

NOTICE OF A PUBLIC MEETING
Dallas Center City Council
Tentative Agenda
August 9, 2022 – 7:00 pm – Memorial Hall
1502 Walnut Street, Dallas Center

The Council meeting will be held in person in Memorial Hall. The meeting also may be accessed by the public electronically by Zoom at the following Internet link:

<https://us02web.zoom.us/j/85377964044>

If a Zoom user has the Zoom app, just enter the meeting ID 853 7796 4044 and the passcode is 332813.

Or a member of the public may connect to the meeting by telephone using any of the following numbers (the Meeting ID is 853 7796 4044, the passcode is 332813: Dial by your location +1 646 558 8656 +1 301 715 8592 +1 312 626 6799 +1 669 900 9128

Depending on the caller's long-distance calling plan, long distance charges may apply.

1. Pledge of Allegiance
2. Roll call
3. Action to approve agenda
4. Public Comments [Anyone wanting to address the Council should raise your hand and the Mayor will acknowledge you. Please stand, state your name, address and topic. You will have two minutes to address the Mayor and Council]
5. Action to approve consent agenda
 - a. Approve minutes of July 12th and July 19th Council meetings
 - b. July Treasurer's Report, Balance Sheet and Budget Report
 - c. July Law Enforcement, Fire/Rescue, Compliance and Water Reports
 - d. Action to accept Mark Rees' resignation from the Tree Board effective July 15, 2022
 - e. Action to approve hiring of Darla MacConnell as crossing guard at \$13.00/hr effective August 23, 2022
 - f. Action to approve hiring of Cheryl Buckalew as back-up crossing guard at \$12.00/hr effective August 23, 2022
 - g. Approve invoices for payment (review committee Kluss and Beaudett)
6. Parks and Recreation Board
7. Walnut Street Streetscape Phase 1
 - a. Action to approve Change Order No. 3 - \$1,305.00 (stone edging by alley)
 - b. Action to approve revised Pay Estimate No. 4 (Final) – Tallgrass Land Stewardship Co. LLC - \$3,799.75 (an increase by the Change Order in the amount of \$1,305.00)
8. Planning and Zoning Commission
 - a. Report – Matt Ostanik
 - b. Action on Resolution 2022-64 – approving Site Plan submitted by Downing Development WP, LLC for public storage units on south side of Sugar Grove Avenue east of Dollar General Store
 - c. Action on Resolution 2022-65 – approving Architectural Plan submitted by Downing Development WP, LLC for public storage units on south side of Sugar Grove Avenue east of Dollar General Store
 - d. Action on Resolution 2022-66 – approving the Alternate Plan submitted by K&A Investments, LLC for compliance with the Park Land Dedication requirement for The Neighborhood Plat 2
9. Discussion and possible action to begin process of offering for sale the 0.23-acre parcel of land around and including abandoned Well No. 8 site (and to release the easement on adjacent land restricting certain uses near the well-site)
10. Action on Resolution 2022-67 – approving an updated Official Zoning Map for the City of Dallas Center
11. Dallas Center Outdoor Community Swimming Pool Construction Project – Engineer's Report

12. Not to Exceed \$2,900,000 General Obligation Local Option Sales and Services Tax Capital Loan Notes (Swimming Pool Project)
 - a. Action to approve Bond Counsel Engagement Letter with Ahlers & Cooney, P.C.
 - b. Action to approve Engagement Letter with Piper Sandler & Co
 - c. Review draft financing plan with approval scheduled for August 17th
13. Public Works
 - a. Director's Report
 - b. Action to approve purchase of new public works truck in the amount of \$57,000
 - c. Action to authorize Elite Electric to install 2 storm sewer intakes on Sycamore Street in an amount not to exceed \$12,000.
14. Spurgeon Manor – request to install monument sign along 13th Street encroaching approximately one foot into City right-of-way. Discussion and possible action to grant an easement for the monument sign
15. Low Pressure Sewer Project connecting to Cross Country Estates Plat 6 -Engineer's Report
16. Salt Storage Project – action on Resolution 2022-69 – approving Agreement for Engineering Services with Veenstra & Kimm, Inc.
17. Cross Country Estates Plat 6 – Reports by Engineer and City Attorney
18. City Engineer – other matters
19. Action to approve Resolution 2022-68 - approving Street Finance report for Fiscal Year 2021-2022
20. Action to authorize Iowa Codification to prepare ordinances to conform to legislative changes made by the 2022 Session of the Iowa General Assembly
21. Capital Improvements Program workshop on August 17th at 7:00 pm
22. Annexation Discussion/Update
23. Council reports
24. Mayor's report
25. Adjournment

Shellie Schaben, City Clerk

Claims

Access Systems Leasing	Copier	\$355.36
Access Systems	Copier	\$40.97
Acco	Supplies	\$2,233.60
Ventilation Services Of	Repairs	\$3,961.92
Aetna Behavioral Health	2022 3rd Serv	\$26.28
Agri Drain Corporation	Repairs	\$117.61
Agsource Cooperative Svc	Testing	\$1,192.50
Baker & Taylor Co.	Books	\$647.74
Baldon Hardware	Repairs	\$83.88
Bay Bridge Administrator	Insurance	\$100.42
Bejarno, Zara	Reim	\$258.17
Brown, Fagen & Rouse	Aug Serv	\$3,090.00
Busby, Kate	Reim	\$200.00
Centurylink	July Serv	\$786.66
Core & Main	Repairs	\$465.18
Culligan Water System	Aug Serv	\$29.66
Dallas County Health	Inspection	\$288.00
Dallas County Treasurer	July Serv	\$18,538.69
Delta Dental	Insurance	\$38.60
Delta Dental	Insurance	\$627.20
Digital Stew Services	July Serv	\$2,859.72
Iowa Dnr	Npdes Annual Permit	\$1,275.00

Eftps	Taxes	\$6,534.82
Emergency Apparatus Maint	Repairs	\$1,703.67
Gatehouse- Db Iowa Holdings	Publications	\$141.36
Gatehouse- Db Iowa Holdings	Publications	\$428.28
Gis Benefits	Insurance	\$9.18
Gis Benefits	Insurance	\$39.88
Gis Benefits	Insurance	\$29.12
Greater Dallas County Alliance	Dues	\$4,752.50
Heartland Co-Op	July Serv	\$2,083.09
Hotsy Cleaning Systems	Repairs	\$323.63
Iowa League Of Cities	Dues	\$1,343.00
Ipers	Ipers	\$5,859.70
Iron Mountain	July Serv	\$93.78
Karen Mccleary	July Serv	\$675.00
Krcil, Mila	Reim	\$291.68
Leaf	Copier	\$159.72
Eddie Leedom	July Serv	\$585.58
Library Ideas Llc	Books	\$277.64
Linde Gas & Equipment Inc	July Serv	\$39.42
Logan Contractors Supply	Rent	\$875.00
Menards	Repairs	\$367.68
Midamerican Energy	July Serv	\$8,651.40
Minburn Communications	July Serv	\$54.99
Municipal Supply Inc	Tools	\$3,932.72
Nationwide Retirement Sol	Deferred Comp	\$450.00
Odp Business Solutions Llc	Supplies	\$61.72
Dallas Center Post Office	Postage	\$1,400.00
Region Xii Cog	Dues	\$1,500.00
Rhinehart Excavating, Inc	Repairs	\$2,550.30
Treasurer - State Of Iowa	Taxes	\$2,270.70
Treasurer - State Of Iowa	Taxes	\$1,168.29
Schaben, Shellie	Mileage	\$221.17
Spracher Sewer Service	Repairs	\$700.00
Sprayer Specialties, Inc	Supplies	\$287.82
State Hygienic Laboratory	Testing	\$20.00
Storey Kenworthy/Matt Parrott	Supplies	\$90.98
Summit Supply Corp. Colo	Basketball Hoops	\$2,702.15
Tallgrass Land Stewardship	Walnut Streetscape Phase 1	\$3,799.75
The Des Moines Register	Subscription	\$395.03
Umb Bank Na	Bond Fees	\$600.00
United Rentals	Repairs	\$531.94
Uhs Premium Billing	Insurance	\$496.12
Uhs Premium Billing	Insurance	\$12,907.18
Usa Blue Book	Repairs	\$1,458.79
Veenstra & Kimm	July Serv	\$5,300.08
Verizon Wireless	July Serv	\$280.07
Treasurer - State Of Iowa	Taxes	\$1,894.00
Waste Management	July Serv	\$21,526.38

Wells Fargo	Postage/Supplies	\$3,107.54
Ziegler Inc	Repairs	\$827.85
	Accounts Payable Total	\$143,017.86

General	\$83,581.92
Rut	\$2,236.95
T&A(Eb)	\$13,685.90
Burnett Project	\$2,702.15
Water	\$19,055.95
Water Capital Outlay	\$2,587.00
Sewer	\$12,290.34
Storm District	\$6,877.65
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Total Funds	\$143,017.86

Revenues

General Total	\$67,644.77
T&A(Ft) Total	\$3.05
T&A(Sc) Total	\$0.76
Capital Improvement Total	\$41.73
T&A(SI) Total	\$8.02
Rut Total	\$20,162.32
T&A(Eb) Total	\$2,289.74
Local Option Sales Tax Total	\$38,487.25
Tif Total	\$8,402.09
Burnett Project Total	\$106.50
T&A(Burnett Cap Imp) Total	\$62.64
Debt Service Total	\$14,755.37
Cap Improve Pool Total	\$38.35
Cap Imprv-Arpa Total	\$26.30
T&A(B) Total	\$0.71
T&A(Y) Total	\$0.71
Water Total	\$40,283.01
Sewer Total	\$64,355.94
Storm District Total	\$4,790.75
Total Revenue By Fund	\$261,460.01

Mayor Beyer opened a public hearing at 7:00 pm on July 12, 2022, as advertised for the purpose of hearing comments on the Plans and Specifications, Proposed Form of Contract and Estimate of Cost for construction of the Dallas Center Community Pool Construction Project. There were no written comments. Bob Haxton discussed the process and asked about the bids. Julie Becker discussed the public hearing process and stated she does not think the City followed the process correctly nor is the City being transparent. Mayor Beyer closed the public hearing at 7:08 pm.

The Dallas Center City Council met in regular session July 12, 2022, at 7:08 pm. Mayor Beyer called the meeting to order and led the Pledge of Allegiance. Council members present included Amy Strutt, Ryan Coon, Angie Beaudet, and Daniel Willrich. Ryan Kluss was present via Zoom. Also present were City Administrator Cindy Riesselman, City Attorney Ralph Brown and City Engineer Bob Veenstra.

Motion by Coon, 2nd by Willrich to approve the agenda. Motion passed 5-0.

Public Comments

Bob Haxton opposes smaller residential lots and potential overcrowded neighborhoods. He stated he does not oppose the lift station but opposes taxing the current residents for it.

Gary Park would like the City to forecast resources needed for the growth coming to Dallas Center, especially in regard to water, sewer and staffing. He suggested getting something down on paper so there is something to share with new Council Members.

Julie Becker stated she does not support tax abatement or TIF and feels there was not adequate information provided on the pool project.

Beyer congratulated the pool manager on getting the pool fully staffed.

Willrich stated 403 hours of law enforcement service was provided (320 hours are required) which is 25% above the agreement. Motion by Willrich, 2nd by Strutt to approve the consent agenda [approve minutes of June 14 and June 27 Council meetings; June Treasurer's Report, Balance Sheet and Budget Report; June Law Enforcement, Fire/Rescue, Compliance and Water Reports; approve invoices for payment (review committee Willrich and Beaudet); approve correction to hire Mya Williamson as additional admissions staff at \$10.50/hour and Neela Williamson as a first-year lifeguard at \$12.50/hour effective June 27, 2022, subject to lifeguard certifications; approve Cael Wineland at \$15.00/hour and Alexa Riesselman at \$15.50/hour as back-up assistant managers on an as-needed basis effective July 13, 2022]. Motion passed 5-0.

Parks and Recreation Board

Mary Werch gave an overview of the concrete plans at the Burnett Complex and the basketball court in Mound Park.

Motion by Coon, 2nd by Beaudet to approve Concrete Impressions quote for 850' of hard surface trail at the Burnett Complex in an amount not to exceed \$40,000. Motion passed 5-0.

Motion by Willrich, 2nd by Coon to approve Concrete Impressions quote for the full-sized basketball court in Mound Park in an amount not to exceed \$37,000. Motion passed 5-0.

Walnut Street Streetscape Phase 1

City Administrator Riesselman reported the project is complete and the oak trees will be replaced in the fall as they are not doing well and they are larger than was supposed to be planted.

Motion by Coon, 2nd by Beaudet to approve Pay Estimate No. 2 – Tallgrass Land Stewardship Co. LLC - \$31,283.50. Motion passed 5-0.

Motion by Coon, 2nd by Strutt to approve Change Order No. 2 – \$330 (filter sock). Motion passed 5-0.

Motion by Coon, 2nd by Strutt to approve Pay Estimate No. 3 – Tallgrass Land Stewardship Co. LLC - \$313.50. Motion passed 5-0.

Motion by Coon, 2nd by Beaudet to approve Pay Estimate No. 4 – Tallgrass Land Stewardship Co. LLC - \$2,494.75. Motion passed 5-0.

Motion by Coon, 2nd by Willrich to approve Ordinance No. 574 - changing the zoning classification of property owned by K&A Investments, LLC from PUD (Planned Unit Development to (a) R-1-55 Flex (Single Family Residential District); (b) R-1-60 Flex (Single Family Residential District); (c) R-1-70 (Single Family Residential District); and (d) R-1-60 Flex (Single-Family Residential District), respectively, second reading. Roll call all ayes, motion passed.

Motion by Coon, 2nd by Strutt to waive the third reading of Ordinance 574 making it effective upon publication. Roll call all ayes, motion passed.

Planning and Zoning Commission

Matt Ostanik gave an overview of the items being approved. He discussed Skye View Estates proposed some changes to the parks and they do not plan to approve until they get feedback from the Parks & Recreation board. Ostanik stated that there have been many last-minute changes which has made this project a challenge. He stated he has some concerns due to many changes and stated the lift station would be necessary for the development to continue. Bob Veenstra gave an overview of the City's phased plat process and stated it is common for changes to be made as the project progresses. He stated any additional changes to the plat will go back through Planning & Zoning and Council.

Motion by Coon, 2nd by Beaudet to approve Resolution 2022-55 – approving Site Plan for Kevin Hogan and Sugar Grove Custom Cars, LLC. Exterior improvements at 1205 Laurel Street. Roll call all ayes, motion passed.

Motion by Strutt, 2nd by Beaudet to approve Resolution 2022-56 – approving Site Plan for Elite Land Holdings, LLC Phase II at 1307 Sugar Grove Avenue. Roll call all ayes, motion passed.

Motion by Coon, 2nd by Strutt to approve Resolution 2022-57 – approving Architectural Plan for Elite Land Holdings, LLC Phase II at 1307 Sugar Grove Avenue. Roll call all ayes, motion passed.

Motion by Strutt, 2nd by Coon to approve Resolution 2022-58 – approving Preliminary Plat of The Neighborhood Plat 2 (a phased plat). Roll call all ayes, motion passed.

Motion by Coon, 2nd by Willrich to approve Resolution 2022-59 – approving Preliminary Plat of Skye View Estates (a phased plat). Roll call all ayes, motion passed.

Reminder of the joint Council and P&Z meeting at 7:00 pm on July 19, 2022.

Dallas Center Outdoor Community Swimming Pool Construction Project

Engineer Veenstra stated he is not the engineer of record but reported there was one bid received that included the base bid and 10 alternates with alternates 9 & 10 being the parking lot. He stated Sande Construction submitted a base bid in the amount of \$5,317,304 but the City needs to add the parking lot for a bid of \$5,482,670. The total bid with all alternates was \$6,184,151. Veenstra stated Waters Edge estimate was \$4,232,964 including all alternates making the bid about 46% above the engineer's estimate. He also stated the construction market is in turmoil and this appears to not have been factored into the Waters Edge estimate. Veenstra stated we do have an experienced contractor and V&K has good experience with them. The next step is to look at what can be done to bring the cost down to a budget the City can afford. The City may need to consider rejecting and rebidding the project at a later date but we would need to factor in higher costs (inflation) if we rebid. Veenstra stated if we can close the gap, Council will need to consider what to do before the next council meeting on July 19, 2022.

Motion by Strutt, 2nd by Willrich to approve Resolution 2022-52 – adopting plans, specifications, form of contract and estimate of costs. Roll call all ayes, motion passed.

Motion by Willrich, 2nd by Beaudet to defer consideration of bids to the special council meeting on July 19th at 6:00 pm. Motion passed 5-0.

Riesselman thanked Veenstra for his work on this project.

Cross Country Estates Plat 6 – Final Plat

City Engineer Bob Veenstra reported the project is progressing, but the street is not yet completed.

City Attorney Ralph Brown reported the required platting documents have been submitted and John Larson has produced all documentation required. He stated the \$30,000 sewer connection fee has been paid, the \$25,000 street contribution has been paid and the \$18,000 for street trees has been paid.

Motion by Willrich, 2nd by Strutt to approve Resolution 2022-60 – accepting the improvements in Cross Country Estates Plat 6 subject to city engineer and city attorney affirming improvements have been accepted. Roll call all ayes, motion passed.

Motion by Strutt, 2nd by Willrich to approve Resolution 2022-61 – approving the Final Plat of Cross Country Estates Plat 6 subject to city engineer and city attorney affirming improvements have been accepted. Roll call all ayes, motion passed.

Streets in Cross Country Estates Plats 1 and 2

City Attorney Brown reported the Niensens have signed the agreements and the City owns the streets from Hwy 169 to the new development. He stated the original developer is ready to sign over the remaining streets and they will be held in escrow.

Council will need to determine the timing of the improvements of Phase 1 streets. Council took no action.

Low Pressure Sewer Project connecting to Cross Country Estates Plat 6

City Engineer Bob Veenstra reported the engineer's estimate was \$70,000. Sealed quotations were solicited from 3 contractors and one quotation was received.

Motion by Coon, 2nd by Beaudet to accept quotation submitted by Concrete & More, LLC for \$52,390.00 and authorization to proceed with Project. Motion passed 5-0.

Public Works

Public Works Director Slaughter reported they have no water issues to report. They are having issues with duck weed in the sanitary sewer, more grass carp has been purchased. They have been patching streets and asphalt overlay project to start in August. Dust control was done on Fair View Drive and 230th Street west of Hwy 169. Rock and patch will be applied to the new streets in Cross Country Estates. The 5-way intersection has been repainted. He stated the storm district 76 repairs are almost complete and items will be added to the GIS map. He stated they have been mowing, weeding, spraying, and edging in the parks. They are having issues with the controller at the pool and are working with a vendor to see what can be done in order to keep the pool running. He has been working with Minburn Communication regarding their shed, and informed Council the new Gravely mower has had issues and they are working with the vendor on repairs.

Reminder of the Capital Improvements Program meeting on August 17th at 7:00 pm.

