

Mayor Kidd opened a public hearing at 7:00 pm on November 12, 2019 as advertised for the purpose of hearing comments on proposed amendment to Chapter 170 of the Code of Ordinances (Subdivision Provisions) to require sub-dividers to construct shadow conduit to facilitate broadband communication and to add other requirements on stormwater detention, drainage areas design, and as-constructed plan drawings. The city did not receive any written comments. The Mayor asked for oral comments, there being none, he declared the hearing closed at 7:01 pm.

Mayor Kidd opened a public hearing at 7:01 pm on November 12, 2019 as advertised for the purpose of hearing comments on proposal to dispose of a certain portion of right-of-way in the Raccoon River Valley Trail by an Easement Agreement to Qwest Corporation d/b/a Century Link QC for communications purposes. He asked for written comments, there were none. The Mayor asked for oral comments, Julie Becker asked several questions. Kidd declared the hearing closed at 7:04 pm.

The Dallas Center City Council met in regular session November 12, 2019 at 7:04 pm. Mayor Kidd called the meeting to order and led the pledge of allegiance. Council members present included David Bagby, Ryan Coon, Curtis Pion and Danny Beyer. Ryan Kluss was present via telephone.

Motion by Pion, 2nd by Beyer to approve agenda. Motion passed 5-0.

Motion by Pion, 2nd by Coon to approve consent agenda [approve minutes of October 8th regular meeting and October 29th and October 31st special meetings; October Treasurer's Report; October Law Enforcement, Fire/Rescue, Compliance and Water Reports; approve Mayor's reappointment of Susan Collins to the Parks and Recreation Board (term expires December 31, 2022); approve Mayor's reappointment of Mark Mernone to the Parks and Recreation Board (term expires December 31, 2022); action to approve applying for the MidAmerican Energy Trees Please grant; approve invoices for payment (review committee Coon and Beyer)]. Motion passed 5-0.

Motion by Pion, 2nd by Beyer to approve Council's appointment of Kristi Northway to fill Sylvia Miller's vacancy on the Plan and Zoning Board, term expires October 1, 2021. Motion passed 5-0.

Public Communications and Concerns-Bob Haxton gave comments on the appeal board and minutes. Gary Park discussed 230th Street. Julie Becker gave comments on the appeal board, resolution 2019-53 and minutes.

Bob King with Healthy Hometown/SAILDC stated that they won't be able to do a congregate meal program at this time.

Kluss dropped off the call momentarily at 7:13 pm.

Motion by Beyer, 2nd by Bagby to approve a three-year extension on the sidewalk completion agreement in The Neighborhood (current completion date is November 1). Ayes-Beyer, Kluss, Bagby and Coon. Pion abstained. Motion passed 4-0.

Brian Slaughter reported on public works activities –prepared the snow equipment and cleared snow. He also reported that the new plow truck was received and has been sent back due to an issue with the wing. They have also been working on restroom closings, Burnett Complex dugouts, building a sign trailer, found and repaired several water leaks including one major leak at the Neighborhood, stabilized a bad area on 230th and made some improvements on Fair View Drive.

Wastewater Treatment Facility Improvements

Veenstra reported that the council and the city's financial advisor had discussed several finance options and a possible project extension. Kluss and Veenstra have been in contact with the DNR regarding an extension and were told that the city is eligible for a six-month extension. Anything beyond a six-month extension would require us to show we are a disadvantaged community. Council discussed whether an extension would benefit the city. Veenstra has researched the Disadvantaged Community Program and the city does not qualify. Veenstra also reached out to several contractors regarding a possible rebid and found very little interest.

Motion by Pion, 2nd by Coon to approve Resolution 2019-49 – making award of construction contract in the amount of \$4,092,180.00 which incorporates the deduct change order of \$203,820.00. Roll call ayes-Coon, Bagby, Kluss and Pion. Nay-Beyer. Motion passed 4-1.

Motion by Coon, 2nd by Pion to defer action on Resolution 2019-50 – approving construction contract and bond [subject to approval of the City Attorney] until December. Roll call all ayes, motion passed.

Amendment No. 6 to the Urban Renewal Plan (adding Wastewater Treatment Facility and Swimming Pool)

Veenstra gave an overview of the urban renewal area on Amendment No. 6. Under Iowa law when we add area or a project, we have to amend the plan. This is not a commitment for any project, just an option for funding. He also reviewed the process of amending the plan.

