

Mayor Kidd opened a public hearing at 7:00 pm on December 10, 2019 as advertised for the purpose of hearing comments on Plans and Specifications, Proposed Form of Contract and Estimate of Cost for construction of the Hatton Avenue Storm Sewer Extension Project. The city did not receive any written comments. The Mayor asked for oral comments, Julie Becker had several questions, he declared the hearing closed at 7:06 pm.

Mayor Kidd opened a public hearing at 7:06 pm on December 10, 2019 as advertised for the purpose of hearing comments on proposed Amendment No. 6 to the Dallas Center Urban Renewal Plan in the City of Dallas Center, Iowa. The city did not receive any written comments. The Mayor asked for oral comments, Julie Becker had several questions and opposes using TIF money for the swimming pool. Bob Haxton opposes the expansion of the urban renewal program and potentially using TIF for the swimming pool. He also had questions. Kidd declared the hearing closed at 7:11 pm.

The Dallas Center City Council met in regular session December 10, 2019 at 7:11 pm. Mayor Kidd called the meeting to order and led the pledge of allegiance. Council members present included David Bagby, Ryan Coon, Curtis Pion, Danny Beyer and Ryan Kluss.

The agenda was amended to change the review committee to Coon and Bagby. Motion by Beyer, 2<sup>nd</sup> by Coon to approve amended agenda. Motion passed 5-0.

Motion by Pion, 2<sup>nd</sup> by Beyer to approve consent agenda [Approve minutes of November 12<sup>th</sup> regular meeting and November 9<sup>th</sup>, 21<sup>st</sup> and December 4<sup>th</sup> special meetings; November Treasurer's Report; November Law Enforcement, Fire/Rescue, Compliance and Water Reports; approve invoices for payment (review committee Coon and Bagby)]. Motion passed 5-0.

Mayor Kidd administered the Oath of Office to Council Member Ryan Coon (term beginning January 1, 2020). Mayor Kidd administered the Oath of Office to Council Member Ryan Kluss (term beginning January 1, 2020). Mayor Kidd administered the Oath of Office to Council Member Danny Beyer (term beginning January 1, 2020).

Public Communications and Concerns – Bob Haxton stated concerns with sidewalks, resolution 2019-75 and meeting minutes. Pion responded to a public request from Mr. Haxton. Julie Becker stated concerns with agenda packets, Ordinance 540 and sidewalks.

Tom Jorgensen with the Greater Dallas County Alliance gave the annual update.

Scott Steelman-requested an amendment to the City's Urban Revitalization Plan to include Lots 1 and 2 (formerly Lots 1, 2, and 3) of Country Livings Estates (zoning changed from commercial to residential). Council would like to perform a comprehensive review of the entire Urban Revitalization Plan. Motion by Kluss, 2<sup>nd</sup> by Pion to consider this request in early 2020 as part of the comprehensive review. Motion passed 5-0.

Brian Slaughter gave the public works report- they have been working on street patching, a water main repair, several snow events, and assembling the ice rink. He also informed council that the new plow is back from the dealer and all issues have been resolved. He stated the Hatton Avenue warranty asphalt work has been completed.

#### **Hatton Avenue Storm Sewer Extension**

Veenstra stated he did not re-estimate the project for the rebid. He also stated the low bid last year was approximately \$240,0000 and this year Vanderpool had the low bid of \$217,889. Veenstra also explained the need to spend down the bond money.

Motion by Pion, 2<sup>nd</sup> by Beyer to approve Resolution 2019-64 – adopting plans, specifications, form of contract and estimate of costs. Roll call all ayes, motion passed.

Motion by Beyer, 2<sup>nd</sup> by Kluss to approve Resolution 2019-65 – making award of construction contract to Vanderpool Construction, Inc. in the amount of \$217,889. Roll call all ayes, motion passed.

Motion by Bagby, 2<sup>nd</sup> by Coon to approve Resolution 2019-66 – approving construction contract and bond [subject to approval of the City Attorney]. Roll call all ayes, motion passed.

#### **Water System Improvements – Shallow Well No. 11**

Veenstra stated well 11 replaces well 8 that has died and can't be fixed. The proposed new site is the old well 4 site. The city will take bids on January 9<sup>th</sup> and act on the bids January 14<sup>th</sup>.

Motion by Kluss, 2<sup>nd</sup> by Pion to approve Resolution 2019-67 – ordering construction of the Water System Improvements-Shallow Well No. 11 and fixing a date for hearing thereon [7 p.m. on January 14, 2020] and taking of bids therefor [January 9, 2020]. Roll call all ayes, motion passed.

