, Ayes - Strutt, Beaudet, Van De Pol, Willrich Abstained.

### **Public Works**

Public Works Director Brett Kaszinski reported that the team worked together to dig out the streets of Dallas Center during the January blizzard. The team is also attending training and obtaining their necessary certifications.

Motion by Willrich, 2<sup>nd</sup> by Van De Pol to approve the purchase of a pickup truck with plow attachment. Motion passed 4-0

### **East Area Sanitary Sewer Improvements Project**

Motion by Willrich, 2<sup>nd</sup> by Strutt on Resolution No. 2024-16 - Authorizing Petition for Judicial Review of Eminent Domain Authority. Roll Call Vote, All Ayes

### **Cross Country Estates and Country Living Estates Street Improvements Project**

Motion by Willrich, 2<sup>nd</sup> by Beaudet to approve Engagement Letter with Ahlers & Cooney, P.C. for 2024 public improvement contract proceedings.

Motion by Willrich, 2<sup>nd</sup> by Beaudet on Resolution No. 2024-13 – Ordering construction of the Cross Country Estates and Country Living Estates Street Improvements-2024, and fixing a date for hearing thereon (7 p.m. on March 12, 2024) and taking of bids therefor. Roll Call Vote, All Ayes

### **Not to Exceed \$2,500,000 General Obligation Capital Loan Notes (Cross Development Street Project)**

Engineer Veenstra outlined the estimated cost of the project and is optimistic that this cost will be under the previously estimated amount.

Motion by Willrich, 2<sup>nd</sup> by Van De Pol on Resolution 2024-14 – Authorizing the issuance of \$2,500,000 General Obligation Capital Loan Notes, Series 2024, and Levying a Tax for the Payment Thereof. Roll Call Vote, All Ayes

### **Well Field Exploration Program**

Engineer Veenstra explained the process of well field exploration.

### **Skye View Estates**

Engineer Veenstra has received a construction plan for Plat 1 of Skye View Estates.

Motion by Willrich, 2<sup>nd</sup> by Strutt on Ordinance No. 600, amending Section 106.08 of the Code of Ordinances increasing the fees for the collection and disposal of solid waste for residential and commercial premises, first reading. Roll Call Vote, All Ayes

## City Administrator

Motion by Willrich, 2<sup>nd</sup> by Van De Pol on Resolution 2024-17 – increasing the amount of the reimbursement for residential sidewalk installation or replacement (including the handicap accessible portion). Roll Call Vote, All Ayes

Motion by Strutt, 2<sup>nd</sup> by Beaudet on Resolution 2024-18 – granting authorization to certain City officers and employees for banking activity at Raccoon Valley Bank. Roll Call Vote, All Ayes

Motion by Willrich, 2<sup>nd</sup> by Beaudet to approve tax abatement applications – 9 applications – 608 Oak Court, 509 Sycamore Street, 1507 Fair View Drive, 511 Sycamore Street, 609 Birch Street, 702 Oak Court, 8 Ridgecrest Lane, 700 Oak Court, and 702 Birch Street. Motion passed 4-0

Meeting adjourned at 8:13 pm

Shellie Schaben, City Clerk

## CLAIMS

A King's Throne, LLC	Jan Serv	\$780.00
Access Systems Leasing	Lease	\$378.15
Access Systems	Feb Serv	\$48.53
Acco	Supplies	\$550.00
Adel Tv & Appliance Co	Repairs	\$668.95
Aetna Behavioral Health, LLC	1st Qtr EAP	\$26.28
Agsource Coop Services	Testing	\$1,780.05
Ahlers & Cooney, Pc	Fees	\$204.00
Baker & Taylor Co.	Books	\$261.35
Bay Bridge Administrators	Insurance	\$72.67
Blackstrap, Inc.	Salt	\$3,880.08
Brown, Fagen & Rouse	Feb Fee	\$3,000.00
Centurylink	Jan Serv	\$662.56
Cities Digital, Inc.	Laserfiche	\$8,350.00
Commercial Appraisers of Iowa	Appraisal	\$3,500.00
Crossroads Ag, LLC	Ice Melt	\$75.00
Culligan Water System	Jan Serv	\$38.36
Allen Jay Winter	Tree Removal	\$7,200.00
Dallas County Treasurer	Jan Prot	\$18,924.51
Delta Dental	Insurance	\$34.28
Delta Dental	Insurance	\$1,166.04
Digital Stew Services	Computer	\$1,608.05
EFTPS	Taxes	\$75.94
EFTPS	Taxes	\$4,137.50
EFTPS	Taxes	\$3,905.23
Elite Electric & Utility	Electricity	\$5,241.69
Fire Service Training Bureau	Training	\$50.00
Galls, LLC	Uniforms	\$787.16
Gannett Media Corp	Publications	\$841.80
Gannett Media Corp	Publications	\$402.60
Grainger	Supplies	\$323.87
Heartland Co-Op	Jan Serv	\$4,597.58
HSA Cory, Rochelle	HSA	\$100.00