Motion by Beyer, 2nd by Pion to approve Resolution 2019-53 – setting dates of a consultation (November 25) and a public hearing at 7 p.m. on December 10, 2019 on proposed Amendment No. 6 to the Dallas Center Urban Renewal Plan in the City of Dallas Center, Iowa. Roll call all ayes, motion passed.

Water Treatment Plant Backwash Improvements Project

Veenstra reported that the project is complete.

Motion by Bagby, 2nd by Beyer to approve Partial Payment Estimate No. 5 (Final) – Thorpe Water Development - \$9,407.37. Motion passed 5-0.

Motion by Beyer, 2nd by Coon to approve Resolution 2019-54 – accepting the Water Treatment Plant Backwash Improvements Project. Roll call all ayes, Motion passed 5-0.

Motion by Beyer, 2nd by Coon authorizing the Mayor to sign the Certificate of Completion. Motion passed 5-0.

Motion by Bagby, 2nd by Pion authorizing the clerk to pay the retainage in 31 days (\$8,064.50). Motion passed 5-0.

2019 Street Improvements Project (asphalt overlay)

Veenstra reported that the project is complete.

Motion by Pion, 2nd by Beyer to approve Partial Payment Estimate No. 2 (Final) – Des Moines Asphalt - \$1,900.00. Motion passed 5-0.

Motion by Pion, 2nd by Beyer to approve Resolution 2019-63 – accepting the 2019 Street Improvements Project. Roll call all ayes, motion passed.

Motion by Pion, 2nd by Beyer authorizing the Mayor to sign the Certificate of Completion. Motion passed 5-0.

Motion by Beyer, 2nd by Bagby authorizing the clerk to pay the retainage in 31 days (\$14,221.75). Motion passed 5-0.

Fair View Drive Sanitary Sewer Extension Project

Veenstra reported the project is slowing progressing.

Motion by Beyer, 2nd by Coon to approve Partial Payment Estimate No. 3 – Thorpe Water Development – \$44,071.21. Motion passed 5-0.

First Presbyterian Church Water Main

Veenstra reported that the water main is in, surface work still needs to be completed, and we have not received a pay estimate.

Hatton Avenue Storm Sewer Extension Project

Veenstra reported the date for rebid has been set on December 4th and the hearing will be on December 10th.

Motion by Pion, 2nd by Beyer to approve Resolution 2019-55 – ordering construction of the Hatton Avenue Storm Sewer Extension Project, and fixing a date for hearing thereon [7 p.m. on December 10, 2019] and taking of bids therefor [December 4, 2019]. Roll call all ayes, motion passed.

Well 11 Project

Veenstra reported we are looking at a December/January cycle, they are finishing up the design and Attorney Brown is working with abutting property owners to gain legal control within 200 ft radius of well.

No report on Southwest Stormwater Project-seeding, planting, and finishing as Progressive is nonresponsive.

Motion by Beyer, 2nd by Coon to approve Ordinance 538 – establishing a 3-member appeal board for property maintenance violations, second reading. Roll call all ayes, motion passed.

Motion by Kluss, 2nd by Pion to waive the third reading of Ordinance 538 – establishing a 3-member appeal board for property maintenance violations, making it effective upon publication. Roll call all ayes, motion passed.

Motion by Beyer, 2nd by Pion to approve Ordinance No. 539 – amending Chapter 170 of the Code of Ordinances to add certain stormwater detention, drainage areas design, and as-constructed plan drawings requirements with respect to subdivision plats and to require construction of shadow conduit in subdivisions to facilitate broadband communication, first reading. Roll call all ayes, motion passed.

Motion by Pion, 2nd by Coon to approve Resolution 2019-56 – disposing of an interest in a certain portion of right-of-way in the Raccoon River Valley Trail by an Easement Agreement to Qwest Corporation d/b/a Century Link QC for communications purposes. Roll call all ayes, motion passed.

Motion by Beyer, 2nd by Bagby to receive and review Auditor of State's Report on Applying Agreed-Upon Procedures for the period July 1, 2018, through June 30, 2019. Motion passed 5-0.

Motion by Pion, 2nd by Beyer to approve Resolution 2019-57 – approving Annual Financial Report for Fiscal Year 2018-2019. Roll call all ayes, motion passed.

Motion by Coon, 2nd by Bagby to approve Resolution 2019-58 – approving the form of the amended Section 125 Cafeteria Plan (last approved by Resolution 2018-45). Roll call all ayes, motion passed.

Annual TIF Report

Council reviewed the annual report.

Motion by Beyer, 2nd by Pion to approve Resolution 2019-59 – incurring TIF indebtedness. Roll call all ayes, motion passed.