Motion by Kluss, 2<sup>nd</sup> by Coon to approve Resolution 2019-68 – approving No-Spray Agreement with Dallas County, Iowa, on Midland Trail within 200-foot radius of Well No. 11 as required by Iowa Department of Natural Resources. Roll call all ayes, motion passed.

Motion by Pion, 2<sup>nd</sup> by Kluss to approve Resolution 2019-69 – approving Agreements with William G. Scott, The Seven Hills Trust, and Haldeman Farms, LLC over 200-foot radius of Well No. 11 as required by Iowa Department of Natural Resources. Roll call all ayes, motion passed.

**Wastewater Treatment Facility Improvements** – Veenstra stated we have held the pre-construction conference and the contractor will work on the blower building, UV structure and the effluent flume this winter. He also stated that the archeological survey is back and has been sent to the DNR and they are working with Iowa Finance Authority on funding.

#### **Exchange of City-owned land for Eby Land Company land near Wastewater Treatment Plan**

Motion by Kluss, 2<sup>nd</sup> by Coon to approve Resolution 2019-70 – approving Plat of Survey of Parcel 19-118 (owned by the City of Dallas Center). Roll call all ayes, motion passed.

Motion by Coon, 2<sup>nd</sup> by Kluss to approve Resolution 2019-71 – approving Plat of Survey of Parcel 19-119 (owned by Eby Land Company). Roll call all ayes, motion passed.

Motion by Pion, 2<sup>nd</sup> by Coon to approve Resolution 2019-72 – proposing to dispose of certain City property (Parcel 19-118) by exchanging the parcel, without further consideration) for Parcel 19-119 owned by Eby Land Company and setting a public hearing thereon for 7 p.m. on January 14, 2020. Roll call all ayes, motion passed.

**Amendment No. 6 to the Urban Renewal Plan** by adding the Wastewater Treatment Facility Improvement Project and the Swimming Pool Improvement Project as possible urban renewal projects and amending the legal descriptions accordingly.

Council is not committing any funds to these projects. Veenstra mentioned there is a cap for each project, not the entire project amount. Brown stated council may or may not choose to use these funds.

Mayor Kidd reported that no other taxing entities attended the consultation meeting.

Motion by Beyer, 2<sup>nd</sup> by Pion to approve Resolution 2019-73 – adopting Amendment No. 6 to the Urban Renewal Plan. Roll call all ayes, motion passed.

#### **\$3,025,000 Sewer Revenue Capital Loan Notes, Series 2020**

Motion by Pion, 2<sup>nd</sup> by Kluss to approve Resolution 2019-74 – approving and authorizing a form of Loan and Disbursement Agreement by and between the City of Dallas Center, Iowa, and the Iowa Finance Authority, and authorizing and providing for the issuance and securing of payment of \$3,025,000 Sewer Revenue Capital Loan Notes, Series 2020, of the City of Dallas Center, Iowa, under the provisions of the City Code of Iowa, and providing for a method of payment of said Notes, and approving form of Tax Exemption Certificate. Roll call all ayes, motion passed.

#### **Fair View Drive Sanitary Sewer Extension Project**

Veenstra stated the project is progressing, and let council know that there will be a dispute with the contractor regarding the driveway replacement.

Motion by Beyer, 2<sup>nd</sup> by Bagby to approve Partial Payment Estimate No. 4 – Thorpe Water Development – \$ 27,217.12. Motion passed 5-0.

#### **First Presbyterian Church Water Main**

Veenstra stated the project has been completed, tested and is in service.

The City is in receipt of assurance to complete necessary groundwork and seeding.

Motion by Kluss, 2<sup>nd</sup> by Beyer to reimburse First Presbyterian Church in the amount of \$20,896. Motion passed 5-0.

Veenstra reported that there will be action next month on the site plan for the middle school expansion. He also stated the City will need to vacate an easement and will set a hearing for February to vacate the easement.

Motion by Kluss, 2<sup>nd</sup> by Pion requesting Plan and Zoning Commission to study and make recommendations to modify requirements of the C-2 zoning district. Motion passed 5-0.

Motion by Beyer, 2<sup>nd</sup> by Coon 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, second reading. Roll call all ayes, motion passed.

Motion by Beyer, 2<sup>nd</sup> by Pion to waive the third reading of 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, making it effective upon publication. Roll call all ayes, motion passed.

Motion by Kluss, 2<sup>nd</sup> by Bagby to approve Resolution 2019-52 – establishing shadow conduit policy and guidelines. Roll call all ayes, motion passed.

