

Mayor Kidd opened a public hearing at 7:00 pm on February 11, 2020 as advertised for the purpose of hearing comments on a proposal to partially vacate the 2004 sanitary sewer easement in conflict with the new Dallas Center-Grimes School building addition. The city did not receive any written comments. The Mayor asked for oral comments, there being none he declared the hearing closed at 7:00 pm.

Mayor Kidd opened a public hearing at 7:01 pm on February 11, 2020 as advertised for the purpose of hearing comments on a proposal to vacate the 15-foot Trail Access Easement between Lots 19 and 20 of Trail View Pointe Subdivision. 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 February 11, 2020 as advertised for the purpose of hearing comments on ordinance to amend the subdivision regulations to require certain park land dedication in any development application. The city did not receive any written comments. The Mayor asked for oral comments, Bob King stated Plan & Zoning brought this information to the Park and Recreation Board and they are supportive of it. Kidd declared the hearing closed at 7:02 pm.

Mayor Kidd opened a public hearing at 7:02 pm on February 11, 2020 as advertised for the purpose of hearing comments on ordinance to amend the subdivision regulations by adding certain sidewalk connectivity requirements. The city did not receive any written comments. The Mayor asked for oral comments, there being none he declared the hearing closed at 7:02 pm.

Mayor Kidd opened a public hearing at 7:02 pm on February 11, 2020 as advertised for the purpose of hearing comments on FY 2020-2021 City Budget maximum property tax dollars to certify for levy. The city did not receive any written comments. The Mayor asked for oral comments, Bob Haxton stated his concerns on the proposed tax levy and the preliminary budget numbers. Julie Becker stated her concerns on the proposed tax levy. Beyer stated the State's Proposed Property Tax Levy form is a snapshot of the city's levies and does not give the entire picture. Beyer encouraged those who think the form is misleading to contact their state legislators and discuss their concerns with them. Kidd declared the hearing closed at 7:14 pm.

The Dallas Center City Council met in regular session February 11, 2020 at 7:14 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 move item 27 (Proclamation by Mayor-declaring February 13, 2020 as Iowa Honey Bee Day) to the consent agenda, and to move item 32 (sidewalk priority listing) after item 18. Motion by Pion, 2nd by Kluss to approve agenda. Motion passed 5-0.

Motion by Coon, 2nd by Kluss to approve consent agenda [approve minutes of January 14th regular meeting and January 31st special meeting; January Treasurer's Report; January Law Enforcement, Fire/Rescue, Compliance and Water Reports; approve hiring Abby Weddle as Summer Pool Manager at \$15.25/hr effective February 12, 2020, pending background check; allow up to four wineries and four breweries to have wine and beer tasting and sales in Mound Park at Art and More on June 6th; approve Casey's General Store liquor license Class E with Class B wine permit, Class C beer permit (carryout permit), Class E liquor license and Sunday sales effective 04/01/2020; approve Casey's General Store ownership update; approve invoices for payment (review committee Kluss and Coon); Mayor's Proclamation declaring February 13, 2020 as Iowa Honey Bee Day]. Motion passed 5-0.

Public Communications and Concerns

Bob Haxton stated his opposition to tax abatements.

Julie Becker stated several concerns.

Scott Gustafson presented the city's insurance dividend check.
Bob King stated his support for the council.

Joel Hofland gave an update on the Fire Department's storm siren policy and potential changes that will be coming in order for our policy to be consistent with the rest of Dallas County.

Joel Hofland and Bob King gave an overview of the Fire Department's grant application for storm sirens. Council discussed their siren priorities. The first priority is to replace the siren by City Hall that is currently not functioning and to add a new siren in the northwestern part of town, the next priority would be to add a siren that covers the Burnett Complex and then to add a siren that could cover Memorial and Heritage Parks and a portion of the trail). Motion by Beyer, 2nd by Pion to authorize the grant application with the stated priorities. Motion passed 5-0.

Joel Hofland gave the council information on the Assistance to Firefighter Grant application for equipment and gear. Motion by Bagby, 2nd by Pion authorizing Chief Hofland to proceed with researching this grant and bring additional details back for final approval. Motion passed 5-0.

Bob King provided several examples of projects that could be completed utilizing AARP grant funds. Council discussed the potential projects and identified paving in the Burnett Complex as their priority. Motion by Kluss, 2nd by Coon approving the grant application. Motion passed 5-0.