The Council was informed the property owners at 1607 Laurel Street have failed to comply with the Council's Order of February 8, 2022, to license and place on asphalt or concrete parking area the 1969 Cutlass and to promptly store the 1972 Gremlin in a building under a roof. Motion by Coon, 2nd by Beaudet authorizing a letter be sent stating they have five business days to comply, or citations will be issued. Motion passed 5-0.

Motion by Coon, 2nd by Willrich to approve Ordinance No. 575 – amending Section 149.06 of the Code of Ordinances relating to the method of sending notice of any failure to maintain grass lawns, first reading. Roll call all ayes, motion passed.

Motion by Willrich, 2nd by Coon to waive the second and third readings of Ordinance No. 575 making it effective upon publication. Roll call all ayes, motion passed.

Motion by Coon, 2nd by Willrich to approve Ordinance No. 576 – amending Section 91.09(6) of the Code of Ordinances to increase the re-connect fee to \$50 (irrigation meters), first reading. Roll call all ayes, motion passed.

Motion by Coon, 2nd by Willrich waiving the second and third reading of Ordinance 576 making it effective upon publication. Roll call all ayes, motion passed.

City Administrator Riesselman stated the general fund balance at the end of the fiscal year was \$569,559.64. She also stated she has been working with Dallas County on the Hazard Mitigation Plan Update which is required for the City to continue to receive FEMA funds. Riesselman also stated the three new storm sirens should be here in the next few weeks.

Annexation Update - Beyer reported he has had a brief discussion with one landowner, but they are working around schedules and hope to meet again soon.

Beyer reported the City is working on a best practice document for volunteers and business owners in regard to street closings, events held on Walnut Street, etc.

The meeting adjourned at 8:32 pm.

Shellie Schaben, City Clerk

Claims

Access Systems Leasing	Copier	\$355.36
Access Systems	Copier	\$40.97
Ventilation Services Of	June Serv	\$2,451.68
Ventilation Services Of	June Serv	\$4,553.12
Agri Drain Corporation	Repairs	\$802.68
Agsource Cooperative Svcs	Tests	\$851.25
Agsource Cooperative Svcs	Tests	\$338.75
Anderson, Hailee	Swimsuit	\$94.74
Arnold Auto Supply	Supplies	\$336.28
Baker & Taylor Co.	Books	\$344.13
Baldon Hardware	Supplies	\$28.75
Bay Bridge Administrators	Insurance	\$150.63
Bennett Bright	Trees	\$500.00
Brown, Fagen & Rouse	July Serv	\$3,084.90
Centurylink	June Serv	\$770.61
Cold Blooded Redhead Llc	Programming	\$232.00
Core & Main	Repairs	\$1,212.50
Crossroads Ag, Llc	Supplies	\$214.00
Culligan Water System	July Serv	\$12.56
Dallas County Treasurer	June Serv	\$18,165.06
Dc Celebrations Commit	July Serv	\$8,000.00
Delta Dental	Insurance	\$39.96
Delta Dental	Insurance	\$625.84
Demco	Supplies	\$379.99
Digital Stew Services	June Serv	\$1,069.74
Digital Stew Services	June Serv	\$240.30
Iowa Department Of Natural Res	Annual Fee	\$209.38
Iowa Dept Of Transportation	Supplies	\$438.17

Eftps	Taxes	\$5,945.27
Eftps	Taxes	\$6,365.40
Elite Electric & Utility	Refund	\$1,000.00
Gis Benefits	Insurance	\$59.82
Heartland Co-Op	June Serv	\$1,878.53
Hsa Cory, Rochelle	Hsa	\$100.00
Hsa Hofland, Joel	Hsa	\$50.00
Hsa Riesselman, Cindy	Hsa	\$290.00
Hsa Schaben, Michele	Hsa	\$4,500.00
Hsa Scrivner, April	Hsa	\$50.00
Hsa Slaughter, Brian	Hsa	\$200.00
Integratedprint Solutions	Supplies	\$224.00
Iowa One Call	May Service	\$116.10
Iowa State University	Programming	\$246.74
Ipers	Ipers	\$7,975.18
Iron Mountain	June Serv	\$93.15
Jerico Services	June Serv	\$3,665.99
Karen Mccleary	June Serv	\$675.00
Kielty, William	Swimsuit	\$29.15
Kimball Midwest	Repairs	\$238.45
Leaf	Copier	\$159.72
Eddie Leedom	June Serv	\$330.00
Library Ideas Llc	Books	\$153.20
Linde Gas & Equipment Inc.	June Serv	\$40.10
Logan Contractors Supply Inc	Equip	\$9,067.54
Menards	Supplies	\$4,575.46
Menards	Repairs	\$230.09
Merrit Company	Supplies	\$187.50
Micromarking Llc	Books	\$90.98
Midamerican Energy	May Ser	\$317.00
Midamerican Energy	June Serv	\$12,603.54
Midwest Breathing Air Llc	Tests	\$886.96
Minburn Communications	July Serv	\$54.99
Moss Bros, Inc	Repairs	\$149.28
Moss Bros, Inc	Gravely Mower	\$6,472.00
Municipal Supply Inc	Supplies	\$1,035.10
Napa Auto Parts	Repairs	\$205.98
Nationwide Retirement Sol	Deferred Comp	\$675.00
Nielsen, Ronald & Carolyn	Streets	\$1.00
Nielsen, Ronald & Carolyn	Streets	\$1.00
Northstar Fish Hatchery	Supplies	\$480.00
Northway Well And Pump	June Serv	\$1,000.00
Odp Business Solutions Llc	Supplies	\$440.97
Odp Business Solutions Llc	Supplies	\$60.90
Office Of Auditor Of State	Audit	\$15,573.36

Pion, Cara	Swimsuit	\$96.28
Piper Sandler	June Serv	\$1,000.00
Treasurer - State Of Iowa	Taxes	\$1,558.84
Treasurer - State Of Iowa	Taxes	\$2,154.36
Sam, Llc	Annual Serv	\$2,400.00
April Scrivner	Mileage	\$31.01
Spracher Sewer Service	June Serv	\$875.00
Spurgeon Manor Inc	Repairs	\$3,042.72
State Hygienic Laboratory	Tests	\$20.00
Strauss Security Solutions	Qtrly Serv	\$104.85
Swimming Pool Program	Fee	\$1,540.00
Tallgrass Land Stewardship	Walnut Streetscape Phase 2	\$31,283.50
Tallgrass Land Stewardship	Walnut Streetscape Phase 2	\$313.50
The Wall Street Journal	Subscription	\$170.00
Tompkins Industries Inc	Repairs	\$198.62
Umb Bank Na	Bond	\$250.00
Uhs Premium Billing	Insurance	\$543.93
Uhs Premium Billing	Insurance	\$7,523.17
Usa Blue Book	Supplies	\$306.87
Veenstra & Kimm	May/June Serv	\$1,792.80
Veenstra & Kimm	June Ser	\$5,129.78
Verizon Wireless	June Serv	\$280.07
Treasurer - State Of Iowa	Taxes	\$2,121.00
Walton Tree Service	Trees	\$1,848.00
Waste Management	June Serv	\$21,292.90
Waters Edge Aquatic Design	Pool Design	\$39,582.00
Wells Fargo	Postage/Supplies	\$1,124.60
	Accounts Payable Total	\$260,621.60
	General	\$145,799.86
	T&A(Sc)	\$1,000.00
	Capital Improvement	\$14,672.00
	Rut	\$8,876.77
	T&A(Eb)	\$10,838.99
	Debt Service	\$250.00
	Cap Improve Pool	\$41,122.00
	Water	\$13,175.47
	Sewer	\$15,704.13
	Storm District	\$9,182.38
	Total By FUND	\$260,621.60

Revenues

General Total	\$70,859.09
T&A (Pd) Benevolent Total	\$0.00
T&A(Ft) Total	\$803.09
T&A(Sc) Total	\$40.77

Capital Improvement Total	\$40,361.07
T&A(SI) Total	\$1.43
Rut Total	\$33,379.81
T&A(Eb) Total	\$81,608.17
Emergency Levy Fund Total	\$0.00
Local Option Sales Tax Total	\$40,188.68
Tif Total	\$2,011.20
T&A(Rec Program) Rev Total	\$0.00
Burnett Project Total	\$107.98
T&A(Bc) Total	\$0.00
T&A(Burnett Cap Improve) Total	\$463.51
T&A(Pd) Total	\$0.00
Rec Trail Total	\$0.00
Debt Service Total	\$10,397.29
Cap Improve Wastewater Total	\$0.00
Cap Improve - Library Total	\$0.00
Cap Improve Pool Total	\$300,038.90
Cap Imprv-American Rescue Total	\$26.66
T&A(B) Total	\$0.72
T&A(Y) Total	\$0.71
Water Total	\$39,559.56
Water Capital Outlay Total	\$0.00
Sewer Total	\$31,204.19
Storm District Total	\$5,011.36
Total Revenue By Fund	\$656,064.19

The Dallas Center City Council met in special session July 19, 2022, at 6:00 pm. Mayor Beyer called the meeting to order. Council members present included Amy Strutt, Ryan Coon, Angie Beaudet, Daniel Willrich and Ryan Kluss. Also present were City Administrator Cindy Riesselman, City Attorney Ralph Brown and City Engineer Bob Veenstra. Motion by Coon, 2nd by Willrich to approve the agenda. Motion passed 5-0.

Dallas Center Outdoor Community Swimming Pool Construction Project

City Engineer Veenstra summarized documentation for consideration of the Sande Construction bid for the new swimming pool. He reviewed the details of the bid and potential cost reductions. Council received feedback from the Friends of the Dallas Center Pool members. Sande Construction offered some comparison to pool construction costs they have experienced in recent years.

Willrich voiced his concern with proceeding due to the volatility of the market. Willrich also stated that he reached out to approximately 50 residents who overwhelmingly supported moving forward with the project. Council had extensive discussion on the potential changes and the potential financing of the project. Travis Squires with Piper Sandler talked about the reality of increased costs and offered examples of clients who had postponed bidding and did not have favorable outcomes. City Attorney Brown reviewed the available funding options for this project.

Motion by Kluss, 2nd by Coon to approve Resolution 2022-53 – making award of construction contract in the event the change order information be modified. Roll call vote, passed 5-0.

Motion by Kluss, 2nd by Beaudet to approve Resolution 2022-54 – approving construction contract and bond in the event the (based on potential modifications). Roll call vote, passed 5-0.

Motion by Kluss, 2nd by Strutt to approve to approve Change Order No. 1 – Sande Construction & Supply Co. – Deduct \$530,888 (amount subject to adjustment based on deduction options chosen by the Council). Motion passed 5-0.

Motion by Coon, 2nd by Strutt to approve Resolution 2022-62 – approving amendment to contract with Waters Edge Aquatic Design, PLC to remove final phase of Construction Administration but to include review of shop drawings, response to questions from contractor and V&K, and site visits for operational training and final punch list. Roll call vote, passed 5-0.

Motion by Coon, 2nd by Beaudet to approve Resolution 2022-63 – approving agreement with Veenstra & Kimm, Inc. for General Construction Administrative Services and Inspection Services (\$121,000). Roll call vote, passed 5-0

Motion by Strutt, 2nd by Coon to request Piper Sandler to start financing process in accordance with Financing Plan - Not to Exceed \$2,900,000 General Obligation Local Option Sales and Services Tax Capital Loan Notes (Swimming Pool Project). Motion passed 5-0.

The meeting adjourned at 7:06 pm.

Shellie Schaben, City Clerk

The Dallas Center City Council and Planning and Zoning Commission met in a joint session July 19, 2022, at 7:15 pm. Mayor Beyer called the meeting to order. Council members present included Amy Strutt, Ryan Coon, Angie Beaudet, Daniel Willrich and Ryan Kluss. Planning and Zoning Commission members present included Matt Ostanik, Linda Licht, Abby Anderson, Perry Gruver, Lauri Hart, Thomas Strutt and Jim Pohl. Also present were City Administrator Cindy Riesselman, City Attorney Ralph Brown and City Engineer Bob Veenstra.

Matt Ostanik and Bob Veenstra offered a brief summary of the updated Comprehensive Plan which was last updated in 2008.

Feedback on the Community Vision included maintaining small town character, planning for trees, sidewalks and parks; affordable and diverse housing, preparing infrastructure for growth; preserving downtown and protecting small business; and future annexation to the east.

The Council and P&Z Commission reviewed the Future Land Use Map and discussed future options such as development; commercial prospects along the highway; possibility for a light industrial area; and adding more residential to the east and northeast.

Members discussed future options for sidewalks, trails, and parks. Sidewalks and trails are needed to provide connectivity between developments. Ostanik asked members to review park section 3-20. P&Z is responsible for setting aside land for parks, but Parks & Rec are responsible for how the land will be used. Council discussed other park ideas such as the use of TIF and aerial maps.

Street widths were discussed in length. The pros included narrow streets slows down traffic, more room for trees and utilities, cheaper for the developer and less maintenance for the public works department.

Both groups discussed how to avoid having "cookie cutter" developments. All agreed that we want to make a concerted effort to look at appearance, material used, lot size and elevation.

City Engineer Veenstra suggested that the City may want to be more proactive to economic development by letting it be known that we're open for commercial development.

The meeting adjourned at 8:58 pm.

Shellie Schaben, City Clerk

TREASURER'S REPORT
CALENDAR 7/2022, FISCAL 1/2023

FUND	LAST REPORT ON HAND	REVENUES	EXPENSES	CHANGE IN LIABILITY	ENDING BALANCE
001 GENERAL	569,559.64	67,644.77	115,255.15	675.61-	522,624.87
011 T&A (PD) BENEVOLENT	.00	.00	.00	.00	.00
015 T&A(FT)	370,424.43	3.05	.00	.00	370,427.48
021 T&A(SC)	13,851.84	.76	.00	.00	13,852.60
029 CAPITAL IMPROVEMENT	225,811.33	41.73	14,672.00	.00	211,181.06
041 T&A(SL)	7,162.72	8.02	.00	.00	7,170.74
110 RUT	221,012.51	20,162.32	5,395.88	.00	235,778.95
112 T&A(EB)	92,190.16	2,289.74	23,778.34	.00	70,701.56
119 EMERGENCY LEVY FUND	.00	.00	.00	.00	.00
121 LOCAL OPTION SALES TAX	521,099.03	38,487.25	4,409.50	.00	555,176.78
125 TIF	16,507.44	8,402.09	6,088.42	.00	18,821.11
166 T&A(REC PROGRAM) REV	.00	.00	.00	.00	.00
167 BURNETT PROJECT	613,955.55	106.50	.00	.00	614,062.05
168 T&A(BC)	.00	.00	.00	.00	.00
169 T&A(BURNETT CAP IMPROVE)	316,991.92	62.64	.00	.00	317,054.56
177 T&A(PD)	.00	.00	.00	.00	.00
180 REC TRAIL	.00	.00	.00	.00	.00
200 DEBT SERVICE	80,671.06	14,755.37	.00	.00	95,426.43
301 CAP IMPROVE WASTEWATER	.00	.00	.00	.00	.00
308 CAP IMPROVE - LIBRARY	.00	.00	.00	.00	.00
309 CAP IMPROVE POOL	194,070.90	38.35	.00	.00	194,109.25
310 CAP IMPRV-AMERICAN RESCUE	133,096.26	26.30	.00	.00	133,122.56
501 T&A(B)	15,599.05	.71	.00	.00	15,599.76
502 T&A(Y)	13,568.67	.71	.00	.00	13,569.38
600 WATER	431,133.16	40,283.01	19,930.39	2,270.70-	453,756.48
602 WATER CAPITAL OUTLAY	252,743.79	.00	.00	.00	252,743.79
610 SEWER	605,915.20	64,355.94	17,710.76	384.32-	652,944.70
740 STORM DISTRICT	58,295.63	4,790.75	6,919.16	108.36-	56,275.58
Report Total	4,753,660.29	261,460.01	214,159.60	3,438.99-	4,804,399.69

BALANCE SHEET
CALENDAR 7/2022, FISCAL 1/2023

ACCOUNT NUMBER	ACCOUNT TITLE	MTD BALANCE	YTD BALANCE
001-000-1110	CHECKING-GENERAL	11,969.26-	3,504.62
011-000-1110	CHECKING-T&A(PD) BENEVOLENT	.00	.00
015-000-1110	CHECKING-T&A(FT)	.00	.00
021-000-1110	CHECKING-T&A(SC)	.00	.00
029-000-1110	CHECKING-DEPR POLICE	.00	.00
029-000-1111	CHECKING-DEPR NON RUT EQUIP	.00	.00
029-000-1112	CHECKING-DEPR PARK	.00	.00
029-000-1113	CHECKING-DEPR SWIM POOL	.00	.00
029-000-1114	CHECKING-DEPR P/W BLDG	.00	.00
029-000-1115	CHECKING-DEPR FD EQUIP	.00	.00
041-000-1110	CHECKING-T&A(SL)	.00	.00
110-000-1110	CHECKING-RUT	.00	.00
110-000-1111	CHECKING-DEPR RUT EQUIP	.00	.00
110-000-1112	CHECKING-SIDEWALK PROJ	.00	.00
112-000-1110	CHECKING-T&A(EB)	6,502.28-	1,454.29
119-000-1110	CHECKING-EMERG LEVY	.00	.00
121-000-1110	CHECKING-LOST	38,384.28	38,384.28
121-000-1111	CHECKING-LOST PROP TAX RELIEF	.00	.00
121-000-1112	CHECKING-LOST SWIM POOL	.00	.00
125-000-1110	CHECKING-TIF	.00	.00
166-000-1110	CHECKING-T&A(REC PROGRAM)	.00	.00
167-000-1110	CHECKING-T&A(BURNETT REC)	.00	.00
167-000-1111	CHECKING-T&A(BURNETT REC/POOL)	.00	.00
168-000-1110	CHECKING-T&A(BURNETT LIBRARY)	.00	.00
169-000-1110	CHECKING-T&A(BURNETT CAP IMP)	.00	.00
177-000-1110	CHECKING-T&A(PD) FORFEITURE	.00	.00
180-000-1110	CHECKING-REC TRAIL	.00	.00
200-000-1110	CHECKING-DEBT SERVICE	.00	.00
305-000-1110	CHECKING-PLAYGROUND EQUIP	.00	.00
307-000-1110	CHECKING-2012 HWY 44 TURN LANE	.00	.00
301-000-1110	CHECKING-CAP IMPROVE SEWER	.00	.00
308-000-1110	CHECKING-CAP IMPROVE - LIBRARY	.00	.00
309-000-1110	CHECKING-CAP IMPROVE POOL	.00	.00
310-000-1110	CHECKING-CAP IMPRV ARPA	.00	.00
501-000-1110	CHECKING-T&A(B)	.00	.00
502-000-1110	CHECKING-T&A(Y)	.00	.00
600-000-1110	CHECKING-WATER	1,912.70-	17,803.08
600-000-1111	CHECKING-WATER SINKING	.00	.00
600-000-1112	CHECKING-T&A(M)	.00	.00
600-000-1113	CHECKING-WATER IMPROVEMENT	.00	.00
600-000-1114	CHECKING-WATER RESERVE	.00	.00
602-000-1110	CHECKING-WATER CAP OUTLAY	.00	.00
610-000-1110	CHECKING-SEWER	5,943.84	19,359.55
610-000-1111	CHECKING-SEWER SINKING	.00	.00
610-000-1112	CHECKING-SEWER RESERVE	.00	.00
610-000-1113	CHECKING-SEWER IMPROVEMENT	.00	.00
740-000-1110	CHECKING-STORM DISTRICT	2,030.97-	985.77
	CHECKING TOTAL	21,912.91	81,491.59