Motion by Beyer, 2nd by Bagby to approve Resolution 2019-60 – authorizing reimbursement of TIF expenses from the TIF Fund to the General Fund and Sewer Fund. Roll call all ayes, motion passed.

Motion by Pion, 2nd by Coon to establish TIF revenue request for FY 2020-2021. Motion passed 5-0.

Motion by Beyer, 2nd by Pion to approve Resolution 2019-61 – approving 2019 annual report to the State of Iowa. Roll call all ayes, motion passed.

Motion by Coon, 2nd by Bagby to approve Resolution 2019-62 – approving FY20 budgeted fund transfers. Roll call all ayes, motion passed.

Council had discussion on correspondence from residents in Country Living Estates requesting a special property tax levy. Motion by Bagby, 2nd by Pion directing the mayor to send a response from the City. Motion passed 5-0.

Beyer and Pion will meet with the school, city staff and parks and recreation board to discuss the 28E Agreement with Dallas Center-Grimes Community School District and entering into an updated agreement.

Motion by Coon, 2nd by Pion to authorize Clerk to issue payment for purchase price in the amount of \$92,376.00 to Brown, Fagen & Rouse Trust Account for the land purchase from the Raymond W. Burkett Irrevocable Trust. Motion passed 5-0.

Motion by Pion, 2nd by Kluss to approve UnitedHealthCare HSA BSCZ Gold insurance plan for 2020 with all employee contributions remaining the same. The City will contribute \$5,000/family and \$2,500/single into each employee's HSA account; and approving Delta Dental Premier Plan B Plus with the City paying the same percentage as health coverage. Motion passed 5-0.

Council directed attorney Brown to draft an ordinance increasing water rates 4% effective February 16, 2020 and also having a 3% inflationary increase annually. Motion passed 5-0.

Beyer reported on meetings he's attended regarding fiber optics. Beyer and Coon will head the formation of an internet/fiber committee.

Motion by Pion, 2nd by Beyer to approve disposing of broken paper folder and HP LaserJet printer. Motion passed 5-0.

Council reports-no update on Walnut Street music, Pion stated he and Mayor Kidd had met with Sheriff Leonard and discussed cameras on city property.

Mayor's report-reminder of budget strategy session-Wednesday, December 4 at 6:30 pm.
Council set the capital improvement plan update meeting on December 4th after the budget strategy session.

Meeting adjourned at 8:52 pm.

Cindy Riesselman, City Clerk

Claims

A King's Throne, Llc	Oct Serv	\$450.00
Access Systems Leasing	Nov Serv	\$572.86
Access Systems	Nov Serv	\$7.82
Acco	Supplies	\$312.50
Ventilation Services Of	Repairs	\$582.78
Aetna Behavioral Health, Llc	Ins	\$25.20
Agsources Cooperative Svcs	Tests	\$1,094.00

Arnold Auto Supply	Repairs	\$684.38
Baker & Taylor Co.	Books	\$813.63
Mmit Business Sol	Nov Serv	\$103.92
Bay Bridge Administrators	Ins	\$100.42
Ben Bright	Trees	\$1,120.00
Brown, Fagen & Rouse	Nov Serv	\$2,600.00
Capital City Equipment Co	Supplies	\$79.90
Center Point Large Print	Books	\$168.79
Central Salt, Llc	Salt	\$1,683.23
Centurylink	Nov Serv	\$573.52
Cintas	Oct Serv	\$112.48
City Of West Des Moines	Fy 19-20	\$1,734.00
Cj Cooper & Associates	Oct Serv	\$70.00
Core & Main	Repairs	\$616.61
Culligan Water System	Nov Serv	\$11.95
Dallas County Treasurer	Oct Serv	\$17,462.67
Delta Dental	Ins	\$30.20
Delta Dental	Ins	\$473.84
Digital Stew Services	Nov Serv	\$5,980.01
Dmc Welding & Repair Llc	Repair	\$399.22
Eftps	Taxes	\$3,412.08
Eftps	Taxes	\$3,370.38
Emergency Apparatus	Repairs	\$1,390.68
Mark Allen Fowler	Oct Serv	\$1,200.00
Gatehouse	Sept Serv	\$418.10
Gis Benefits	Ins	\$39.88
Gis Benefits	Ins	\$28.52
Grimes Asphalt	Cold Patch	\$1,236.62
Gworks	Annual Serv	\$5,200.48
Heartland Co-Op	Oct Serv	\$1,213.62
Hotsy Cleaning Systems	Repairs	\$17.16
Hsa Cory, Rochelle	Hsa	\$100.00
Hsa Hofland, Joel	Hsa	\$50.00
Hsa Riesselman, Cindy	Hsa	\$150.00
Hsa Scrivner, April	Hsa	\$50.00
Hsa Slaughter, Brian	Hsa	\$183.33
Hsa Steele, Kathy	Hsa	\$100.00
Inland Truck Parts & Service	Repairs	\$491.48
Interstate All Battery	Repairs	\$347.40
Michael Bevins	Trees	\$1,846.00
Iowa One Call	Sept Serv	\$82.80
Ipers	Ipers	\$4,936.24
Iron Mountain	Oct Serv	\$65.17
Karen Mccleary	Oct Serv	\$475.00
Kempker's True Value	Supplies	\$90.94