Brian Slaughter gave the public works report. They have completed repairs on the water treatment plant brine line, they had a water main repair in January by the funeral home, there were several snow events, they have completed truck and equipment maintenance and work is continuing on the Burnett Complex dugouts. Slaughter also stated the new plow truck is working great.

Slaughter discussed with council the possibility of hiring a permanent part-time employee to assist them all year long on an as-needed basis (there would not be any regularly scheduled hours for this individual). Council directed Slaughter and Riesselman to submit cost information for the next meeting.

Wastewater Treatment Facility Improvements

Veenstra stated work continues on the SAGR system and the blower building and that some of the equipment has been ordered. He also stated the project will pick up over the next few months.

Motion by Pion, 2nd by Beyer to approve Partial Payment Estimate No. 2 – C.L. Carroll Co., Inc. - \$92,970.80. Motion passed 5-0.

Veenstra updated council on the proposed Change Order #2 – council is in agreement.

Motion by Kluss, 2nd by Pion to approve Engagement Letter with Ahlers & Cooney, P.C. in connection with the issuance of Not to Exceed \$1,200,000 General Obligation Capital Loan Notes. Motion passed 5-0.

Not to Exceed \$1,200,000 General Obligation Capital Loan Notes for Wastewater Treatment Facility Improvements (Essential Corporate Purpose – ECP).

Veenstra stated to council that this is a draw down loan, we will only use the funds that are needed for the project.

Motion by Kluss, 2nd by Bagby to approve Resolution 2020-18 - fixing a date for a meeting (7 p.m. on March 10, 2020) on the proposition to authorize a Loan and Disbursement Agreement and the issuance of Notes to evidence the obligations of the City thereunder. Roll call all ayes, motion passed.

Not to Exceed \$1,200,000 General Obligation Capital Loan Notes for Wastewater Treatment Facility Improvements (Essential Corporate Purpose-Urban Renewal – ECP/UR).

Attorney Brown stated citizens have the right to petition before the hearing and the petition would require 42 signatures. If a petition is filed, council can abandon the issue of using TIF funds for repayment of the bonds or set an election. If council abandons the potential use of TIF to finance bond payments, it would cut off the revenue source and could impact property tax levy rates.

Motion by Kluss, 2nd by Coon to approve Resolution 2020-19 – fixing a date for a meeting (7 p.m. on March 10, 2020) on the proposition to authorize a Loan and Disbursement Agreement and the issuance of Notes to evidence the obligations of the City thereunder. Roll call all ayes, motion passed.

NOTE: There is only one Capital Loan Note issuance not to exceed \$1,200,000. Two hearings are required because the Council may utilize TIF funds for a portion of the debt service

Fair View Drive Sanitary Sewer Extension Project

Veenstra and council discussed Thorpe Water Development's requested Change Order #1. Council agreed to pay \$760 for tile repairs and \$602.50 for additional manhole work. Council does not agree to pay \$8,160 for additional driveway work that was outside the scope of work. Veenstra will bring the change order back next month with the two agreed upon items.

Water System Improvements – Shallow Well No. 11

Motion by Beyer, 2nd by Kluss to approve Resolution 2020-14 – approving Easement Agreement with use restrictions over 200-foot radius of new well with William G. Scott and authorizing payment to him of \$1,000. Roll call all ayes, motion passed. Council appreciates his cooperation.

Engineer Veenstra, Mayor Kidd and Attorney Brown reported on negotiations for the acquisition of property interests for the project, which would eliminate the need to acquire any property by eminent domain. Brown has obtained a purchase agreement from the landowner for \$10,000 per acre and if it's 2.29 acres or less the price is \$23,000, if it's more than 2.29 acres it's \$10,000 per acre. The city will pay the closing and the survey costs. Motion by Pion, 2nd by Bagby approving the settlement and authorizing mayor and clerk to sign the purchase agreement. Motion passed 5-0.

Motion by Beyer, 2nd by Coon to cancel the March public hearing (on the intent to acquire property for the Water System Improvements Project – Well No. 11 and to authorize the acquisition of the necessary property interests from various property owners for the Project by gift, negotiation, or eminent domain as required by Iowa Code Chapter 6B). Motion passed 5-0.

No action was taken to authorize obtaining an appraisal of the property interests involved.

No action was taken to retain the services of DuWayne J. Dalen as Special Counsel, if required, in any eminent domain proceedings undertaken by the City.