BALANCE SHEET
CALENDAR 7/2022, FISCAL 1/2023

ACCOUNT NUMBER	ACCOUNT TITLE	MTD BALANCE	YTD BALANCE
001-000-1120	PETTY CASH	.00	150.00
	PETTY CASH TOTAL	.00	150.00
001-000-1160	SAVINGS-GENERAL	34,965.51-	178,970.25
011-000-1160	SAVINGS-T&A(PD) BENEVOLENT	.00	.00
015-000-1160	SAVINGS-T&A(FT)	3.05	15,427.48
021-000-1160	SAVINGS-T&A(SC)	.76	3,852.60
029-000-1160	SAVINGS-DEPR POLICE	.00	.00
029-000-1161	SAVINGS-DEPR NON RUT EQUIP	8,194.79-	26,383.02
029-000-1162	SAVINGS-DEPR PARK	6,471.99-	27.75
029-000-1163	SAVINGS-DEPR SWIM POOL	14.35	72,647.40
029-000-1164	SAVINGS-DEPR P/W BLDG	20.82	105,362.40
029-000-1165	SAVINGS-DEPR FIRE	1.34	6,760.49
041-000-1160	SAVINGS-T&A(SL)	8.02	7,170.74
110-000-1160	SAVINGS-RUT	14,758.77	196,973.60
110-000-1161	SAVINGS-DEPR RUT EQUIP	7.67	38,805.35
110-000-1162	SAVINGS-SIDEWALK PROJ	.00	.00
112-000-1160	SAVINGS-T&A(EB)	14,986.32-	69,247.27
119-000-1160	SAVINGS-EMERG LEVY	.00	.00
121-000-1160	SAVINGS-LOST	4,409.50-	4,409.50-
121-000-1161	SAVINGS-LOST PROP TAX RELIEF	.00	.00
121-000-1162	SAVINGS-LOST SWIM POOL	102.97	521,202.00
125-000-1160	SAVINGS-TIF	2,313.67	18,821.11
166-000-1160	SAVINGS-T&A(REC PROGRAM)	.00	.00
167-000-1160	SAVINGS-T&A(BURNETT REC)	38.81	196,441.19
167-000-1161	SAVINGS-T&A(BURNETT REC/POOL)	67.69	342,620.86
168-000-1160	SAVINGS-T&A(BURNETT LIBRARY)	.00	.00
169-000-1160	SAVINGS-T&A(BURNETT CAP IMP)	62.64	317,054.56
177-000-1160	SAVINGS-T&A(PD)FORFEITURE	.00	.00
180-000-1160	SAVINGS-REC TRAIL	.00	.00
200-000-1160	SAVINGS-DEBT SERV	14,755.37	95,426.43
305-000-1160	SAVINGS-PLAYGROUND EQUIP	.00	.00
307-000-1160	SAVINGS-2012 HWY 44 TURN LANE	.00	.00
301-000-1160	SAVINGS-CAP IMPROVE SEWER	.00	.00
308-000-1160	SAVINGS-CAP IMPROVE - LIBRARY	.00	.00
309-000-1160	SAVINGS-CAP IMPROVE POOL	38.35	194,109.25
310-000-1160	SAVINGS-CAP IMPRV ARPA	26.30	133,122.56
501-000-1160	SAVINGS-T&A(B)	.71	3,599.76
502-000-1160	SAVINGS-T&A(Y)	.71	3,569.38
600-000-1160	SAVINGS-WATER	15,144.15	403,648.87
600-000-1161	SAVINGS-WATER SINKING	9,391.87	17,762.97
600-000-1162	SAVINGS-T&A(M)	.00	4,053.88
600-000-1163	SAVINGS-WATER IMPROVEMENT	.00	10,487.68
600-000-1164	SAVINGS-WATER RESERVE	.00	.00
602-000-1160	SAVINGS-WATER CAP OUTLAY	.00	252,743.79
610-000-1160	SAVINGS-SEWER	27,760.66	391,433.82
610-000-1161	SAVINGS-SEWER SINKING	13,325.00	28,808.67
610-000-1162	SAVINGS-SEWER RESERVE	.00	.00
610-000-1163	SAVINGS-SEWER IMPROVEMENT	.00	13,342.66

BALANCE SHEET
CALENDAR 7/2022, FISCAL 1/2023

ACCOUNT NUMBER	ACCOUNT TITLE	MTD BALANCE	YTD BALANCE
740-000-1160	SAVINGS-STORM DISTRICT	10.92	55,289.81
	SAVINGS TOTAL	28,826.49	3,720,758.10
001-000-1170	CD#47719-GENERAL	.00	250,000.00
001-000-1171	CD#47831-GENERAL	.00	90,000.00
015-000-1170	CD#47831-T&A (FT)	.00	200,000.00
015-000-1171	CD#47719-T&A (FT)	.00	155,000.00
021-000-1170	CD#47831-T&A (SC)	.00	10,000.00
029-000-1170	CD-DEPR POLICE	.00	.00
029-000-1171	CD-DEPR NON RUT EQUIP	.00	.00
029-000-1172	CD-DEPR PARK	.00	.00
029-000-1173	CD-DEPR SWIM POOL	.00	.00
029-000-1174	CD-DEPR P/W BLDG	.00	.00
029-000-1175	CD#-DEPR P/W BLDG	.00	.00
029-000-1176	CD-DEPR FIRE	.00	.00
110-000-1170	CD-RUT	.00	.00
110-000-1171	CD-DEPR RUT EQUIP	.00	.00
121-000-1172	CD-LOST SWIM POOL	.00	.00
121-000-1173	CD-LOST SWIM POOL	.00	.00
167-000-1170	CD#47719-T&A(BURNETT REC)	.00	75,000.00
167-000-1171	CD-T&A(BURNETT REC/POOL)	.00	.00
167-000-1172	CD-T&A(BURNETT REC)	.00	.00
168-000-1170	CD-T&A(BURNETT LIBRARY)	.00	.00
169-000-1170	CD-T&A(BURNETT CAP IMPR)	.00	.00
169-000-1171	CD-T&A(BURNETT CAP IMPR)	.00	.00
308-000-1170	CD-CAP IMPROVE LIBRARY	.00	.00
310-000-1170	CD-CAP IMPRV ARPA	.00	.00
501-000-1170	CD#47719-T&A(B)	.00	12,000.00
502-000-1170	CD#47719-T&A(Y)	.00	10,000.00
600-000-1170	CD-WATER	.00	.00
600-000-1171	CD-WATER	.00	.00
610-000-1170	CD#47831-SEWER	.00	200,000.00
	CD'S TOTAL	.00	1,002,000.00
	TOTAL CASH	50,739.40	4,804,399.69

BUDGET REPORT
CALENDAR 7/2022, FISCAL 1/2023

PCT OF FISCAL YTD 8.3%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	MTD BALANCE	YTD BALANCE	PERCENT EXPENDED
001-110-6010	POLICE-WAGES	.00	.00	.00	.00
001-110-6181	POLICE-CLOTHING	.00	.00	.00	.00
001-110-6210	POLICE-DUES,M'SHIPS, SPE	.00	.00	.00	.00
001-110-6230	POLICE-TRAINING	.00	.00	.00	.00
001-110-6310	POLICE-OFFICE RENTAL/MAI	.00	.00	.00	.00
001-110-6331	POLICE-VEHICLE OPERATION	.00	.00	.00	.00
001-110-6332	POLICE-VEHICLE/EQUIP REP	.00	.00	.00	.00
001-110-6371	POLICE-UTILITIES	.00	.00	.00	.00
001-110-6373	POLICE-TELEPHONE	.00	.00	.00	.00
001-110-6413	PAYMENTS - OTHER AGENCIE	160,891.00	13,130.33	13,130.33	8.16
001-110-6419	POLICE-TECHNOLOGY SERVIC	.00	.00	.00	.00
001-110-6499	POLICE-RESERVE OFFICERS	.00	.00	.00	.00
001-110-6505	POLICE-PIONEER GRANT	.00	.00	.00	.00
001-110-6506	POLICE-OFFICE SUPPLIES	.00	.00	.00	.00
001-110-6507	POLICE-OPERATING SUPPLIE	.00	.00	.00	.00
001-110-6599	POLICE-PUBLIC RELATIONS	.00	.00	.00	.00
011-110-6599	T&A(PD) BENEVOLENT	.00	.00	.00	.00
029-110-6799	DEPR-POLICE EXPENSE	.00	.00	.00	.00
112-110-6110	POLICE-FICA	12,308.00	814.16	814.16	6.61
112-110-6130	POLICE-IPERS	12,181.00	985.51	985.51	8.09
112-110-6150	POLICE-GROUP INSURANCE	36,963.00	3,079.44	3,079.44	8.33
112-110-6155	POLICE-CITY SHARE HSA	.00	.00	.00	.00
112-110-6160	POLICE-WORKER'S COMP	1,078.00	89.82	89.82	8.33
112-110-6170	POLICE-UNEMPLOYMENT	190.00	15.80	15.80	8.32
112-110-6181	POLICE-UNIFORM ALLOWANCE	600.00	50.00	50.00	8.33
177-110-6505	T&A(PD) FORFEITURES EXPE	.00	.00	.00	.00
	POLICE TOTAL	224,211.00	18,165.06	18,165.06	8.10
001-150-6010	FIRE DEPT-SALARIES	10,000.00	1,970.00	1,970.00	19.70
001-150-6150	FIRE DEPT-GROUP INSURANC	800.00	.00	.00	.00
001-150-6210	FIRE DEPT-DUES	500.00	.00	.00	.00
001-150-6230	FIRE DEPT-TRAINING	6,000.00	.00	.00	.00
001-150-6310	FIRE DEPT-BUILDING MAINT	3,000.00	.00	.00	.00
001-150-6331	FIRE DEPT-VEHICLE OPERAT	3,000.00	299.17	299.17	9.97
001-150-6332	FIRE DEPT-VEHICLE MAINT/	11,000.00	.00	.00	.00
001-150-6373	FIRE DEPT-TELEPHONE	1,600.00	139.01	139.01	8.69
001-150-6412	FIRE DEPT-HEALTH/FITNESS	1,000.00	.00	.00	.00
001-150-6415	FIRE DEPT-HYDRANT RENT	.00	.00	.00	.00
001-150-6419	FIRE DEPT-TECHNOLOGY SER	4,500.00	162.96	162.96	3.62
001-150-6505	FIRE DEPT-PAGERS/REPAIRS	5,000.00	.00	.00	.00
001-150-6507	FIRE DEPT-OPERATING SUPP	3,000.00	40.10	40.10	1.34
001-150-6599	FIRE DEPT-REPAIRS/SUPP N	12,000.00	.00	.00	.00
015-150-6505	T&A(FT)-EXPENSES	.00	.00	.00	.00
029-150-6504	DEPR-FD MINOR EQUIPMENT	18,600.00	.00	.00	.00
112-150-6110	FIRE-FICA	765.00	150.76	150.76	19.71
112-150-6130	FIRE-IPERS	200.00	5.43	5.43	2.72
112-150-6150	FIRE-GROUP INSURANCE	.00	.00	.00	.00
112-150-6155	FIRE-CITY SHARE HSA	.00	1.44	1.44	.00
112-150-6160	FIRE-WORKER'S COMP	7,200.00	.00	.00	.00
	FIRE TOTAL	88,165.00	2,768.87	2,768.87	3.14
001-170-6407	BUILDING INSPECTION FEES	52,000.00	.00	.00	.00
	BUILDING INSPECTIONS TOT	52,000.00	.00	.00	.00

BUDGET REPORT
CALENDAR 7/2022, FISCAL 1/2023

PCT OF FISCAL YTD 8.3%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	MTD BALANCE	YTD BALANCE	PERCENT EXPENDED
001-190-6499	ANIMAL IMPOUNDMENT	500.00	.00	.00	.00
	ANIMAL CONTROL TOTAL	500.00	.00	.00	.00
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	PUBLIC SAFETY TOTAL	364,876.00	20,933.93	20,933.93	5.74
001-210-6010	STREETS-WAGES	50,368.00	2,277.76	2,277.76	4.52
001-210-6210	PARKS-DUES	.00	.00	.00	.00
001-210-6230	STREETS-EDUCATION/TRAINI	700.00	.00	.00	.00
001-210-6332	STREETS-VEHICLE MAINT	.00	.00	.00	.00
001-210-6417	STREETS-PROJECTS	50,000.00	.00	.00	.00
001-210-6419	STREETS-TECHNOLOGY SERV	2,000.00	630.01	630.01	31.50
001-210-6499	STREETS-CONTRACT LABOR	1,000.00	.00	.00	.00
001-210-6507	STREETS-SUPPLIES R16	.00	.00	.00	.00
001-210-6599	STREETS-MISC SUPPLIES	1,500.00	.00	.00	.00
021-210-6417	T&A(SC)-REFUNDS	1,000.00	.00	.00	.00
029-210-6710	DEPR-NON RUT EQUIP	28,200.00	8,200.00	8,200.00	29.08
110-210-6331	RUT-VEHICLE OPERATIONS	3,000.00	357.13	357.13	11.90
110-210-6407	RUT-ENGINEERING	.00	.00	.00	.00
110-210-6408	RUT-LIABILITY INSURANCE	.00	.00	.00	.00
110-210-6417	RUT-STREET REPAIRS/MAINT	231,000.00	3,665.99	3,665.99	1.59
110-210-6425	RUT-SIDEWALK IMPROVEMENT	1,000.00	.00	.00	.00
110-210-6490	RUT-FAIR VIEW DR SIDEWAL	.00	.00	.00	.00
110-210-6504	RUT-STREET EQUIP	.00	.00	.00	.00
110-210-6710	RUT-DEPR EQUIP EXPENSES	30,000.00	.00	.00	.00
112-210-6110	STREETS-FICA - STREETS	3,853.00	204.90	204.90	5.32
112-210-6130	STREETS-IPERS	4,755.00	236.69	236.69	4.98
112-210-6150	STREETS-GROUP INSURANCE	11,449.00	951.40	951.40	8.31
112-210-6155	CITY SHARE- HSA	2,500.00	37.28	37.28	1.49
112-210-6160	STREETS-WORKER'S COMP	5,200.00	.00	.00	.00
112-210-6170	STREETS-UNEMPLOYMENT	.00	.00	.00	.00
112-210-6181	STREETS-UNIFORM ALLOWANC	400.00	400.00	400.00	100.00
	ROADS, BRIDGES, SIDEWALK	427,925.00	16,961.16	16,961.16	3.96
110-230-6371	RUT-STREET LIGHTS	22,000.00	1,372.76	1,372.76	6.24
110-230-6509	RUT-STREET SIGNS	3,500.00	.00	.00	.00
	STREET LIGHTING TOTAL	25,500.00	1,372.76	1,372.76	5.38
110-250-6331	RUT-SNOW REM VEHICLE OPE	3,500.00	.00	.00	.00
110-250-6332	RUT-SNOW REM VEHICLE REP	4,500.00	.00	.00	.00
110-250-6499	RUT-SNOW REM CONTRACT LA	4,000.00	.00	.00	.00
110-250-6599	RUT-SNOW REM SUPPLIES	10,000.00	.00	.00	.00
	SNOW REMOVAL TOTAL	22,000.00	.00	.00	.00
001-290-6010	GARBAGE-WAGES	19,118.00	1,692.67	1,692.67	8.85
001-290-6411	GARBAGE-COURT CLAIMS	2,195.00	.00	.00	.00
001-290-6418	GARBAGE-SALES TAX	6,901.00	490.32	490.32	7.11
001-290-6499	GARBAGE-FEES	242,104.00	21,292.90	21,292.90	8.79
001-290-6506	GARBAGE-OFFICE SUPPLIES	1,200.00	.00	.00	.00
001-290-6508	GARBAGE-POSTAGE	1,500.00	.00	.00	.00
112-290-6110	GARBAGE-FICA	1,463.00	129.47	129.47	8.85
112-290-6130	GARBAGE-IPERS	1,805.00	159.78	159.78	8.85
112-290-6150	GARBAGE-GROUP INSURANCE	8,166.00	1,335.30	1,335.30	16.35
112-290-6155	GARBAGE-CITY SHARE HSA	1,500.00	468.78	468.78	31.25

BUDGET REPORT
CALENDAR 7/2022, FISCAL 1/2023

PCT OF FISCAL YTD 8.3%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	MTD BALANCE	YTD BALANCE	PERCENT EXPENDED
	GARBAGE TOTAL	285,952.00	25,569.22	25,569.22	8.94
001-299-6010	GARAGE-WAGES	29,896.00	2,289.11	2,289.11	7.66
001-299-6310	GARAGE-BUILDING REPAIRS	10,000.00	.00	.00	.00
001-299-6331	GARAGE-VEHICLE OPERATION	3,500.00	357.13	357.13	10.20
001-299-6332	GARAGE-VEHICLE REPAIRS	15,000.00	534.90	534.90	3.57
001-299-6371	GARAGE-UTILITIES	3,500.00	105.33	105.33	3.01
001-299-6373	GARAGE-TELEPHONE	.00	.00	.00	.00
001-299-6399	GARAGE-MINOR REPAIRS/MAI	4,500.00	.00	.00	.00
001-299-6490	STREET TREES	28,000.00	996.00	996.00	3.56
001-299-6507	GARAGE-OPERATING SUPPLIE	10,000.00	143.84	143.84	1.44
029-299-6799	DEPR-P/W BLDG EXPENSE	100,000.00	.00	.00	.00
112-299-6110	GARAGE-FICA	2,287.00	175.16	175.16	7.66
112-299-6130	GARAGE-IPERS	2,822.00	201.54	201.54	7.14
112-299-6150	GARAGE-GROUP INSURANCE	7,301.00	595.65	595.65	8.16
112-299-6155	GARAGE-CITY SHARE HSA	1,463.00	25.51	25.51	1.74
112-299-6160	GARAGE-WORKER'S COMP	1,800.00	.00	.00	.00
	OTHER PUBLIC WORKS TOTAL	220,069.00	5,424.17	5,424.17	2.46
	PUBLIC WORKS TOTAL	981,446.00	49,327.31	49,327.31	5.03
001-350-6501	MOSQUITO SPRAYING	8,500.00	.00	.00	.00
	WATER,AIR,MOSQUITO CONTR	8,500.00	.00	.00	.00
001-399-6590	COVID-19 EXPENSES	.00	.00	.00	.00
	OTHER HEALTH/SOCIAL SERV	.00	.00	.00	.00
	HEALTH & SOCIAL SERVICES	8,500.00	.00	.00	.00
001-410-6010	LIBRARY-WAGES	89,269.00	6,478.30	6,478.30	7.26
001-410-6230	LIBRARY-TRAINING/EDUCATI	250.00	.00	.00	.00
001-410-6310	LIBRARY-BLDG REPAIR/MAIN	8,000.00	415.00	415.00	5.19
001-410-6320	LIBRARY-GROUNDS MAINT	500.00	.00	.00	.00
001-410-6340	LIBRARY-COMPUTER MAINT	6,000.00	.00	.00	.00
001-410-6371	LIBRARY-UTILITIES	16,000.00	4,274.43	4,274.43	26.72
001-410-6373	LIBRARY-TELEPHONE	4,000.00	308.47	308.47	7.71
001-410-6390	LIBRARY-DALLAS CO FOUND	.00	.00	.00	.00
001-410-6419	LIBRARY-TECHNOLOGY SERV	1,600.00	159.72	159.72	9.98
001-410-6502	LIBRARY-BOOKS	16,000.00	791.48	791.48	4.95
001-410-6505	LIBRARY-OFFICE FURNITURE	2,000.00	.00	.00	.00
001-410-6507	LIBRARY-SUPPLIES/PROG/DU	6,500.00	590.81	590.81	9.09
001-410-6508	LIBRARY-POSTAGE	1,000.00	92.00	92.00	9.20
001-410-6599	LIBRARY-EQUIPMENT	.00	.00	.00	.00
041-410-6502	T&A(SL)-EXPENSES	3,000.00	.00	.00	.00
112-410-6110	LIBRARY-FICA	6,829.00	495.58	495.58	7.26
112-410-6130	LIBRARY-IPERS	8,427.00	611.55	611.55	7.26
112-410-6150	LIBRARY-GROUP INSURANCE	25,793.00	1,967.94	1,967.94	7.63
112-410-6155	LIBRARY-CITY SHARE HSA	5,000.00	100.00	100.00	2.00
112-410-6160	LIBRARY-WORKER'S COMP	300.00	.00	.00	.00
121-410-6770	LOST-CAP OUTLAY LIBRARY	.00	.00	.00	.00
168-410-6721	T&A(BURNETT LIBRARY)-EXP	.00	.00	.00	.00