Motion by Beyer, 2<sup>nd</sup> by Coon to approve Ordinance No. 540 - increasing the water rate charged by the city effective February 16, 2020, first reading. Roll call all ayes, motion passed.

Motion by Pion, 2<sup>nd</sup> by Kluss to approve Ordinance No. 541 – providing for a stop sign at the entrance of 11<sup>th</sup> Street to Linden Street, first reading. Roll call all ayes, motion passed.

Motion by Pion, 2<sup>nd</sup> by Beyer to waive the second and third readings of Ordinance No. 541 – providing for a stop sign at the entrance of 11<sup>th</sup> Street to Linden Street, making it effective upon publication. Roll call all ayes, motion passed.

Motion by Coon, 2<sup>nd</sup> by Beyer to approve Resolution 2019-75 – amending Resolution 2018-33 authorizing the Clerk to issue checks for immediate payment of certain amounts due, specifically bond fees which are now separately charged from bond principal and interest. Roll call all ayes, motion passed.

#### **Burkett Trust Land Acquisition**

Motion by Beyer, 2<sup>nd</sup> by Bagby to approve leasing farm ground to Lance E. Studer for 2020 crop year at \$220 cash rent per tillable acre and authorizing Mayor and Clerk to sign lease agreement. Motion passed 5-0.

Motion by Kluss, 2<sup>nd</sup> by Pion to approve Resolution 2019-76 – 28E Agreement with Dallas County for mutual assistance. Roll call all ayes, motion passed.

Motion by Beyer, 2<sup>nd</sup> by Pion to approve Resolution 2019-77 - elevator maintenance contract renewal with Otis Elevator. Roll call all ayes, motion passed.

Motion by Pion, 2<sup>nd</sup> by Bagby to approve Resolution 2019-78 – Service Agreement for FMCSA Drug and Alcohol Clearinghouse Services with CJ Cooper. Roll call all ayes, motion passed.

City Clerk Riesselman reviewed the changes to the budget process under new state law (SF634). She stated council must pass a new resolution establishing the Maximum Property Tax Dollars to Certify for Levy in late January (if we want to hold the public hearing on February 11<sup>th</sup>). If we don't receive our valuations from the county before January, we may need to hold special meetings in order to be in compliance with law. Once we pass the above resolution, we can set the public hearing for the adoption of the budget. The new due date for budgets to be certified is March 31<sup>st</sup>. All notices for public hearings must be given not more than 20 days or less than 10 days before the date of the hearing.

Motion by Pion, 2<sup>nd</sup> by Kluss to approve the Fire Department's air pack purchase not to exceed \$50,000. Motion passed 5-0.

Capital Improvements Plan – Council will have a workshop to narrow the focus in February.

Motion by Kluss, 2<sup>nd</sup> by Pion volunteering to serve on a two-person council committee to prioritize sidewalk construction needs. Motion passed 5-0.

**Council reports**

Beyer stated the internet/fiber optic committee is researching a community survey. Motion by Kluss, 2<sup>nd</sup> by Pion to proceed with the survey at a cost not to exceed \$1500.

Beyer will work with the school on a revised 28E Agreement.

There was no update on Walnut Street music.

Pion reported that he attended the Fire Department's training last week with the Fire Bureau's 53' fire trailer.

Pion reported on the budget workshop that was put on by the Iowa League of Cities. Beyer has had discussions with a state representative on the new budget process. Coon also reported on the budget workshop and stated she will also be attending the Iowa League of Cities Municipal Leadership Academy this weekend.

Council set the budget workshops for January 7<sup>th</sup> and 8<sup>th</sup> at 6:00 pm

The meeting adjourned at 8:55 pm.

Cindy Riesselman, City Clerk

Claims

A King's Throne, Llc	Dec Serv	\$225.00
Access Systems Leasing	Dec Serv	\$336.54
Agsource Cooperative Svcs	Tests	\$320.50
Ahlers & Cooney, Pc	Training	\$140.00
Arnold Auto Supply	Repairs	\$53.95