Hatton Avenue Storm Sewer Extension

There was no report on this project.

Pion and Kluss – presented a sidewalk priority listing and Council discussed the priority areas that were identified. Veenstra discussed several issues and items to think about with sidewalk projects, assessments and the State bid thresholds. Council identified some areas they would like to get costs for (Veenstra and Slaughter will get cost information).

Council reviewed the updated Capital Improvements Program prepared by City Engineer and determined the next step would be to add an item to the April agenda to set up a May workshop.

Motion by Kluss, 2nd by Beyer to approve Ordinance No. 542 – amending the subdivision regulations to require certain park land dedication in any development application, first reading. Roll call all ayes, motion passed.

Motion by Pion, 2nd by Beyer to waive the second and third readings of Ordinance 542, making it effective upon publication. Roll call all ayes, motion passed.

Motion by Beyer, 2nd by Coon to approve Ordinance No. 543 – amending the subdivision regulations by adding certain sidewalk connectivity requirements, first reading. Roll call all ayes, motion passed.

Motion by Beyer, 2nd by Pion to waive the second and third readings of Ordinance 543, making it effective upon publication. Roll call all ayes, motion passed

Motion by Pion, 2nd by Beyer to approve Resolution 2020-15 – to partially vacate the 2004 sanitary sewer easement in conflict with the new building addition at the Dallas Center-Grimes Middle School and to authorize the Mayor and Clerk to sign the Vacation document. Roll call all ayes, motion passed.

Motion by Beyer, 2nd by Coon to approve Resolution 2020-17 – to vacate the 15-foot Trail Access Easement between Lots 19 and 20 of Trail View Pointe Subdivision and to authorize the Mayor and Clerk to sign the Vacation document. Roll call all ayes, motion passed.

Motion by Pion, 2nd by Beyer to approve Resolution 2020-16 – approving the maximum property tax dollars for FY 2020-2021 for the affected levy total. Roll call all ayes, motion passed.

Motion by Beyer, 2nd by Kluss setting public Hearing on FY 2019-2020 City Budget amendment for 7:00 pm on March 10, 2020. Motion passed 5-0.

Motion by Beyer, 2nd by Kluss setting Public Hearing on FY 2020-2021 City Budget for 7:00 pm on March 10, 2020. Motion passed 5-0.

Motion by Kluss, 2nd by Beyer to approve tax abatement applications – 2 applications - 129 Lake Shore Drive and 703 Oak Court (pending February closing). Motion passed 5-0.

Clerk updated council on some collection issues the utility department is having with certain customers who are on Xenia water and city sewer. The sewer code section does state that sewer services can be disconnected. Council instructed the clerk to send letters to all customers in that area that would be affected by a procedure change. Motion by Beyer, 2nd by Kluss to authorize the clerk to utilize the existing code provision on sewer shut offs. Motion passed 5-0.

Council had discussion regarding MidAmerican infrastructure and power outages. Pion, Slaughter and Riesselman to meet with a representative of MidAmerican to discuss the city's concerns.

Council set a special council meeting on February 17th at 6:00 pm to hire a part-time library associate.

Council reports

The internet/fiber committee has sent out a survey.

Coon and Bagby recognized Bob King as the recipient of the Healthy Individual Award.

Pion and Kluss reported that they attended the safe routes to school workshop.

Beyer reported that work continues on the Prairie Meadows grant application.

Beyer reported he is still working on updating the 28E agreement with the School District.

The meeting adjourned at 9:06 pm.