BUDGET REPORT
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PCT OF FISCAL YTD 8.3%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	MTD BALANCE	YTD BALANCE	PERCENT EXPENDED
501-410-6502	T&A BOOKS-EXPENSE	.00	.00	.00	.00
	LIBRARY TOTAL	200,468.00	16,285.28	16,285.28	8.12
001-430-6010	PARKS-WAGES	49,977.00	6,070.11	6,070.11	12.15
001-430-6210	PARKS-DUES	200.00	.00	.00	.00
001-430-6230	PARKS-EDUCATION/TRAINING	200.00	.00	.00	.00
001-430-6310	PARKS-BLDG MAINT/REPAIR	12,000.00	24.00	24.00	.20
001-430-6320	PARKS-GROUND MAINT/REPAI	13,750.00	.00	.00	.00
001-430-6331	PARKS-VEHICLE OPERATION	2,000.00	559.00	559.00	27.95
001-430-6350	PARKS-EQUIP REPAIRS	1,500.00	.00	.00	.00
001-430-6371	PARKS-UTILITIES	2,500.00	194.67	194.67	7.79
001-430-6385	PARKS-PRAIRIE MEADOW GRA	.00	.00	.00	.00
001-430-6390	PARKS-DALLAS COUNTY FOUN	.00	.00	.00	.00
001-430-6399	PARKS-PARK EQUIP/MAINT	20,000.00	.00	.00	.00
001-430-6450	PARKS-TREE MAINT	8,500.00	1,352.00	1,352.00	15.91
001-430-6460	TREES PLEASE GRANT EXPEN	2,000.00	.00	.00	.00
001-430-6461	TREES FOREVER GRANT EXPE	1,500.00	.00	.00	.00
001-430-6495	PARKS-ACTIVITIES	200.00	.00	.00	.00
001-430-6505	PARKS-WELLMARK GRANT	.00	.00	.00	.00
001-430-6507	PARKS-MISC OPERATING SUP	2,000.00	232.44	232.44	11.62
029-430-6720	DEPR-PARK EXPENSES	8,000.00	6,472.00	6,472.00	80.90
112-430-6110	PARKS-FICA	3,823.00	464.39	464.39	12.15
112-430-6130	PARKS-IPERS	3,523.00	334.35	334.35	9.49
112-430-6150	PARKS-GROUP INSURANCE	1,897.00	163.56	163.56	8.62
112-430-6155	PARKS-CITY SHARE HSA	662.00	18.36	18.36	2.77
112-430-6160	PARKS-WORKER'S COMP	725.00	.00	.00	.00
112-430-6181	PARKS-UNIFORM ALLOWANCE	400.00	.00	.00	.00
167-430-6320	T&A(BURNETT REC)-PARK IM	152,500.00	.00	.00	.00
305-430-6505	PLAYGROUND-EXPENSES	.00	.00	.00	.00
	PARKS TOTAL	287,857.00	15,884.88	15,884.88	5.52
001-440-6010	SWIM POOL-WAGES	53,970.00	21,098.81	21,098.81	39.09
001-440-6230	SWIM POOL-TRAINING	2,000.00	.00	.00	.00
001-440-6310	SWIM POOL-EQUIP/BLDG REP	10,000.00	.00	.00	.00
001-440-6350	SWIM POOL-OPER EQUIP REP	1,000.00	.00	.00	.00
001-440-6371	SWIM POOL-UTILITIES	3,500.00	862.09	862.09	24.63
001-440-6373	SWIM POOL-TELEPHONE	500.00	29.55	29.55	5.91
001-440-6418	SWIM POOL-SALES TAX	2,500.00	185.29	185.29	7.41
001-440-6501	SWIM POOL-CHEM/INSPEC	6,000.00	.00	.00	.00
001-440-6507	SWIM POOL-OPERATING SUPP	4,300.00	356.07	356.07	8.28
029-440-6599	DEPR-POOL DONATION EXPEN	.00	.00	.00	.00
029-440-6710	DEPR-SWIM POOL EXPENSES	.00	.00	.00	.00
112-440-6110	SWIM POOL-FICA	4,129.00	1,614.14	1,614.14	39.09
112-440-6130	SWIM POOL-IPERS	752.00	98.51	98.51	13.10
112-440-6150	SWIM POOL-GROUP INS	2,638.00	509.61	509.61	19.32
112-440-6155	SWIM POOL-CITY SHARE HSA	425.00	453.23	453.23	106.64
112-440-6160	SWIM POOL-WORKER'S COMP	2,200.00	.00	.00	.00
166-440-6599	T&A(REC PROGRAM) EXPENSE	.00	.00	.00	.00
167-440-6801	T&A(BURNETT REC) PRINCIP	.00	.00	.00	.00
169-440-6750	T&A(BURNETT CAP IMPR)-PA	.00	.00	.00	.00
180-440-6320	REC TRAIL-EXPENSES	.00	.00	.00	.00
180-440-6380	REC TRAIL-PROJ MAIN ST G	.00	.00	.00	.00
180-440-6407	ENGINEERING	.00	.00	.00	.00

BUDGET REPORT
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PCT OF FISCAL YTD 8.3%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	MTD BALANCE	YTD BALANCE	PERCENT EXPENDED
180-440-6499	REC TRAIL-TRAILHEAD ARTW	.00	.00	.00	.00
180-440-6801	REC TRAIL-BURNETT PRINC	.00	.00	.00	.00
180-440-6851	REC TRAIL-BURNETT INT	.00	.00	.00	.00
502-440-6505	T&A YOUTH-EXPENSES	2,500.00	.00	.00	.00
	RECREATION TOTAL	96,414.00	25,207.30	25,207.30	26.14
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	CULTURE & RECREATION TOT	584,739.00	57,377.46	57,377.46	9.81
001-520-6210	ECON DEV-DUES	4,500.00	.00	.00	.00
001-520-6371	ECON DEV-UTILITIES	200.00	.00	.00	.00
001-520-6402	ECON DEV-ADVERTISING/SIG	1,000.00	.00	.00	.00
001-520-6407	ECON DEV-ENGINEERING	1,000.00	192.00	192.00	19.20
001-520-6413	ECON DEV-PAYMENT OTHER A	8,000.00	8,000.00	8,000.00	100.00
001-520-6470	ECON DEV-COMPLIANCE	8,000.00	380.75	380.75	4.76
001-520-6490	ECON DEV-MISC EXPENSE	500.00	.00	.00	.00
001-520-6495	ECON DEV-ACTIVITIES	100,000.00	.00	.00	.00
001-520-6499	ECON DEV-OTHER PROF SERV	.00	.00	.00	.00
001-520-6761	ECON DEV-WALNUT ST INTER	.00	313.50	313.50	.00
125-520-6411	TIF-LEGAL EXPENSES	.00	.00	.00	.00
125-520-6499	TIF-PIONEER REBATE AGREE	.00	.00	.00	.00
125-520-6799	TIF-STREETSCAPE	.00	.00	.00	.00
169-520-6499	T&A(BURNETT CAP IMP)-WAL	.00	.00	.00	.00
	ECONOMIC DEVELOPMENT TOT	123,200.00	8,886.25	8,886.25	7.21
001-540-6371	P&Z-UTILITIES	.00	.00	.00	.00
001-540-6407	P&Z ENGINEERING	.00	3,533.28	3,533.28	.00
001-540-6414	P&Z-PUBLICATIONS	100.00	76.37	76.37	76.37
001-540-6490	P&Z-MISC	500.00	.00	.00	.00
	PLANNING & ZONING TOTAL	600.00	3,609.65	3,609.65	601.61
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	COMMUNITY & ECONOMIC DEV	123,800.00	12,495.90	12,495.90	10.09
001-610-6010	MAYOR/COUNCIL-WAGES	9,600.00	400.00	400.00	4.17
001-610-6210	MAYOR/COUNCIL-DUES	1,500.00	.00	.00	.00
001-610-6230	MAYOR/COUNCIL-TRAINING	300.00	.00	.00	.00
001-610-6401	MAYOR/COUNCIL-AUDITS	10,000.00	.00	.00	.00
001-610-6414	MAYOR/COUNCIL-PUBLICATIO	6,500.00	493.27	493.27	7.59
001-610-6419	MAYOR/COUNCIL-TECHNOLOGY	1,500.00	59.94	59.94	4.00
001-610-6490	MAYOR/COUNCIL-BONDS/DUES	5,000.00	.00	.00	.00
001-610-6599	MAYOR/COUNCIL-MISC EXPEN	6,000.00	15.90	15.90	.27
112-610-6110	MAYOR/COUNCIL-FICA	734.00	30.60	30.60	4.17
112-610-6130	MAYOR/COUNCIL-IPERS	725.00	.00	.00	.00
112-610-6160	MAYOR/COUNCIL-WORKER'S C	.00	.00	.00	.00
	MAYOR/COUNCIL/CITY MGR T	41,859.00	999.71	999.71	2.39
001-620-6010	CLERK-WAGES	59,810.00	5,831.24	5,831.24	9.75
001-620-6210	CLERK-DUES	150.00	.00	.00	.00
001-620-6230	CLERK-EDUCATION/TRAINING	2,000.00	723.00	723.00	36.15
001-620-6350	CLERK-EQUIPMENT REPAIRS	500.00	.00	.00	.00
001-620-6373	CLERK-TELEPHONE/RADIOS	3,100.00	243.58	243.58	7.86
001-620-6419	CLERK-TECHNOLOGY SERVICE	14,000.00	449.85	449.85	3.21

BUDGET REPORT
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PCT OF FISCAL YTD 8.3%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	MTD BALANCE	YTD BALANCE	PERCENT EXPENDED
001-620-6490	CLERK-CONTRACT LABOR	1,000.00	.00	.00	.00
001-620-6505	CLERK-OFFICE EQUIP PURCH	4,000.00	.00	.00	.00
001-620-6507	CLERK-MISC OPERATING SUP	4,300.00	133.80	133.80	3.11
001-620-6508	CLERK-POSTAGE/BOX RENT	1,500.00	58.00	58.00	3.87
112-620-6110	CLERK-FICA	4,575.00	446.08	446.08	9.75
112-620-6130	CLERK-IPERS	5,646.00	550.47	550.47	9.75
112-620-6150	CLERK-GROUP INSURANCE	21,804.00	3,055.49	3,055.49	14.01
112-620-6155	CLERK-CITY SHARE HSA	4,825.00	2,750.66	2,750.66	57.01
112-620-6160	CLERK-WORKER'S COMP	450.00	.00	.00	.00
	CLERK/TREASURER/ADM TOTA	127,660.00	14,242.17	14,242.17	11.16
001-630-6403	ELECTIONS-EXPENSES	.00	.00	.00	.00
	ELECTIONS TOTAL	.00	.00	.00	.00
001-640-6405	ATTORNEY-MISC EXP	3,000.00	84.90	84.90	2.83
001-640-6411	ATTORNEY-RETAINER	36,000.00	3,000.00	3,000.00	8.33
	LEGAL SERVICES/ATTORNEY	39,000.00	3,084.90	3,084.90	7.91
001-650-6310	MEMORIAL HALL-BLDG MAINT	6,000.00	66.59-	66.59-	1.11-
001-650-6320	MEMORIAL HALL-MISC EXPEN	1,400.00	12.56	12.56	.90
001-650-6371	MEMORIAL HALL-UTILITIES	6,500.00	367.20	367.20	5.65
001-650-6373	MEMORIAL HALL-TELEPHONE	600.00	50.00	50.00	8.33
001-650-6399	MEMORIAL HALL-CAPITAL OU	.00	.00	.00	.00
001-650-6409	MEMORIAL HALL-JANITOR SE	4,300.00	260.00	260.00	6.05
001-650-6499	MEMORIAL HALL-ELEV MAINT	1,300.00	.00	.00	.00
	CITY HALL/GENERAL BLDGS	20,100.00	623.17	623.17	3.10
001-660-6408	GENERAL-LIABILITY INSURA	56,000.00	.00	.00	.00
	TORT LIABILITY TOTAL	56,000.00	.00	.00	.00
001-699-6490	MISC UNALLOCATED REIMB	3,000.00	16.82	16.82	.56
	OTHER GENERAL GOVERNMENT	3,000.00	16.82	16.82	.56
	GENERAL GOVERNMENT TOTAL	287,619.00	18,966.77	18,966.77	6.59
307-210-6407	ENGINEERING	.00	.00	.00	.00
307-210-6499	OTHER CONTRACTUAL SERV	.00	.00	.00	.00
200-210-6801	DS PRINC-2005 STREETS	.00	.00	.00	.00
200-210-6802	DS PRINC-TIF FAIRVIEW	.00	.00	.00	.00
200-210-6803	DS PRINC-2011 STREETS	66,000.00	.00	.00	.00
200-210-6851	DS INT-2005 STREETS	.00	.00	.00	.00
200-210-6852	DS INT-TIF FAIRVIEW	.00	.00	.00	.00
200-210-6853	DS INT-2011 STREETS	13,414.00	.00	.00	.00
200-210-6899	DS BOND REGISTRATION FEE	600.00	.00	.00	.00
	ROADS, BRIDGES, SIDEWALK	80,014.00	.00	.00	.00
305-430-6385	PLAYGROUND-PRAIRE MDWS G	.00	.00	.00	.00
305-430-6390	PLAYGROUND-DALLAS CNTY G	.00	.00	.00	.00
	PARKS TOTAL	.00	.00	.00	.00
200-440-6804	DS PRINC 2022 POOL	230,250.00	.00	.00	.00
	RECREATION TOTAL	230,250.00	.00	.00	.00
200-815-6801	DS PRINC-2001 EDS	.00	.00	.00	.00
200-815-6802	DS PRINC-2001 SRF	.00	.00	.00	.00
200-815-6803	DS PRINC-2020 SRF	45,000.00	.00	.00	.00
200-815-6851	DS INT-2001 EDS	.00	.00	.00	.00
200-815-6852	DS INT-2001 SRF	.00	.00	.00	.00

BUDGET REPORT
CALENDAR 7/2022, FISCAL 1/2023

PCT OF FISCAL YTD 8.3%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	MTD BALANCE	YTD BALANCE	PERCENT EXPENDED
200-815-6853	DS INT-2020 SRF	16,416.00	.00	.00	.00
200-815-6899	DS BOND REGISTRATIONS FE	2,345.00	.00	.00	.00
	SEWER/SEWAGE DISPOSAL TO	63,761.00	.00	.00	.00
200-865-6801	DS PRINC-2016 SW STORM	145,000.00	.00	.00	.00
200-865-6851	DS INT-2016 SW STORM	68,258.00	.00	.00	.00
200-865-6899	DS BOND REGISTRATION	500.00	.00	.00	.00
	STORM DISTRICT TOTAL	213,758.00	.00	.00	.00
	DEBT SERVICE TOTAL	587,783.00	.00	.00	.00
308-410-6770	CAP IMPROVEMENT-LIBRARY	.00	.00	.00	.00
	LIBRARY TOTAL	.00	.00	.00	.00
309-440-6407	CAP IMPROVE POOL-ENGINEE	.00	.00	.00	.00
309-440-6799	CAP IMPROVE POOL-EXPENSE	3,894,200.00	.00	.00	.00
	RECREATION TOTAL	3,894,200.00	.00	.00	.00
310-750-6374	CAP IMPRV ARPA-EXPENSES	265,016.00	.00	.00	.00
	CAPITAL PROJECTS TOTAL	265,016.00	.00	.00	.00
	CAPITAL PROJECTS TOTAL	4,159,216.00	.00	.00	.00
600-810-6010	WATER-WAGES	91,635.00	7,122.31	7,122.31	7.77
600-810-6110	WATER-FICA	6,976.00	575.45	575.45	8.25
600-810-6130	WATER-IPERS	8,609.00	671.15	671.15	7.80
600-810-6150	WATER-GROUP INSURANCE	20,629.00	2,416.76	2,416.76	11.72
600-810-6155	WATER-CITY SHARE HSA	3,700.00	507.79	507.79	13.72
600-810-6160	WATER-WORKER'S COMP	3,000.00	.00	.00	.00
600-810-6181	WATER-UNIFORM ALLOWANCE	400.00	400.00	400.00	100.00
600-810-6210	WATER-DUES	1,500.00	209.38	209.38	13.96
600-810-6230	WATER-TRAINING	1,500.00	.00	.00	.00
600-810-6310	WATER-EQUIP/REPAIRS/MAIN	67,000.00	1,035.10	1,035.10	1.54
600-810-6320	WATER-WELL MAINTENANCE	25,000.00	.00	.00	.00
600-810-6331	WATER-VEHICLE OPERATIONS	2,000.00	153.05	153.05	7.65
600-810-6332	WATER-VEHICLE REPAIRS	500.00	.00	.00	.00
600-810-6340	WATER-OFFICE EQUIP	.00	.00	.00	.00
600-810-6350	WATER-CAPITAL PROJECTS	23,000.00	.00	.00	.00
600-810-6371	WATER-UTILITIES	25,000.00	2,264.75	2,264.75	9.06
600-810-6373	WATER-TELEPHONE	.00	.00	.00	.00
600-810-6374	T&A(M)DEPOSIT REFUND	13,000.00	983.53	983.53	7.57
600-810-6401	WATER-AUDIT	.00	.00	.00	.00
600-810-6407	WATER-ENGINEERING	30,000.00	.00	.00	.00
600-810-6408	WATER-INSURANCE	10,500.00	.00	.00	.00
600-810-6411	WATER-LEGAL	10,000.00	.00	.00	.00
600-810-6418	WATER-SALES TAX EXPENSE	26,000.00	2,270.70	2,270.70	8.73
600-810-6419	WATER-TECHNOLOGY SERVICE	8,000.00	648.60	648.60	8.11
600-810-6499	WATER-TESTS	6,000.00	55.00	55.00	.92
600-810-6501	WATER-SALT/CHEMICALS	33,000.00	.00	.00	.00
600-810-6506	WATER-OFFICE SUPPLIES	1,800.00	.00	.00	.00
600-810-6507	WATER-OPERATING SUPPLIES	5,800.00	.00	.00	.00
600-810-6508	WATER-POSTAGE	1,500.00	.00	.00	.00