Aztec Signs	Plow Truck	\$120.00
Baker & Taylor Co.	Books	\$644.18
Mmit Business Solutions	Dec Serv	\$103.92
Bay Bridge Administrators	Insurance	\$100.42
Brown Fagen & Rouse Trust	Land Purchase	\$92,376.00
Brown, Fagen & Rouse	Dec Serv	\$2,641.00
Centurylink	Dec Serv	\$525.10
Cintas	Oct Serv	\$112.48
Civicplus, Inc	Website	\$4,500.00
Cj Cooper & Associates	Annual Fee	\$60.00
Core & Main	Tools	\$30.37
Culligan Water System	Dec Serv	\$46.55
Dallas County Treasurer	Nov Serv	\$17,462.67
Delta Dental	Insurance	\$30.20
Delta Dental	Insurance	\$473.84
Digital Stew Services	Dec Serv	\$98.55
Dmc Welding & Repair Llc	Repairs	\$286.87
Eftps	Taxes	\$3,194.21
Eftps	Taxes	\$4,069.59
Fastenal Company	Supplies	\$27.28
Gatehouse	Oct Serv	\$518.94
Gis Benefits	Insurance	\$39.88
Gis Benefits	Insurance	\$28.52
Grainger	Repairs	\$267.70
Gworks	Supplies	\$152.14
Hawkeye Truck Equipment	Lights	\$400.00
Heartland Co-Op	Nov Serv	\$1,444.22
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
Iowa Finance Authority	Bond Interest	\$4,515.00
Iowa Finance Authority	Bond Interest	\$393.75
Iowa Finance Authority	Bond Interest	\$157.50
IOWA RURAL WATER Assoc	DUES	\$275.00
Ipers	Ipers	\$4,789.34
Iron Mountain	Nov Serv	\$65.17
Karen McCleary	Nov Serv	\$475.00
Koch Office Group	Copies	\$134.98
Leaf	Contract	\$102.08
Ed Leedom	Nov Serv	\$436.90
Mark's Nursery	Trees	\$560.00
Menards	Supplies	\$148.85

Midamerican Energy	Oct Serv	\$1,243.73
Midamerican Energy	Nov Serv	\$3,040.23
Moss Bros, Inc	Repairs	\$47.96
Municipal Supply Inc	Meters	\$1,040.00
Napa Auto Parts	Supplies	\$51.91
Nationwide Retirement Sol	Deferred Comp	\$450.00
O'Halloran International,	Repairs	\$599.35
Office Depot	Supplies	\$258.37
Praxair Distribution	Nov Serv	\$31.67
Rhinehart Excavating, Inc	Repairs	\$846.34
Cindy Riesselman	Training	\$49.88
Sales Tax	Taxes	\$1,904.21
Treasurer - State of Iowa	Taxes	\$886.81
Sandry Fire Supply	Equip	\$279.80
State of Iowa Elevator Safety	2019 Serv	\$175.00
Storey Kenworthy	Supplies	\$75.48
Umb	Bond Interest	\$16,830.00
Umb	Bond Interest	\$37,137.50
Umb	Bond Fee	\$250.00
Umb Bank Na	Bond Fee	\$250.00
Uhs Premium Billing	Insurance	\$8,375.92
Veenstra & Kimm	Repairs	\$7,641.71
Verizon Wireless	Oct Serv	\$160.04
Treasurer - State of Iowa	Taxes	\$1,124.00
Waste Management	Nov Serv	\$17,676.95
Wellmark Blue Cross	Insurance	\$373.04
Wellmark Bcbs	Insurance	\$7,489.25
Wells Fargo	Equip/Supplies	\$1,893.90
	Total	\$253,700.57

General	\$58,520.42
Cap Improve	\$92,417.00
Rut	\$2,258.76
T&A(Eb)	\$15,897.90
Debt Service	\$54,625.00
Water	\$22,339.79
Sewer	\$7,543.98
Storm District	\$97.72
Total Funds	\$253,700.57

Revenues	
General Total	\$40,248.12
T&A (Pd) Benevolent Total	\$1.36
T&A(Ft) Total	\$37,113.83
T&A(Sc) Total	\$20.29

Capital Improvement Total	\$58,068.21
T&A(SI) Total	\$593.97
Rut Total	\$17,803.98
T&A(Eb) Total	\$1,201.21
Emergency Levy Fund Total	\$134.44
Local Option Sales Tax Total	\$77,260.93
Tif Total	\$1,072.07
Burnett Project Total	\$327.94
T&A(Bc) Total	\$113.50
T&A(Burnett Cap Imp) Total	\$163.37
T&A(Pd) Total	\$0.00
Rec Trail Total	\$0.00
Debt Service Total	\$1,137.27
T&A(B) Total	\$4.70
T&A(Y) Total	\$4.82
Water Total	\$36,466.21
Sewer Total	\$25,058.13
Storm District Total	\$4,857.93
Total Revenue by Fund	\$301,652.28