Kidd, Mike	Supplies	\$95.94
Kimball Midwest	Supplies	\$45.35
Leaf	Oct Serv	\$102.08
Ed Leedom	Oct Serv	\$528.65
Logan Contractors	Repairs	\$457.50
Luellen Enterprises, Inc.	Lights	\$1,325.61
Menards	Supplies	\$230.52
Midamerican Energy	Sept/Oct Serv	\$1,245.00
Midamerican Energy	Oct Serv	\$3,142.96
Moss Bros, Inc	Repairs	\$36.03
Municipal Supply Inc	Supplies	\$3,635.82
Napa Auto Parts	Supplies	\$413.91
Nationwide Retirement Sol	Deferred Comp	\$450.00
O'halloran International	Snow Plow	\$191,500.78
Office Depot	Suplies	\$76.20
Omg Midwest Inc	Oct Serv	\$1,900.00
Otis Elevator Company	2020 Contract	\$1,571.21
Praxair Distribution	Oct Serv	\$31.05
Raccoon Valley Bank	Easement	\$1.00
Racom Corporation	Pagers	\$10,372.50
Region Xii Cog	Training	\$75.00
Restroom Stalls And All	Repairs	\$6,151.00
Rhinehart Excavating, Inc	Supplies	\$2,671.56
Cindy Riesselman	Training	\$125.44
Rotary Club Of Dallas Center	Dues	\$222.00
Sales Tax	Taxes	\$1,810.37
Treasurer - State Of Iowa	Taxes	\$839.49
South Dallas County Landfill	Annual Serv	\$2,195.00
State Library Of Iowa	Oct Serv	\$227.25
Kathy Steele	Training	\$51.73
Strauss Safe & Lock Co.	Supplies	\$17.50
Thorpe Water Development	Oct Serv	\$53,478.58
Trugreen	Oct Serv	\$3,557.50
Uline	Supplies	\$380.67
Usa Blue Book	Supplies	\$592.87
Veenstra & Kimm	Oct Serv	\$9,683.41
Verizon Wireless	Oct Serv	\$182.74
Viking Automatic Sprinkler Co	Repairs	\$472.00
Treasurer - State Of Iowa	Taxes	\$1,176.00
Wageworks, Inc	Annual Fee	\$485.00
Waste Management	Oct Serv	\$831.44
Waste Management	Oct Serv	\$17,725.93
Wellmark Blue Cross	Ins	\$373.04
Wellmark Bcbs	Ins	\$7,489.25
Wells Fargo	Supplies/Postage	\$1,663.94

Total	\$394,000.63
General	\$95,735.73
Capital Improvement	\$91,200.00
Rut	\$110,616.36
T&A(Eb)	\$10,392.01
Water	\$28,881.71
Sewer	\$56,621.52
Storm District	\$553.30
Total by Fund	\$394,000.63

Revenues

General Total	\$364,505.29
T&A (Pd) Benevolent Total	\$1.24
T&A(Ft) Total	\$12.93
T&A(Sc) Total	\$18.47
Capital Improvement Total	\$246.16
T&A(SI) Total	\$38.61
Rut Total	\$20,173.79
T&A(Eb) Total	\$85,521.09
Emergency Levy Fund Total	\$10,745.67
Local Option Sales Tax Total	\$29,192.47
Tif Total	\$33,383.16
Burnett Project Total	\$298.57
T&A(Bc) Total	\$103.34
T&A(Burnett Cap Improve)	\$148.74
Debt Service Total	\$81,498.56
T&A(B) Total	\$4.28
T&A(Y) Total	\$4.38
Water Total	\$39,806.51
Sewer Total	\$28,735.14
Storm District Total	\$4,900.53
Total Revenue by Fund	\$699,338.93