BUDGET REPORT
CALENDAR 7/2022, FISCAL 1/2023

PCT OF FISCAL YTD 8.3%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	MTD BALANCE	YTD BALANCE	PERCENT EXPENDED
600-810-6599	WATER-MISC EXP	2,500.00	16.82	16.82	.67
600-810-6780	WATER-CAPITAL IMPROVEMEN	.00	.00	.00	.00
600-810-6801	WATER DEBT-PRINC 1996	.00	.00	.00	.00
600-810-6802	WATER DEBT PRINC 1999	.00	.00	.00	.00
600-810-6803	WATER DEBT-PRINC 2008 WT	.00	.00	.00	.00
600-810-6854	WATER DEPT-INT 2008 WTR	.00	.00	.00	.00
600-810-6805	WATER DEBT-PRINC 2021	112,000.00	.00	.00	.00
600-810-6855	WATER DEBT-INT 2021	9,292.00	.00	.00	.00
600-810-6851	WATER DEBT-INT 1996	.00	.00	.00	.00
600-810-6852	WATER DEBT-INT 1999	.00	.00	.00	.00
600-810-6899	WATER-BOND REGISTRATION	500.00	600.00	600.00	120.00
602-810-6407	WATER CAP OUTLAY-ENGINEE	3,000.00	.00	.00	.00
602-810-6780	WATER CAP OUTLAY-UTIL SY	265,000.00	.00	.00	.00
	WATER TOTAL	818,341.00	19,930.39	19,930.39	2.44
610-815-6010	SEWER-WAGES	88,057.00	6,865.25	6,865.25	7.80
610-815-6110	SEWER-FICA	6,736.00	555.67	555.67	8.25
610-815-6130	SEWER-IPERS	8,313.00	647.08	647.08	7.78
610-815-6150	SEWER-GROUP INSURANCE	20,756.00	2,576.97	2,576.97	12.42
610-815-6155	SEWER-CITY SHARE HSA	4,925.00	536.95	536.95	10.90
610-815-6160	SEWER-WORKER'S COMP	3,000.00	.00	.00	.00
610-815-6181	SEWER-UNIFORM ALLOWANCE	400.00	400.00	400.00	100.00
610-815-6210	SEWER-DUES	350.00	.00	.00	.00
610-815-6230	SEWER-EDUCATION/TRAINING	1,000.00	.00	.00	.00
610-815-6310	SEWER-BLDG REPAIR/MAINT	10,000.00	.00	.00	.00
610-815-6320	SEWER-GROUND REPAIR/MAIN	2,500.00	.00	.00	.00
610-815-6331	SEWER-VEHICLE OPERATIONS	1,600.00	153.05	153.05	9.57
610-815-6332	SEWER-VEHICLE REPAIRS	.00	.00	.00	.00
610-815-6340	SEWER-OFFICE EQUIP	.00	.00	.00	.00
610-815-6350	SEWER-OPERATION/MAINT	38,000.00	.00	.00	.00
610-815-6371	SEWER-UTILITIES	25,000.00	3,162.31	3,162.31	12.65
610-815-6373	SEWER-TELEPHONE	.00	.00	.00	.00
610-815-6374	SEWER DEPOSITS	2,000.00	.00	.00	.00
610-815-6407	SEWER-ENGINEERING	.00	1,404.50	1,404.50	.00
610-815-6408	SEWER-INSURANCE	16,000.00	.00	.00	.00
610-815-6411	SEWER-LEGAL	500.00	.00	.00	.00
610-815-6418	SEWER-SALES TAX EXPENSE	7,200.00	384.32	384.32	5.34
610-815-6419	SEWER-TECHNOLOGY SERVICE	8,000.00	703.58	703.58	8.79
610-815-6499	SEWER-TESTS	12,000.00	303.75	303.75	2.53
610-815-6506	SEWER-OFFICE SUPPLIES	1,500.00	.00	.00	.00
610-815-6507	SEWER-SUPPLIES	500.00	.00	.00	.00
610-815-6508	SEWER-POSTAGE	1,500.00	.00	.00	.00
610-815-6599	SEWER-ADMIN EXPENSES	2,000.00	17.33	17.33	.87
610-815-6767	SEWER-FAIR VIEW DR SAN S	.00	.00	.00	.00
610-815-6780	SEWER-CAPITAL OUTLAY PRO	.00	.00	.00	.00
610-815-6801	SEWER DEBT-PRINC-2001 ED	.00	.00	.00	.00
610-815-6802	SEWER DEBT-PRINC 1999	.00	.00	.00	.00
610-815-6803	SEWER DEBT-PRINC WASS	.00	.00	.00	.00
610-815-6804	SEWER DEBT-PRINC 2019 SR	102,000.00	.00	.00	.00
610-815-6851	SEWER DEBT-INT 2001 EDS	.00	.00	.00	.00
610-815-6853	SEWER DEBT-INT WASS	.00	.00	.00	.00
610-815-6852	SEWER DEBT-INT-1999	.00	.00	.00	.00

BUDGET REPORT
CALENDAR 7/2022, FISCAL 1/2023

PCT OF FISCAL YTD 8.3%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	MTD BALANCE	YTD BALANCE	PERCENT EXPENDED
610-815-6854	SEWER DEBT-INT 2019 SRF	50,663.00	.00	.00	.00
610-815-6899	SEWER DEBT-REGISTRAR FEE	7,238.00	.00	.00	.00
	SEWER/SEWAGE DISPOSAL TO	421,738.00	17,710.76	17,710.76	4.20
740-865-6379	STORM DISTRICT-MAINT/REP	25,000.00	6,180.80	6,180.80	24.72
740-865-6407	STORM DISTRICT-ENGINEER	.00	.00	.00	.00
740-865-6411	STORM DISTRICT-LEGAL	.00	.00	.00	.00
740-865-6418	STORM DISTRICT-SALES TAX	1,300.00	108.36	108.36	8.34
740-865-6419	STORM DISTRICT-TECH SERV	3,000.00	630.00	630.00	21.00
740-865-6765	STORM DISTRICT-CAPITAL P	.00	.00	.00	.00
740-865-6801	STORM DISTRICT DEBT-PRIN	.00	.00	.00	.00
740-865-6851	STORM DISTRICT DEBT-INTE	.00	.00	.00	.00
740-865-6899	STORM DISTRICT DEBT-REGI	.00	.00	.00	.00
	STORM DISTRICT TOTAL	29,300.00	6,919.16	6,919.16	23.61
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	ENTERPRISE FUNDS TOTAL	1,269,379.00	44,560.31	44,560.31	3.51
001-910-6910	GENERAL-TRANSFERS OUT	109,462.00	.00	.00	.00
011-910-6910	T&A(PD)BENEVOLENT-TRANSF	.00	.00	.00	.00
029-910-6910	DEPR-TRANSFER OUT	72,609.00	.00	.00	.00
110-910-6910	RUT-TRANSFERS OUT	.00	.00	.00	.00
112-910-6910	T&A(EB)-TRANSFER OUT	.00	.00	.00	.00
119-910-6910	EMERGENCY-TRANSFER OUT	.00	.00	.00	.00
121-910-6910	LOST-TRANSFER OUT	1,429,042.00	4,409.50	4,409.50	.31
125-910-6910	TIF-TRANSFER OUT	203,887.00	6,088.42	6,088.42	2.99
167-910-6910	T&A(BURNETT REC)-TRANSFE	342,457.00	.00	.00	.00
168-910-6910	T&A(BURNETT LIB)-TRANSFE	.00	.00	.00	.00
169-910-6910	T&A(BURNETT CAP IMP) TRA	293,973.00	.00	.00	.00
180-910-6910	REC TRAIL-TRANSFER OUT	.00	.00	.00	.00
200-910-6910	TRANSFER OUT	.00	.00	.00	.00
307-910-6911	TRANSFER OUT - TIF	.00	.00	.00	.00
301-910-6910	CAP IMPR WASTEWTR-TRANSF	.00	.00	.00	.00
308-910-6910	CAP IMPROVE LIBRY-TRANSF	.00	.00	.00	.00
309-910-6910	CAP IMPROV POOL-TRANSFER	.00	.00	.00	.00
310-910-6910	CAP IMPRV ARPA-TRANSFER	.00	.00	.00	.00
600-910-6910	WATER-TRANSFERS OUT	7,000.00	.00	.00	.00
602-910-6910	WATER CAP OUTLAY-TRANSFE	.00	.00	.00	.00
610-910-6910	SEWER-TRANSFERS OUT	7,000.00	.00	.00	.00
740-910-6910	STORM DISTRICT-TRANSFER	.00	.00	.00	.00
	TRANSFERS TOTAL	2,465,430.00	10,497.92	10,497.92	.43
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	TRANSFER OUT TOTAL	2,465,430.00	10,497.92	10,497.92	.43
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	TOTAL EXPENSES BY FUNCTI	10,832,788.00	214,159.60	214,159.60	1.98
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July 2022 Dallas Center Calls for Service

Create Date/Time	Call Type	Location
7/1/2022 10:36	INFORMATION	902 10TH ST, DALLAS CENTER
7/1/2022 12:29	TRAFFIC STOP	2400 240TH ST, DALLAS CENTER
7/1/2022 22:36	TRAFFIC STOP	VINE ST / 12TH ST, DALLAS CENTER
7/2/2022 2:09	ALARM	1202 SUGAR GROVE AVE, DALLAS CENTER
7/2/2022 8:30	MEDICAL/AMBULANCE TRIP	1305 ASH ST, DALLAS CENTER
7/3/2022 11:46	MEDICAL/AMBULANCE TRIP	1200 LAUREL ST, DALLAS CENTER
7/3/2022 20:45	WELFARE CHECK	1105 8TH ST, DALLAS CENTER
7/4/2022 12:15	MEDICAL/AMBULANCE TRIP	1204 LINDEN ST, DALLAS CENTER
7/4/2022 13:28	MOTORIST ASSIST	2360 240TH ST, DALLAS CENTER
7/4/2022 20:57	SHOTS FIRED	705 LINDEN ST, DALLAS CENTER
7/5/2022 14:23	SUSPICIOUS	804 HATTON AVE, DALLAS CENTER
7/6/2022 1:04	MEDICAL/AMBULANCE TRIP	701 NORTHVIEW DR, DALLAS CENTER
7/6/2022 14:01	FIRE ALARM	1204 LINDEN ST, DALLAS CENTER
7/6/2022 16:42	TRAFFIC STOP	1202 SUGAR GROVE AVE, DALLAS CENTER
7/6/2022 18:53	FIRE ALARM	1006 LINDEN ST, DALLAS CENTER
7/6/2022 18:56	TRAFFIC STOP	14TH ST / MAPLE ST, DALLAS CENTER
7/7/2022 14:13	SCAM	307 14TH ST C, DALLAS CENTER
7/7/2022 15:39	ORDINANCE VIOLATIONS	SUGAR GROVE AVE / 14TH ST, DALLAS CENTER
7/7/2022 16:37	TRAFFIC STOP	SUGAR GROVE AVE / FAIRVIEW DR, DALLAS CENTER
7/7/2022 19:03	TRAFFIC STOP	2400 240TH ST, DALLAS CENTER
7/7/2022 19:29	TRAFFIC STOP	27000 240TH ST, DALLAS CENTER
7/7/2022 23:51	MEDICAL/AMBULANCE TRIP	1204 LINDEN ST, DALLAS CENTER
7/8/2022 21:18	TRAFFIC STOP	QUINLAN AVE / SUGAR GROVE AVE, DALLAS CENTER
7/8/2022 21:43	FIREWORKS	116 LAKE SHORE DR, DALLAS CENTER
7/9/2022 17:24	MEDICAL/AMBULANCE TRIP	1607 SUGAR GROVE AVE, DALLAS CENTER
7/9/2022 21:12	FIREWORKS	LINDEN ST / FAIRVIEW DR, DALLAS CENTER
7/10/2022 10:53	911 MISDIAL	240 TH ST / ORDER DR, DALLAS CENTER
7/10/2022 13:46	911 HANGUP	240 TH ST / ORDER DR, DALLAS CENTER
7/11/2022 17:33	COMMITTAL	1806 LINDEN ST 5, DALLAS CENTER
7/12/2022 20:56	MEDICAL/AMBULANCE TRIP	1006 LINDEN ST 403, DALLAS CENTER
7/13/2022 12:40	TRAFFIC STOP	14TH ST / SUGAR GROVE AVE, DALLAS CENTER
7/13/2022 16:01	RETURN PHONE CALL	1706 VINE ST, DALLAS CENTER
7/14/2022 12:32	ANIMAL COMPLAINT	1107 SYCAMORE ST, DALLAS CENTER
7/15/2022 8:05	MEDICAL TRANSPORT	1006 LINDEN ST, DALLAS CENTER

7/15/2022 15:44	ATV COMPLAINT	590 SUGAR GROVE AVE, DALLAS CENTER
7/15/2022 17:32	TRAFFIC STOP	2500 240TH ST, DALLAS CENTER
7/15/2022 21:08	MEDICAL/AMBULANCE TRIP	1006 LINDEN ST 412, DALLAS CENTER
7/15/2022 21:59	MOTORIST ASSIST	1202 SUGAR GROVE AVE, DALLAS CENTER
7/16/2022 12:47	FIRE ALARM	1405 FAIRVIEW DR, DALLAS CENTER
7/16/2022 13:35	MVC-HIT & RUN	506 14TH ST, DALLAS CENTER
7/16/2022 13:47	911 HANGUP	1204 LINDEN ST, DALLAS CENTER
7/16/2022 14:52	MEDICAL TRANSPORT	1204 LINDEN ST, DALLAS CENTER
7/16/2022 15:50	911 MISDIAL	1204 LINDEN ST, DALLAS CENTER
7/16/2022 15:57	MEDICAL/AMBULANCE TRIP	1006 LINDEN ST, DALLAS CENTER
7/16/2022 16:59	911 MISDIAL	LAT: 41.6867; LON: -93.9686
7/16/2022 19:40	DOMESTIC	121 LAKE SHORE DR, DALLAS CENTER
7/17/2022 15:24	FIRE ALARM	1006 LINDEN ST, DALLAS CENTER
7/17/2022 16:35	TRAFFIC COMPLAINT	CHERRY ST / 14TH ST, DALLAS CENTER
7/17/2022 18:51	MVC-PD	1202 SUGAR GROVE AVE, DALLAS CENTER
7/17/2022 21:19	FIRE ALARM	1006 LINDEN ST, DALLAS CENTER
7/18/2022 3:39	FIRE ALARM	1006 LINDEN ST, DALLAS CENTER
7/18/2022 7:03	FIRE ALARM	1006 LINDEN ST, DALLAS CENTER
7/19/2022 15:22	FIRE ALARM	1006 LINDEN ST, DALLAS CENTER
7/19/2022 18:43	ANIMAL COMPLAINT	201 KELLOGG AVE, DALLAS CENTER
7/20/2022 9:33	911 HANGUP	500 HATTON AVE, DALLAS CENTER
7/21/2022 7:50	WARRANT CHECK	1304 SYCAMORE ST 5, DALLAS CENTER
7/21/2022 16:16	MEET COMPLAINANT	103 LAKE SHORE DR, DALLAS CENTER
7/21/2022 16:54	RETURN PHONE CALL	206 RHINEHART AVE, DALLAS CENTER
7/21/2022 20:29	WELFARE CHECK	R AVE / 240TH ST, DALLAS CENTER
7/21/2022 22:34	RETURN PHONE CALL	1404 CHERRY ST, DALLAS CENTER
7/22/2022 11:35	MEDICAL/AMBULANCE TRIP	11TH ST / VINE ST, DALLAS CENTER
7/22/2022 19:12	RETURN PHONE CALL	903 VINE ST, DALLAS CENTER
7/23/2022 1:16	SUSPICIOUS	504 10TH ST, DALLAS CENTER
7/23/2022 21:21	TRAFFIC STOP	2500 240TH ST, DALLAS CENTER
7/24/2022 12:59	MEDICAL ALARM	202 10TH ST, DALLAS CENTER
7/24/2022 16:37	TRAFFIC STOP	FAIRVIEW DR / SUGAR GROVE AVE, DALLAS CENTER
7/24/2022 16:48	TRAFFIC STOP	1202 SUGAR GROVE AVE, DALLAS CENTER
7/24/2022 21:03	ANIMAL CONTROL	1502 WALNUT ST, DALLAS CENTER
7/25/2022 8:58	911 HANGUP	1710 KELLOGG AVE, DALLAS CENTER
7/25/2022 12:17	MEDICAL ALARM	202 10TH ST, DALLAS CENTER
7/25/2022 16:29	PUBLIC WORKS/CO ENGINEER	2525 240TH ST, DALLAS CENTER
7/26/2022 8:43	MEET COMPLAINANT	1201 WALNUT ST, DALLAS CENTER
7/26/2022 11:58	DOMESTIC	595 SUGAR GROVE AVE, DALLAS CENTER
7/26/2022 23:11	ALARM	1202 SUGAR GROVE AVE, DALLAS CENTER
7/27/2022 18:18	THEFT	2468 240TH ST, DALLAS CENTER