Cindy Riesselman, City Clerk

Claims

A King's Throne, Llc

Feb Serv

\$225.00

Agsource Cooperative	Tests	\$567.00
Baker & Taylor Co.	Books	\$780.83
Bay Bridge Administrators	Insurance	\$150.63
Brown, Fagen & Rouse	Feb Serv	\$2,688.00
C.L. Carroll Co., Inc.	Jan Serv	\$92,970.80
Center Point Large Print	Books	\$124.79
Central Salt, Llc	Road Salt	\$1,696.15
Centurylink	Feb Serv	\$530.46
Cintas	Dec Serv	\$112.48
Cj Cooper & Associates	Testing	\$35.00
Compass Minerals America	Salt	\$3,851.53
Core & Main	Equipment	\$79.00
Crossroads Ag, Llc	Supplies	\$112.50
Culligan Water System	Jan Serv	\$40.05
Dallas County Treasurer	Jan Serv	\$17,462.67
Dallas County Treasurer	Taxes	\$5.00
Delta Dental	Insurance	\$47.76
Delta Dental	Insurance	\$540.44
Digital Stew Services	Jan Serv	\$137.30
Eftps	Taxes	\$3,347.60
Elite Electric & Utility	Repairs	\$7,046.93
Emergency Medical Prod	Supplies	\$200.07
Gatehouse	Jan Serv	\$1,214.63
Gcmoa	Training	\$34.00
Gis Benefits	Insurance	\$59.82
Gis Benefits	Insurance	\$8.58
Git Insurance	Insurance	\$421.00
Grainger	Repairs	\$201.20
Heartland Co-Op	Jan Serv	\$1,870.73
Iamu	Dues	\$700.00
Imfoa	Dues	\$100.00
Imfoa	Training	\$50.00
Iowa One Call	Jan Serv	\$58.50
Ipers	Ipers	\$6,982.94
Iron Mountain	Jan Serv	\$130.34
Karen Mccleary	Jan Serv	\$475.00
Kimball Midwest	Supplies	\$146.00
Koch Office Group	Jan Serv	\$437.15
Krudico Inc	Repairs	\$994.45
Leaf	Jan Serv	\$102.08
Eddie Leedom	Jan Serv	\$130.59
Mahon Trucking Llc	Jan Serv	\$630.00
Megan Cline	Book	\$14.99
Menards	Repairs	\$117.83
Midamerican Energy	Dec Serv	\$1,290.71

Midamerican Energy	Jan Serv	\$4,031.48
Midwest Breathing Air Llc	Repairs	\$456.50
Moss Bros, Inc	Supplies	\$89.42
Municipal Supply Inc	Repairs	\$141.95
Nationwide Retirement Sol	Deferred Comp	\$675.00
Northway Well and Pump	Repairs	\$5,500.00
O'keefe Elevator Company, Inc.	Feb Serv	\$2,494.11
Office Depot	Supplies	\$114.99
Otis Elevator Company	2020 Contract	\$633.65
Polk County Sheriff	Pr Fees	\$362.23
Dallas Center Post Office	Postage	\$1,500.00
Praxair Distribution	Dec Serv	\$31.67
Quick Oil Co	Supplies	\$413.91
Rhinehart Excavating, Inc	Supplies	\$320.61
Rotary Club of Dallas Center	Dues	\$182.50
Treasurer - State of Iowa	Taxes	\$2,118.00
Treasurer - State of Iowa	Taxes	\$962.56
Sprayer Specialties, Inc	Repairs	\$25.16
Kathy Steele	Training	\$7.66
Storey Kenworthy/Matt Parrott	Supplies	\$107.01
Strauss Safe & Lock Co.	Repairs	\$120.00
Uhs Premium Billing	Insurance	\$594.96
Uhs Premium Billing	Insurance	\$7,407.92
Usa Blue Book	Supplies	\$679.28
Veenstra & Kimm	Jan Serv	\$14,817.86
Verizon Wireless	Jan Serv	\$136.05
Treasurer - State of Iowa	Taxes	\$1,643.00
Waste Management	Jan Serv	\$17,699.28
Wells Fargo	Postage	\$2,976.46
	Total Paid	\$215,165.75

General	\$56,337.96
Rut	\$5,484.86
T&A(Eb)	\$10,190.49
Water	\$23,977.16
Sewer	\$118,803.28
Storm District	\$372.00
Total by Fund	\$215,165.75

Revenues

General Total	\$36,280.92
T&A (Pd) Benevolent Total	\$1.26
T&A(Ft) Total	\$3.67
T&A(Sc) Total	\$20.54
Capital Improvement Total	\$181.05

T&A(SI) Total	\$279.97
Rut Total	\$22,066.52
T&A(Eb) Total	\$899.66
Emergency Levy Fund Total	\$104.80
Local Option Sales Tax Total	\$29,901.22
Tif Total	\$185.96
Burnett Project Total	\$187.62
T&A(Bc) Total	\$114.93
T&A(Burnett Cap Improve) Total	\$186.99
Debt Service Total	\$5,386.47
T&A(B) Total	\$5.27
T&A(Y) Total	\$5.31
Water Total	\$40,575.47
Sewer Total	\$77,592.88
Storm District Total	\$5,047.24
Total Revenue by Fund	\$219,027.75