HSA Nolte, Cristian	HSA	\$50.00
HSA Riesselman, Cindy	HSA	\$375.00
HSA Schaben, Michele	HSA	\$458.00
Iowa One Call	Nov-Dec Serv	\$11.70
IPERS	IPERS	\$5,803.31
Iron Mountain	Jan Serv	\$105.65
Karen McCleary	Jan Serv	\$675.00
Leaf	Lease	\$331.62
Eddie Leedom	Compliance	\$826.21
Linde Gas & Equipment Inc.	Jan Serv	\$43.46
Marshall McCalley	Renewal	\$100.00
Menards	Supplies	\$195.58
Micromarking LLC	Books	\$59.99
Midamerican Energy	Feb Serv	\$7,788.69
Minburn Communications	Feb Serv	\$54.99
Miracle Recreation Equip	Swing	\$2,474.38
Moss Bros, Inc	Supplies	\$89.72
Municipal Supply Inc	Water Meters	\$4,135.00
Napa Auto Parts	Supplies	\$459.51
Nationwide Retirement Sol	Deferred Comp	\$125.00
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ODP Business Solutions LLC	Supplies	\$54.79
Quill.Com	Supplies	\$62.21
Red Lion Renewables, LLC	Jan Serv	\$590.02
Rhinehart Excavating, Inc	Hauling	\$3,500.00
Rhiner's Plumbing Co. Inc	Refund	\$1,000.00
Cindy Riesselman	Mileage	\$38.86
Treasurer - State of Iowa	Taxes	\$1,083.51
Treasurer - State of Iowa	Taxes	\$2,231.35
Sam, LLC	Updates	\$2,729.50
Sandry Fire Supply	Supplies	\$937.10
Schaben, Shellie	Mileage	\$91.12
April Scrivner	Mileage	\$37.92
Security Equipment Inc	1st Qtr Monitoring	\$115.29
Storey Kenworthy/Matt Parrott	Supplies	\$92.98
Trionfo Solutions LLC	Insurance	\$32.58
USA Blue Book	Supplies	\$681.42
Veenstra & Kimm	Jan Serv	\$50,360.56
Verizon Wireless	Jan Serv	\$280.07
Treasurer - State Of Iowa	Taxes	\$1,372.44
Waste Management	Jan Serv	\$22,687.25
Wellmark Blue Cross Blue Shiel	Insurance	\$7,189.83
Wells Fargo	Misc Charges	\$2,414.79
Accounts Payable Total		<u>\$195,543.63</u>
	General	\$89,814.61
	T&A (SC)	\$1,000.00

Capital Improvement	\$81.62
RUT	\$11,218.76
T&A (EB)	\$10,496.61
Cap Improve Cross Streets	\$46,595.94
Water	\$17,084.41
Sewer	\$11,207.10
Sewer Cap Outlay-Lift St	\$7,003.00
Storm District	\$1,041.58
Total Funds	<u>\$195,543.63</u>

## **REVENUES**

General Total	\$34,294.60
T&A (FT) Total	\$172.33
T&A (SC) Total	\$12.68
Capital Improvement Total	\$594.88
T&A (SL) Total	\$36.74
Rut Total	\$22,283.33
T&A (EB) Total	\$609.93
Emergency Levy Fund Total	\$167.74
Local Option Sales Tax Total	\$44,880.19
TIF Total	\$1,108.80
Trees Total	\$50.88
Burnett Project Total	\$54.71
Debt Service Total	\$22,574.68
Cap Improve Pool Total	\$228.24
T&A(B) Total	\$11.82
T&A(Y) Total	\$7.38
Water Total	\$42,930.95
Sewer Total	\$36,830.77
Storm District Total	\$5,364.31
Drainage District 76 Total	\$52.05
Total Revenue By Fund	<u>\$212,267.01</u>