7/28/2022 5:08	SUSPICIOUS	12TH ST / SYCAMORE ST, DALLAS CENTER
7/28/2022 14:39	MEDICAL/AMBULANCE TRIP	1107 SUGAR GROVE AVE, DALLAS CENTER
7/29/2022 11:08	SUSPICIOUS	902 SYCAMORE ST, DALLAS CENTER
7/29/2022 11:53	CIVIL DISPUTE	1200 VINE ST, DALLAS CENTER
7/29/2022 16:14	SUSPICIOUS	10TH ST / VINE ST, DALLAS CENTER
7/29/2022 19:04	SUSPICIOUS	10TH ST / MAPLE ST, DALLAS CENTER
7/29/2022 20:14	ANIMAL CONTROL	PERCIVAL AVE / LINDEN ST, DALLAS CENTER
7/30/2022 0:21	911 HANGUP	240 TH ST / ORDER DR, DALLAS CENTER
7/30/2022 12:11	ORDINANCE VIOLATIONS	800 VINE ST, DALLAS CENTER
7/30/2022 15:15	TRAFFIC STOP	2500 240TH ST, DALLAS CENTER
7/30/2022 18:11	TRAFFIC STOP	1005 MAPLE ST, DALLAS CENTER
7/31/2022 3:25	DOMESTIC	1005 8TH ST, DALLAS CENTER
7/31/2022 18:46	WELFARE CHECK	205 14TH ST, DALLAS CENTER
7/31/2022 23:45	FOLLOW UP INVESTIGATION	1005 8TH ST, DALLAS CENTER
Total	395 hours patrol, 12 hours on calls, 407 hours total, 320 required	89

FIRE & EMS REPORT

July 2022

Total calls : 28

FIRE 14 total

2 structure fire

8 Fire Alarm

1 grimes call

2 special assignment

1 vehicle fire

EMS 14 Total

14 calls for service (13 City/1 Rural)

JULY 2022 CODE ENFORCEMENT REPORT DALLAS CENTER

CASE #	ADDRESS	VIOLATION	DATE OF VIOLATION	REINSPECT DATE	COMMENTS	COMPLIED
		BEGIN 2017				
		BEGIN 2019				
2019-065	1201 Walnut	Junk & Vehicles	5/29/2019	6/13/2019 8/2/19 9/30/21	Advisory 6/19/19 sent new pictures- 7/17/19 Certified - 9/10/21 Certified	
		BEGIN-2020				
2020-139	804 Fairview	Junk	10/20/2020	10/27/2020 11/18/20 12/18/20 1/4/21 6/17/21 7/8/21	M- 11/2/20 Advisory-12/1/20 Certified- 12/21/20 FINAL 5/26/21 new violations Cert.- 6/22/21 FINAL 8-2-21 Refer to city	
2020-166	1506 Cherry	Junk	12/10/2020	12/15/2020 1/2/21 1/21/21 2/18/21 3/18/21 7/8/21	M- 12/17/20 Advisory- 1/5/21 Certified- 2/2/21 FINAL- 3/1/21 FINAL ii	
		BEGIN 2021				
2021-021	1201 Vine	Junk & Vehicles	2/22/2021	3/4/2021 3/18/21 5/14/21 6/17/21	M- 3/1/21 Advisory- 4/28/21 Certified- 5/26/21 FINAL	

2021-113	1607 Laurel	Vehicle & Parking	8/31/2021	9/16/2021 11/11/21 12/9/21 4/8/22 6/7/22	Advisory- 10/26/21 Certified- 11/23/21 FINAL 5/24/22 F	7/19/2022 Start new case
		BEGIN 2022				
2022-031	805 Percival	Junk & Vehicles	3/29/2022	4/14/2022 6/30/22	Advisory- 6/15/22 Certified	7/5/2022
2022-051	1607 Sugar Gr	Parking	5/10/2022	5/24/2022	M	7/5/2022
2022-054	1101 Walnut	Junk	5/24/2022	6/7/2022	M	7/5/2022
2022-061	701 Oak Ct.	Grass	6/15/2022	6/22/2022	Advisory	7/19/2022
2022-062	702 Oak Ct.	Grass	6/15/2022	6/22/2022	Advisory	7/19/2022
2022-063	704 Oak Ct.	Grass	6/15/2022	6/22/2022	Advisory	7/19/2022
2022-064	602 Oak Ct.	Grass	6/15/2022	6/22/2022	Advisory	7/19/2022
2022-065	604 Oak Ct.	Grass	6/15/2022	6/22/2022	Advisory	7/19/2022
2022-066	601 Oak Ct.	Grass	6/15/2022	6/22/2022	Advisory	7/19/2022
2022-069	105-10	Vehicle	6/29/2022	7/15/2022	Advisory	7/19/2022
2022-070	1003-8	Junk	6/29/2022	7/12/2022	M	7/5/2022
2022-071	1301 Ash	Junk	6/29/2022	7/12/2022	M	7/5/2022
2022-072	1419 Walnut	Grass	6/29/2022	6/29/2022	Advisory	7/5/2022
2022-073	1413 Walnut	Vehicle	6/29/2022	7/15/2022	Advisory	7/5/2022
2022-074	1413 Walnut	Grass	6/29/2022	6/29/2022	Advisory	7/5/2022
2022-075	1409 Walnut	Grass	6/29/2022	6/29/2022	Advisory	7/12/2022
2022-076	701-10	Junk	7/5/2022	7/19/2022	Advisory	7/19/2022
2022-077	601 Linden	Parking	7/5/2022	7/12/2022	M	7/26/2022
2022-078	1406-08 Walnut	Grass	7/5/2022	7/13/2022	Advisory	7/19/2022
2022-079	1402-04 Walnut	Grass	7/5/2022	7/13/2022	Advisory	7/12/2022
2022-080	707 Percival	Junk	7/5/2022	7/19/2022	Advisory	7/12/2022
2022-081	600 Birch	Grass	7/12/2022	7/22/2022	Advisory	7/19/2022
2022-082	1006 Ash	Grass	7/12/2022	7/22/2022	Advisory	7/19/2022
2022-083	300-11	Grass	7/12/2022	7/22/2022	Advisory	7/26/2022
2022-084	102-12	Junk	7/12/2022	7/19/2022	M	7/19/2022
2022-085	1402 Sycamore	Parking	7/12/2022	7/19/2022	Advisory	7/26/2022
2022-086	1600 Linden	Grass	7/12/2022	7/22/2022	Advisory	7/26/2022
2022-087	1004 Walnut	Grass	7/19/2022	7/27/2022	Advisory	7/26/2022

2022-088	Parcel 11021890	Grass	7/19/2022	7/27/2022	Advisory	7/26/2022
2022-089	1005 Ash	Grass	7/19/2022	7/27/2022	Advisory	7/26/2022
2022-090	307-10	Grass	7/19/2022	7/27/2022	Advisory	7/26/2022
2022-091	1607 Laurel	Vehicle	7/19/2022	8/4/2022	Certified	
2022-092	Skye View	Grass	7/13/2022	7/27/2022	phone call	
2022-093	609 Vine	Parking	7/26/2022	8/2/2022	M	
2022-094	400-13	Parking	7/26/2022	8/2/2022	M	
2022-095	301-14	Grass	7/26/2022	8/2/2022	Advisory	
2022-096	107-15	Parking	7/26/2022	8/2/2022	M	
2022-097	807 Percival	Parking	7/26/2022	8/2/2022	M	
2022-098	401 Hatten	Junk	7/26/2022	8/2/2022	M	
2022-099	302 Percival	Junk	7/26/2022	8/2/2022	M	
2022-100	300 Percival	Junk	7/26/2022	8/2/2022	M	
2022-101						

Monthly Water Report

Date	22-Jul																							
Water Plant																								
Total Gal.>	4,895,400	Max	249,500	Min	83,700	Avg	157,900	Gpm	254															
Total Hrs.>	320.7	Max	13.4	Min	6.9	Avg	10.3																	
Last Month.>	4,495,600	Max	210,300	Min	103,000	Avg	149,900	Gpm	257															
Last Year.>	4,656,400	Max	209,200	Min	104,800	Avg	150,200	Gpm	247															
Lbs.of Chlorine	737	Lbs of Fluoride	46	Gallons of salt brine	6,941																			
Chlorine.Mg/l	0.78	Fluoride.Mg/l	0.6	Hardness. Mg/l	78	Iron. Mg/l	0.01	Nitrate.Mg/l																
Well																								
Date	7/6/2022																							
	S	R	DD	Gpm	S	R	DD	Gpm	S	R	DD	Gpm	S	R	DD	Gpm	S	R	DD	Gpm				
Well # 7	24	12	12	110																				
Well # 9	26	12	14	110																				
Well # 10	30	8	22	100																				
Well # 11	28	12	16	220																				
Water Meters																								
	New Installs				Read In																			
	Replace Meter				Read Out																			
	Replace Radio				Shut off For nonpayment																			
	Read																							
	Repair																							
Fire Hydrants																								
	New Install				Flush Hyd				Repair Hyd															
Water Plant	7/21/22 - Backwashed Iron filters 1-2-3 no issues																							
Water Tower																								
Reservoir																								
Dist. System	7/25/22 Water main break. 6" main at 2525 240th St.																							
Wells	7/6/22 - Tested wells 7-9-10-11 no issues																							
Other																								

Date of Issuance: July 14, 2022

Effective Date: July 14, 2022

PROJECT: WALNUT STREET STREETScape PHASE 1	ENGINEER'S PROJECT NUMBER: 21-25229
OWNER: CITY OF DALLAS CENTER	DATE OF CONTRACT:
CONTRACTOR: TALLGRASS LAND STEWARDSHIP CO.	OWNER'S CONTRACT NUMBER:

The Contract Documents are modified as follows upon execution of this Change Order:

Description:

Change Order is to add bid item 12 for wall stone edging to match work completed.

Attachments:

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
----------------------------------	----------------------------------

Original Contract Price:

\$40,755.00

(Increase) (Decrease) from previously approved

Change Orders Number 0 to 2

\$1,635.00

Contract Price prior to this Change Order:

\$42,390.00

(Increase) (Decrease) of this Change Order:

\$1,305.00

Contract Price Incorporating this Change Order:

\$43,695.00

Original Contract Times: Working Days Calendar Days

Substantial Completion (day or dates): September 30, 2022

Ready for Final Payment (day or dates): October 31, 2022

(Increase) (Decrease) from previously approved

Change Orders Number to

Substantial completion (day or dates):

Ready for Final Payment (day or dates):

Contract Times prior to this Change Order:

Substantial Completion (day or dates): September 30, 2022

Ready for Final Payment (day or dates): October 31, 2022

(Increase) (Decrease) of this Change Order:

Substantial Completion (day or dates):

Ready for Final Payment (day or dates):

Contract Times with all approved Change Orders:

Substantial Completion (day or dates): September 30, 2022

Ready for Final Payment (day or dates): October 31, 2022

RECOMMENDED:

I +S GROUP

By: 
Engineer (Authorized Signature)

Date: 7/14/2022

ACCEPTED:

CITY OF DALLAS CENTER

By: _____
Owner (Authorized Signature)

Date:

ACCEPTED:

TALLGRASS LAND STEWARDSHIP C

By: 
Contractor (Authorized Signature)

Date: 7/15/22

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	Amount	
					Increase	Decrease
12	WALL STONE EDGING	LS	1	\$1,305.00	\$1,305.00	

TOTALS

NET CHANGE IN CONTRACT PRICE

INCREASE (DECREASE) IN CONTRACT TIME, days

\$1,305.00	\$0.00
\$1,305.00	

Justification For Changes:

Change Order is to add bid item 12 for wall stone edging to match work completed.

Contractor's Application for Payment No. 4

Application Period: Through 07/13/2022		Application Date: 7/14/2022
To (Owner): City of Dallas Center	From (Contractor): Tallgrass Land Stewardship Co.	Via (Engineer): ISG, Inc.
Project: Walnut Street Streetscape Phase I	Contract: Walnut Street Streetscape Phase I	
Owner's Contract No.:	Contractor's Project No.:	Engineer's Project No.: 21-25229

**Application For Payment
Change Order Summary**

Approved Change Orders		
Number	Additions	Deductions
1	\$1,305.00	
2	\$330.00	
3	\$1,305.00	
TOTALS	\$2,940.00	
NET CHANGE BY CHANGE ORDERS		\$2,940.00

1. ORIGINAL CONTRACT PRICE.....	\$	\$40,755.00
2. Net change by Change Orders.....	\$	\$2,940.00
3. Current Contract Price (Line 1 ± 2).....	\$	\$43,695.00
4. TOTAL COMPLETED AND STORED TO DATE (Column F total on Progress Estimates).....	\$	\$43,695.00
5. RETAINAGE:		
a. X \$43,695.00 Work Completed.....	\$	
b. X _____ Stored Material.....	\$	
c. Total Retainage (Line 5.a + Line 5.b).....	\$	
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c).....	\$	\$43,695.00
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$	\$39,895.25
8. AMOUNT DUE THIS APPLICATION.....	\$	\$3,799.75
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G total on Progress Estimates + Line 5.c above).....	\$	


Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:
 (1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
 (2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and
 (3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor Signature

By:  Date: 7/15/22

Payment of: \$ \$3,799.75
(Line 8 or other - attach explanation of the other amount)

is recommended by:  **ISG** 7/14/2022
(Engineer) (Date)

Payment of: \$ \$3,799.75
(Line 8 or other - attach explanation of the other amount)

is approved by: _____ (Owner) _____ (Date)

Approved by: _____ (Date)
Funding or Financing Entity (if applicable)

Progress Estimate - Lump Sum Work

Contractor's Application

Specification Section No.	A Description	B Scheduled Value (\$)	C Work Completed		E Materials Presently Stored (not in C or D)	F Total Completed and Stored to Date (C + D + E)	G Balance to Finish (B - F)
			D From Previous Application (C+D)	D This Period			
Totals							

For (Contract): **Wainut Street Streetscape Phase I** Application Number: **4**

Application Period: **Through 07/13/2022** Application Date: **7/14/2022**

Progress Estimate - Unit Price Work

Contractor's Application

For (Contract):		Walnut Street Streetscape Phase 1										Application Number: 4						
Application Period:		Through 07/13/2022										Application Date: 7/14/2022						
Bid Item No.	Description	Item			Contract Information						C	D	E	F		G		
		Quantity	Units	Price	Units	Price	Value of Item (\$)	Estimated Quantity Installed	Value of Work Installed to Date	Materials Presently Stored (not in C)				Total Completed and Stored to Date (D + E)	% (F / B)		Balance to Finish (B - F)	
1	OFF-SITE TOPSOIL	105	CY	\$55.00		\$5,775.00				105	\$5,775.00		\$5,775.00		100.0%			
2	EXCAVATION, CLASS 10	85	CY	\$40.00		\$3,400.00				85	\$3,400.00		\$3,400.00		100.0%			
3	SIDEWALK, REMOVAL	191	SY	\$30.00		\$5,730.00				191	\$5,730.00		\$5,730.00		100.0%			
4	PLANTS - SHRUBS	10	EA	\$75.00		\$750.00				10	\$750.00		\$750.00		100.0%			
5	PLANTS - PERENNIALS	185	EA	\$25.00		\$4,625.00				185	\$4,625.00		\$4,625.00		100.0%			
6	PLANTS - GRASSES	173	EA	\$25.00		\$4,325.00				173	\$4,325.00		\$4,325.00		100.0%			
7	PLANTS - OVERSTORY TREE	14	EA	\$450.00		\$6,300.00				14	\$6,300.00		\$6,300.00		100.0%			
8	PLANTS - UNDERSTORY TREE	3	EA	\$450.00		\$1,350.00				3	\$1,350.00		\$1,350.00		100.0%			
9	MOBILIZATION	1	LS	\$8,500.00		\$8,500.00				1	\$8,500.00		\$8,500.00		100.0%			
10	LIMESTONE BENCH INSTALL	8	EA	\$150.00		\$1,200.00				8	\$1,200.00		\$1,200.00		100.0%			
11	COMPACTED STONE	1	LS	\$105.00		\$105.00				1	\$105.00		\$105.00		100.0%			
12	WALL STONE EDGING (CHANGE ORDER #1)	1	LS	\$1,305.00		\$1,305.00				1	\$1,305.00		\$1,305.00		100.0%			
13	FILTER SOCK	60	LF	\$5.50		\$330.00				60	\$330.00		\$330.00		100.0%			
Totals												\$43,695.00		\$43,695.00		\$43,695.00		100.0%

P&Z Report – July 26, 2022

The Honorable Danny Beyer
and Members of the City Council
Dallas Center, IA 50063

Dear Mr. Mayor and Members of the Council:

The Dallas Center Planning & Zoning Commission met Tuesday, July 26, 2022 at 6:30 P.M. at Memorial Hall. Commission members Abby Anderson, Perry Gruver, Lauri Hart, Linda Licht, Jim Pohl, Thomas Strutt and Matt Ostanik were present. City Attorney Ralph Brown and City Engineer Bob Veenstra also were present and participated.

Public Communications

Julie Becker stated concerns about new developments.

Storage Unit Facility Proposed by Downing Development

The Commission reviewed and discussed Downing Development's proposed storage unit facility on Sugar Grove Avenue. During discussion, the Commission requested that the storage unit doors on the north side of the buildings be changed to decorative only (not operable) and that the fence on the south side be changed to a solid wood fence instead of chain link.

The Commission also discussed whether the semi-concealed fasteners on the buildings meet our architectural standards, and we concluded that they do because of their color, their semi-concealed nature, and the significant distance from the building to the road which will make them non-visible.

During the discussion, Jim Pohl stated that he is not opposed to storage units but that he believes placing a storage unit facility at the east entry to town is not the appropriate location. He would prefer to see storage units in a less visible location that is more appropriate for light industrial use.

After discussion, Linda Licht moved and Thomas Strutt seconded to recommend that City Council approve the site and architectural plans including the proposed semi-concealed fasteners because of the building's setback and color of the fasteners, with the changes to the north unit doors and south fence as discussed,

with also extending the fence to include the storm water retention pond, and subject to the City Engineer's additional review comments. The motion passed 6-1 with Jim Pohl voting against and all other Commission members voting in favor.

The Neighborhood Plat 2 – Alternative Plan for Park Land Dedication

The Commission discussed K&A Investment's proposal to dedicate 0.75 acres and make payment of \$64,915.74 to the City. Because of The Neighborhood's proximity to the existing Memorial Park, the proposal meets our general requirements for park land and would allow the City to invest in more Memorial Park improvements.

The Commission discussed when the payment from the developer should be received. The consensus was that payment should be made immediately to give the City time to properly plan for and invest in park improvements. If the developer were to delay the payment, then the payment amount should increase.

After discussion, Abby Anderson moved and Jim Pohl seconded to recommend that City Council approve the proposed Neighborhood Plat 2 alternative plan for park land dedication with the requirement that the developer make payment now. The motion passed 7-0.

Comprehensive Plan

The Commission discussed the feedback from the July 19 joint meeting with City Council. We appreciated the opportunity to meet with City Council, and the discussion in the joint session was very helpful.

"Most Dallas Center House" Photo Competition

The Commission further discussed the possibility of a "most Dallas Center house" photo competition. The intent of the competition is to solicit exterior photos of existing Dallas Center homes and to get input from the community about what it means to be a "Dallas Center house". The ideas submitted from the public would help inform future conversations about how to shape the architecture of new developments to preserve and enhance Dallas Center's character and uniqueness.

Respectfully submitted,
Matt Ostanik
P&Z Commission Chair

RESOLUTION NO. 2022-64

A RESOLUTION APPROVING THE SITE PLAN FOR THE CONSTRUCTION OF PUBLIC STORAGE UNITS BY DOWNING DEVELOPMENT WP, LLC ON SUGAR GROVE AVENUE

WHEREAS, Downing Development WP, LLC has submitted a Site Plan for construction of public storage units on its property on the south side of Sugar Grove Avenue east of the Dollar General Store in Dallas Center, pursuant to Chapter 158 of the Code of Ordinances of the City of Dallas Center, Iowa, as amended, which plan (along with the Stormwater Management Analysis) was reviewed by the Planning and Zoning Commission on July 26, 2022; and

WHEREAS, the City Engineer provided review comments and recommendations dated July 19, 2022, a copy of which is attached hereto, to the Planning and Zoning Commission, which comments and recommendations were reviewed, discussed, and accepted by the Commission; and

WHEREAS, following the Commission meeting the City Engineer received a revised Site Plan and Stormwater Management Analysis incorporating all of the recommendations by the Engineer and the Commission, and the City Engineer submitted further review comments (with the revised Site Plan) dated August 1, 2022, a copy of which is attached hereto.

WHEREAS, the Commission recommended that the Site Plan, as revised, be approved and that the stormwater management analysis, as revised, be approved; and

WHEREAS, the Council has reviewed the recommendations of the Planning and Zoning Commission and adopts its recommendations.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS CENTER, IOWA, that the Council accepts the recommendations of the Planning and Zoning Commission; and that the revised Site Plan and revised Stormwater Management Analysis submitted by Downing Development WP, LLC is approved.

IT IS FURTHER RESOLVED that notification is hereby given to the applicant that Section 158.13 of the Code of Ordinances of the City of Dallas Center, Iowa, as amended, provides that the

approval of this Site Plan shall expire and terminate 365 days after Council approval unless a building permit has been issued for the construction provided for in the Site Plan. The Council may, upon written request of the applicant, extend the time for the issuance of the required building permit for 60 additional days. In the event the building permit for construction provided for in a Site Plan expires or is cancelled, then the Site Plan approval shall thereupon terminate.

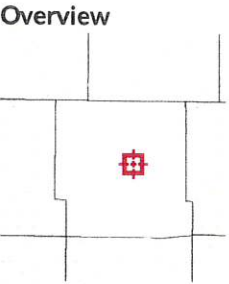
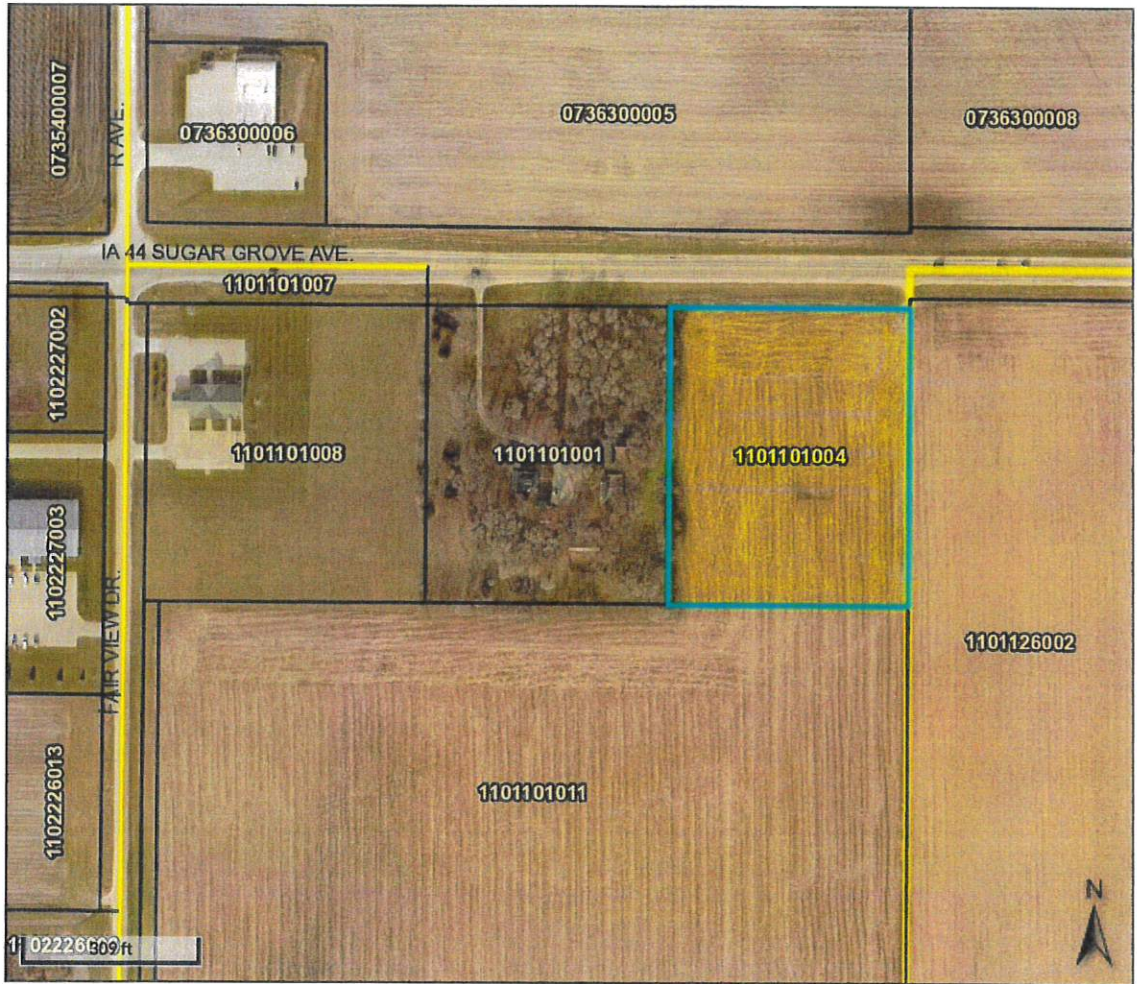
IT IS FURTHER RESOLVED that further notification is hereby given to the applicant that Section 158.11 of the Code of Ordinances of the City of Dallas Center, Iowa, as amended provides that when there is any change in the location, size, design, conformity or character of the buildings and other improvements, an amendment to the Site Plan must be submitted to the City and reviewed by the Planning and Zoning Commission and approved by the City Council in the same manner as an original Site Plan.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Dallas Center, Iowa, on this 9th day of August, 2022.

Daniel Beyer, Mayor

ATTEST:

Shellie Schaben, City Clerk

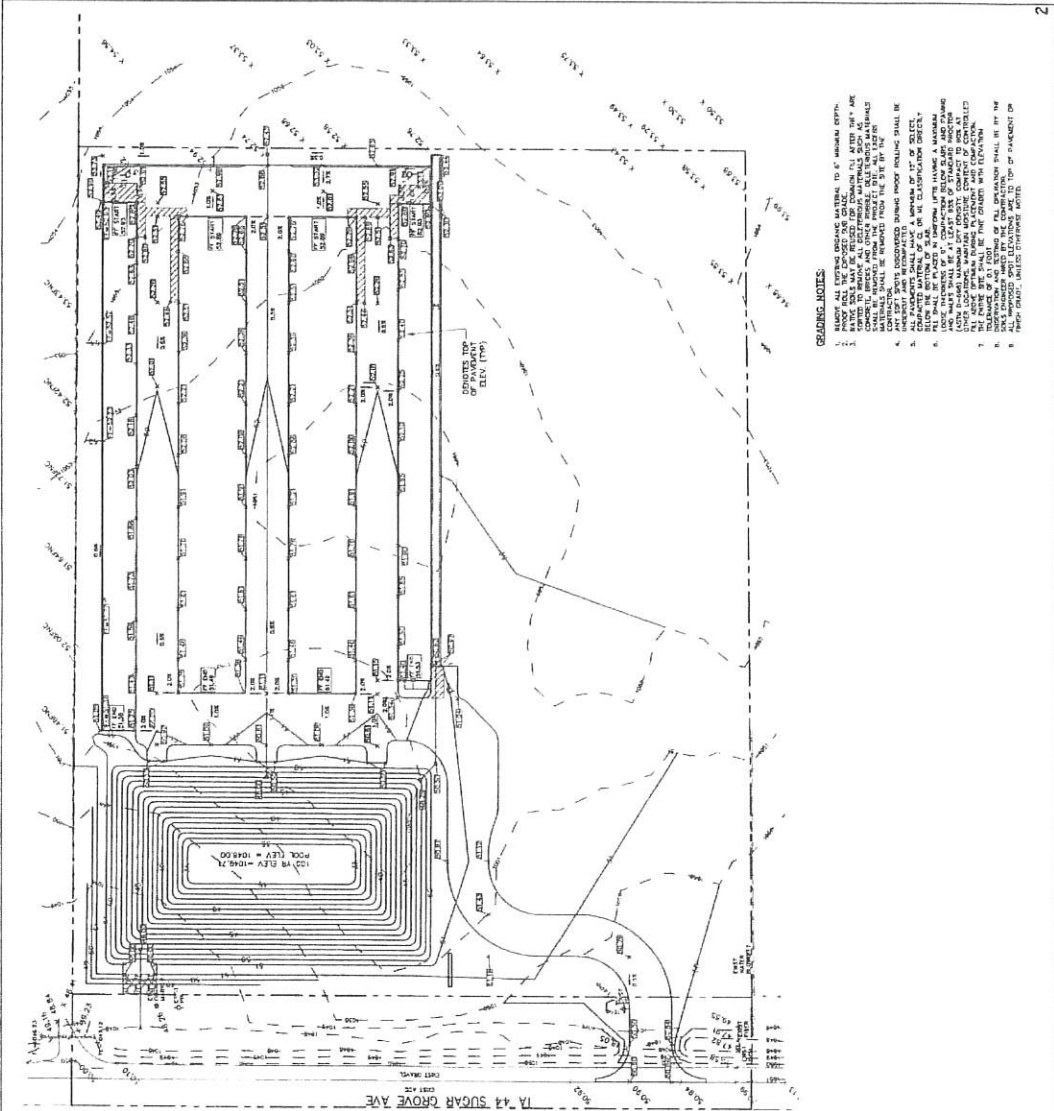


Legend
 □ Parcels
 □ City Limits

Parcel ID	1101101004	Alternate ID	n/a	Owner Address	DOWNING DEVELOPMENT WP, LLC
Sec/Twp/Rng	1-79-27	Class	A		13004 NW 44TH ST
Property Address		Acreage	4.57		POLK CITY, IA 50226
District	560800				
Brief Tax Description	PARCEL A NWNW				
	<i>(Note: Not to be used on legal documents)</i>				

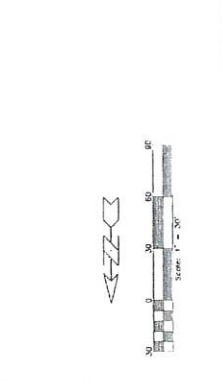
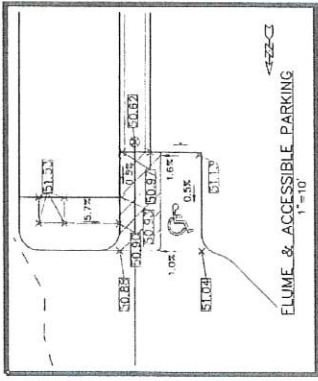
Date created: 7/20/2022
 Last Data Uploaded: 7/19/2022 10:48:35 PM

Developed by Schneider GEOSPATIAL



- GRADING NOTES:**
1. EXISTING GRADE TO BE MAINTAINED TO 3" MINIMUM OFFSET.
 2. EXISTING GRADE TO BE MAINTAINED TO 3" MINIMUM OFFSET.
 3. EXISTING GRADE TO BE MAINTAINED TO 3" MINIMUM OFFSET.
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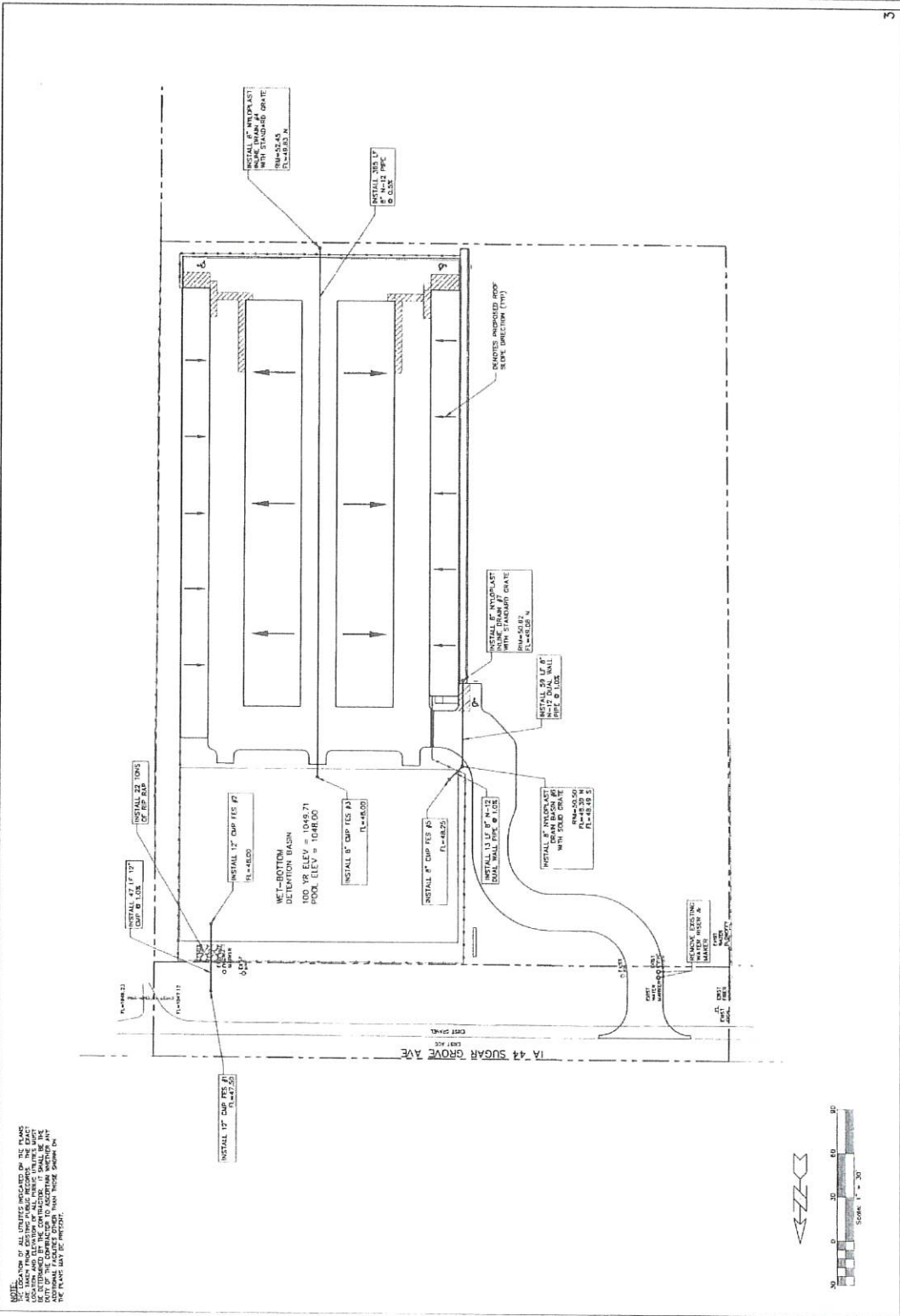
- E.C.C. FINISH:**
1. STANDARD PROPOSED FINISH FOR A MINIMUM OF 2".
 2. CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI.
 3. ALL CONCRETE SHALL BE CURED WITH AN ASTH C103 TYPE 2 CURE.
 4. ALL CONCRETE SHALL BE CURED WITH AN ASTH C103 TYPE 2 CURE.
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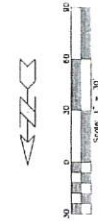
DALLAS CENTER STORAGE - STORM WATER MANAGEMENT

ERC
 Engineering Resource Group, Inc.
 3415 CHAMBERS AVENUE
 DALLAS TEXAS 75203
 (214) 888-0822

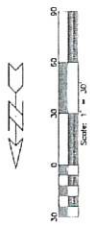
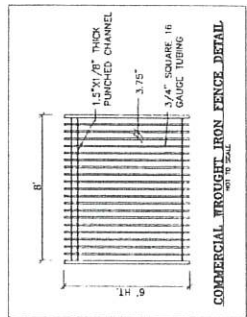
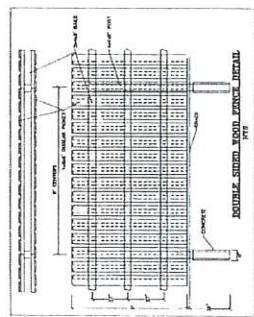
NO.	REVISION	DATE	BY



NOTE:
 ALL UTILITIES INDICATED ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY DATA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. ADDITIONAL UTILITIES DISCOVERED DURING CONSTRUCTION SHALL BE INDICATED ON THE AS-BUILT DRAWINGS.



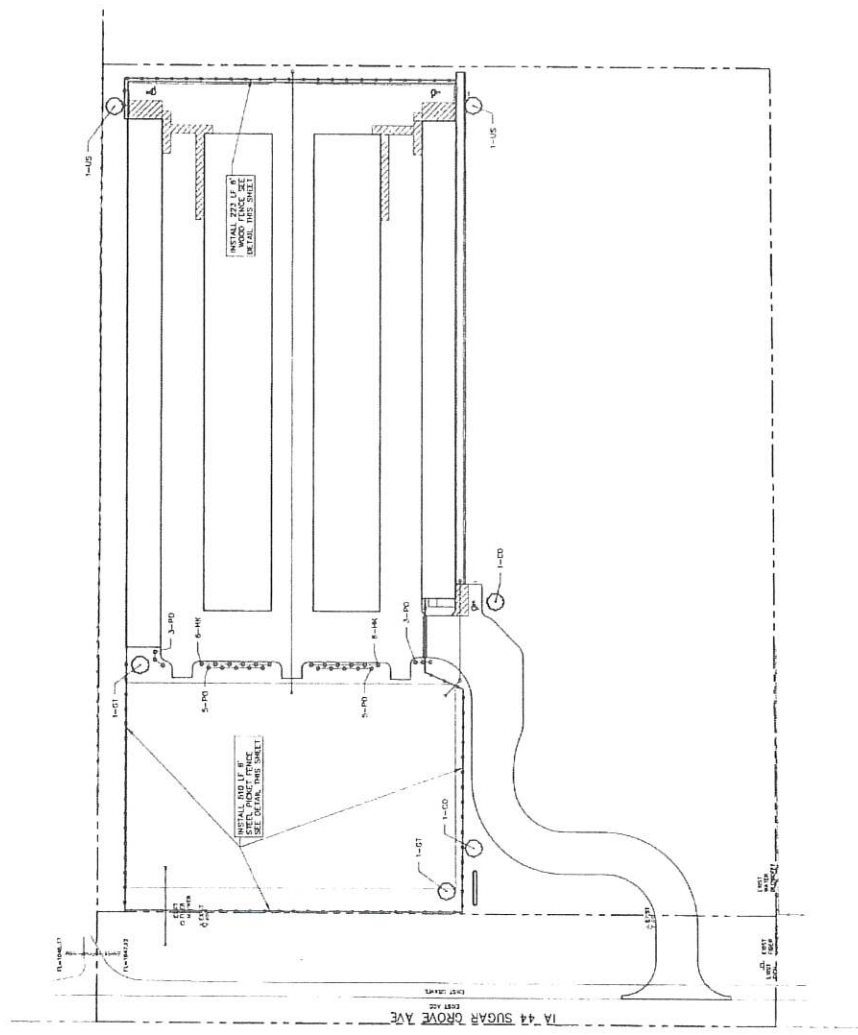
4



LANDSCAPE REQUIREMENTS (A-1)
 PLANTS PROVIDED
 = 6 SHADE TREES
 = 28 SHRUBS

PLANT SCHEDULE:

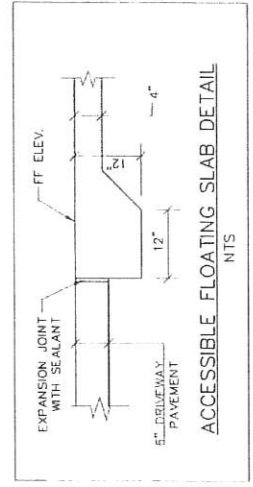
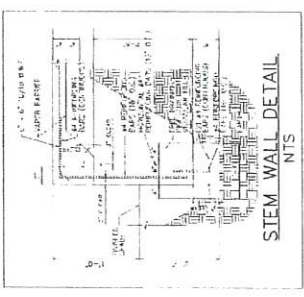
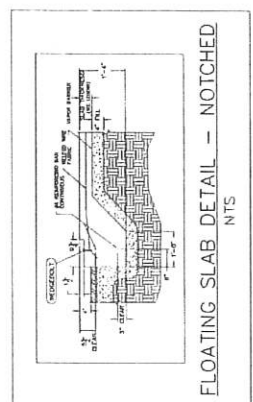
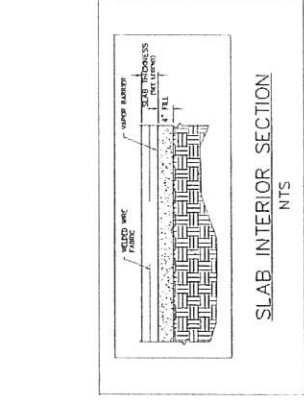
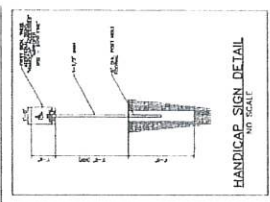
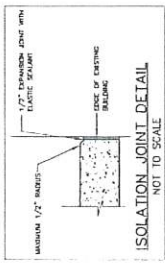
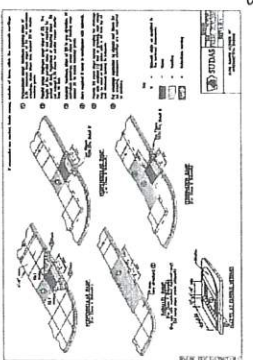
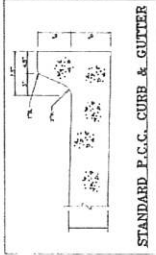
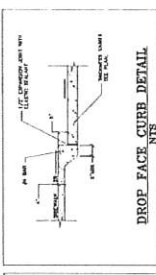
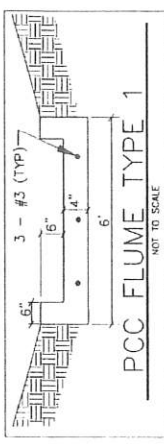
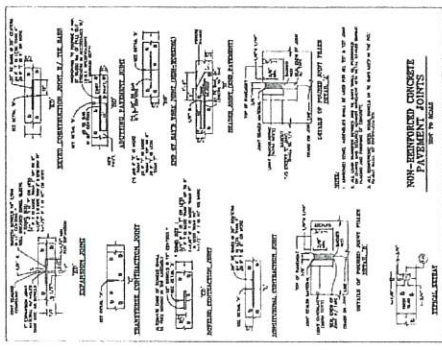
Code	Common Name	Scientific Name	Quantity	Planting Size
UT	Shrub	...	28	12" x 12" (MID)
TR	Shade Tree	...	6	12" x 12" (MID)

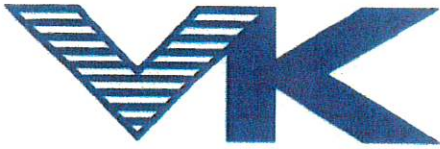


NOTE:
 ALL PLANTS ARE TO BE PROVIDED BY THE CONTRACTOR. THE PLANT SPECIFICATIONS AND QUANTITIES SHOWN ON THIS PLAN ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE AVAILABILITY AND QUALITY OF ALL PLANTS AND MATERIALS TO BE USED ON THIS PROJECT. THE PLANS MAY BE MODIFIED AS NECESSARY.

DALLAS CENTER STORAGE - DETAIL SHEET

SP-5





VEENSTRA & KIMM INC.

3000 Westown Parkway
West Des Moines, Iowa 50266

515.225.8000 // 800.241.8000
www.v-k.net

July 19, 2022

Cindy Riesselman
City Clerk
City of Dallas Center
1502 Walnut Street
P.O. Box 396
Dallas Center, Iowa 50063

DALLAS CENTER, IOWA
DALLAS CENTER STORAGE
SITE PLAN AND STORMWATER MANAGEMENT REVIEW

The writer has completed a review of the site plan and stormwater management report for Dallas Center Storage. The Dallas Center Storage project is located on a 4.57 acre parcel on the south side of Sugar Grove Avenue (Iowa Highway 44). The project involves the construction of the two-phase storage building facility located in the eastern portion of the site. The site plan shows the westerly approximately 1.68 acres of the site to remain undeveloped. This area has been identified for future development. There is no plan presented for the future development of the western portion of the site.

Based on review of the site plan the following comments are offered:

1. The City of Dallas Center will need to assign a street address to the site. The final site plan will need to include the address assigned by the City.
2. General Note No. 1 on Sheet 1 indicates construction is to be in accordance with the Urban Standard Specifications. The City utilizes the Statewide Urban Standard Specifications. The City requires the edition of the SUDAS specifications to be listed. Note 1 should be modified to indicate construction is in accordance with the 2022 Edition of SUDAS.
3. No water service is shown to the site.
4. No sanitary sewer service is shown to the site.
5. The City normally requires hydrant coverage circles to be shown. However, there are no fire hydrants in close proximity to the site. The closest fire hydrants would be located to the west of the site along Fair View Drive. In this instance, there is no purpose in showing hydrant coverage circles.

6. Access to the site is from a 25-foot wide driveway that connects to the south side of Highway 44 near the northwest corner of the site.
7. The driveway access to Highway 44 would be opposite the proposed townhome development area in Skye View Estates on the north side of Highway 44. Skye View Estates has proposed a future street connection to Highway 44 that would be located to the east of the northeast corner of the Dallas Center Storage project site.

The driveway location in the northwest corner of the Dallas Center Storage site provides the best physical separation between the driveway and the future street connection on the north side of Highway 44. From the City's perspective the driveway location is satisfactory.

8. The driveway connection will require a permit from the Iowa Department of Transportation.
9. The site plan shows the driveway and areas around the proposed buildings to be constructed of portland cement concrete pavement.
10. The site plan shows the development of the property in two phases. Phase 1 consists of the two westerly buildings. Phase 2 consists of the two easterly buildings.
11. The doors to the storage units are located on the north and south face of each building and toward the center driveway of each phase. There are no external doors that would be located on the westerly side of the west building or easterly side of the east building in either phase of the project.
12. The site plan shows two handicap accessible parking stalls in Phase 1 and one additional handicap access parking stall in the second phase of the project.
13. No other designated parking stalls are shown on the site. For this type of self-storage facility very limited parking is required. Almost all vehicle access involves vehicles accessing a particular storage unit and sufficient parking is available in the driveway areas to accommodate the normal vehicle traffic associated with the site.
14. The site plan shows a single monument sign located on the south side of Highway 44 easterly of the driveway.
15. The site plan shows along the southerly side of the site there will be a 6-foot high chain link fence that would enclose the south end of the driveway area.
16. Along the north side of the driveway the site plan shows a 6-foot high steel picket fence between the driveway and detention basin.
17. Access to the site is by a secured gate located at the north end of the west building.

18. The landscaping plan shows a total of six trees to be planted. Three trees are located along the access drive area and one tree is located at each of the other corners of the development.
19. The site plan shows the planting of smaller landscaping material along the north side of the interior access drive with the landscaping to be located generally inside the fenced area.
20. Stormwater management is provided by a wet bottom stormwater detention basin that is located in the northeast corner of the site.
21. The grading plan would indicate the pool elevation of the basin is 1048. The bottom of the basin is shown at Elevation 1035 indicating in some areas the basin would be up to 13 feet deep.
22. The stormwater basin does not appear to show any safety bench or security enclosure. Given the nature of the basin in relationship to the future residential development to be located in the area the writer would raise the question whether additional safety and security provisions should be provided relative to this wet bottom basin.
23. The site generally slopes from south to north toward Highway 44.
24. The natural discharge for the stormwater from the site is to the south ditch of Highway 44.
25. The site plan shows a 12-inch storm sewer discharge from the stormwater pond to the south ditch of Highway 44.
26. The site plan indicates there is a ditch along the south side of Highway 44 at the driveway. The site plan does not appear to show a culvert under the driveway in the south ditch line of Highway 44. The applicant is requested to clarify whether a culvert is required and will be installed.

Based on review of the stormwater management plan the following comments are offered:

1. The stormwater analysis was undertaken using the Rational Method. The Rational Method is considered satisfactory for a small site.
2. The stormwater report evaluated the 4.57 acre onsite area. The evaluation of the stormwater detention took into consideration the entire site, including the undeveloped area in the western part of the site.
3. Under the City's requirements, stormwater management is provided to reduce the runoff rate from the site in the developed condition in a 100 year recurrence interval storm event to no greater than the runoff experienced in a 5 year recurrent interval storm in the undeveloped condition.

Cindy Riesselman

July 19, 2022

Page 4

4. The stormwater report indicates at the present time there are three offsite areas to the south and west of the site that flow through the site. The three areas total 3.72 acres.
5. Under the City's stormwater management requirement the applicant is allowed to convey the offsite flow through the site in an undetained manner.
6. The allowable release rate from the site is the allowed release rate for the detained onsite flow plus the pass through flow.
7. The stormwater management evaluation took into account 2.80 acres of offsite area or less than the offsite area that was noted to flow through the site. The graphics with the stormwater management plan show the offsite areas differ between the current condition and the proposed condition. The applicant will need to set forth an explanation of why the offsite areas differ between the current condition and the proposed condition when there are no modifications to the offsite areas proposed as part of the project.
8. The project includes two small 8-inch diameter storm sewers extending from south to north across the site. The stormwater management report indicates the intent is for these storm sewers to convey low flows. The runoff in larger stormwater events will flow overland between the buildings to reach the stormwater detention basin.
9. The overland flow from the south will need to pass through the chain link fence located along the south side of the site. This chain link fence may have a tendency to capture floatable material in the runoff.
10. The stormwater report completes an evaluation of the sizing of the stormwater detention basin for the 4.57 acre onsite area.
11. The evaluation of the onsite stormwater management utilized a runoff coefficient of 0.82. The runoff coefficient appears reasonable for the site and takes into account 3.41 acres of hard surfaced area and 1.16 acres of non-surfaced area.
12. The required stormwater detention volume was calculated to be 33,393 cubic feet.
13. The report in a 100 year storm event the water level in the detention basin would increase by 1.21 feet.
14. The site plan indicates the pool elevation is 1048.00. The stormwater report indicates the pool elevation is 1048.50. The applicant is requested to clarify the pool elevation and the maximum water surface elevation in a 100 year storm event.
15. The site plan indicates the overflow elevation from the detention basin would be approximately 1051, or a freeboard of slightly more than 2 feet. The City normally requires a minimum freeboard of 2 feet. The freeboard and location of discharge from an overflow event would be considered satisfactory.

Cindy Riesselman
July 19, 2022
Page 5

16. The stormwater report notes the runoff from the offsite area can be routed through the detention basin in an undetained manner. This approach is satisfactory. However, the stormwater management report does not appear to include an evaluation of the 12-inch discharge pipe to determine its characteristics relative to handling the offsite flow and the impact of the offsite flow on the detention basin volume. It is unclear whether the intent is to restrict the release rate from the site to the allowable release rate and to have the offsite flow over fill and potentially overtop the basin, or if the intent is to have sufficient capacity in the outlet storm sewer to route the offsite flow through the detention basin. The applicant will need to clarify the handling of the offsite flow. Clarification of the intent with respect to handling the offsite flow may require additional evaluation and comment.

If you have any questions or comments concerning the project, please contact the writer at 515-225-8000, or bveenstra@v-k.net.

VEENSTRA & KIMM, INC.



H. R. Veenstra Jr.

HRVJr:paj
212

Cc: Ralph Brown, Brown, Fagen & Rouse
Doug Saltsgaver, Engineering Resource Group



VEENSTRA & KIMM INC.

3000 Westown Parkway
West Des Moines, Iowa 50266

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August 1, 2022

Cindy Riesselman
City Clerk
City of Dallas Center
1502 Walnut Street
P.O. Box 396
Dallas Center, Iowa 50063

DALLAS CENTER, IOWA
DALLAS CENTER STORAGE
REVISED SITE PLAN
REVISED STORMWATER MANAGEMENT ANALYSIS

Enclosed is a copy of the revised site plan submittal for the Dallas Center Storage Facility. Also enclosed is a copy of the updated Stormwater Management Analysis.

The updated site plan incorporates the items discussed at the July 26, 2022 Planning & Zoning Commission meeting including the following:

1. The overhead doors on the north side of the building are now decorative only.
2. The fenced area on the north side of the site now includes the stormwater detention basin.
3. The fence along the south side of the site has been changed to a wooden fence for visibility screening. The previous version of the site plan showed a chain link fence.

The updated stormwater management analysis addresses the minor technical discrepancies identified in the first review of the stormwater management analysis. The updated analysis addresses the question of how the flow from the offsite areas is being routed through the detention basin.

The updated stormwater analysis indicates the 12-inch discharge pipe is being sized for the onsite flow. The pipe is sized to reduce the onsite discharge in a 100 year recurrence interval storm to no greater than the discharge in the current condition in a 5 year recurrence interval storm.

The offsite flow to the south of the site can be passed through the detention basin in an undetained manner. The detention basin is being designed so in large rainfall events the pass through flow will fill the basin to the overflow spillway elevation and discharge over the spillway to the south ditch of Highway 44.

The method proposed in the stormwater analysis is one of two generally accepted methods of routing offsite flow. The other method is to oversize the discharge pipe to accommodate both the allowed onsite discharge and the pass through flow from the offsite area to the south.

In the current condition with undeveloped property to the south there is no definable difference between the two methods. The discharge flow to the south ditch of Highway 44 would be the same under both alternatives. The only difference is whether all of the flow is discharged through a pipe or a portion of the flow is discharged through the pipe and a portion of the flow overtops the spillway in the basin.

If the area to the south eventually develops there is a difference between the two discharge methods. Any development to the south will be required to implement stormwater detention. That stormwater detention will reduce the runoff to rate below the current runoff.

With the overflow proposed for the Dallas Center Storage detention basin any stormwater detention to the south will reduce the flow to the basin and reduce the frequency and rate of overflow from the basin. The basin will function as it is intended and no modifications are required if the area to the south develops.

In the other method of a pipe discharge any development to the south that decreases the flow would still allow the original flow rate to be discharged through the pipe in the detention basin. In the pipe discharge method if development occurs to the south it would be necessary to modify the Dallas Center Storage detention basin discharge pipe or the oversized pipe would effectively undetain the Dallas Center Storage site by the amount of reduction of flow from the detention as the area to the south develops.

With the potential for development to the south the method proposed for the Dallas Center Storage site is preferable as it is self-adjusting to future development and does not require the City or the owner of the Dallas Center Storage site to implement subsequent modifications to achieve the overall goal of stormwater management. The key to the method proposed for the Dallas Center Storage is to ensure the overflow spillway is adequately protected against erosion. The amount of riprap shown on the overflow spillway appears to address that concern.

Based on review it appears the revised submittal is consistent with the recommendation of the Planning & Zoning Commission and addresses the writer's comments regarding stormwater detention.

Cindy Riesselman

August 1, 2022

Page 3

If you have any questions or comments concerning the project, please contact the writer at 515-225-8000, or bveenstra@v-k.net.

VEENSTRA & KIMM, INC.

A handwritten signature in black ink, appearing to read "H. R. Veenstra Jr.", written in a cursive style.

H. R. Veenstra Jr.

HRVJr:rdp

212

Enclosure

Cc: Ralph Brown, Brown, Fagen & Rouse

RESOLUTION NO. 2022-65

A RESOLUTION APPROVING THE ARCHITECTURAL PLAN FOR THE DOWNING DEVELOPMENT WP, LLC PUBLIC STORAGE UNITS ON SUGAR GROVE AVENUE

WHEREAS, Downing Development WP, LLC has submitted an Architectural Plan for the public storage units on its property on the south side of Sugar Grove Avenue east of the Dollar General Store in Dallas Center, pursuant to Chapter 158 of the Code of Ordinances of the City of Dallas Center, Iowa, as amended, which plan was reviewed by the Planning and Zoning Commission on June 28, 2022; and

WHEREAS, the City Engineer provided review comments dated July 18, 2022, a copy of which is attached hereto along with revised elevations of each side of the storage units which were revised in accord in recommendations of the Commission; and

WHEREAS, the north face of the buildings will include a brick veneer along with the decorative green overhead door and metal panel areas; the south elevation will include doors and metal paneling; and the east and west elevations indicate continuous metal paneling; and

WHEREAS, the "reverse A-rolled panel siding" is metal siding (considered to be architectural steel) which uses semi-concealed fasteners with the same ash grey color as the siding, but which does not fully comply with the provision of Section 158.10(1) of the Code of Ordinances that states that the term "architectural steel" refers to an exterior steel product with concealed fasteners other than siding; and

WHEREAS, the Commission determined that the proposed fasteners are (a) semi-concealed, (b) of the same color as the siding, and (c) on a building approximately 170 feet from the traveling public on the highway, and that for such reasons the Commission recommended that the Council approve the architectural steel siding with semi-concealed fasteners pursuant to Section 158.10(5) of the Code of Ordinances which permits the Council, in its sole discretion and after receiving a recommendation from the Planning and Zoning Commission, to approve additional primary materials on a case-by-case basis, provided that such materials exhibit the structural strength and permanency desired, contain sufficient architectural relief, and

do not detract from the desired aesthetic character of the building and surrounding area; and

WHEREAS, the Commission recommended approval of the Architectural Plan as provided in the foregoing clauses; and

WHEREAS, the Council has reviewed the proposed Architectural Plan, and has determined that the Architectural Plan as proposed, with the additional recommendations of the Commission, should be approved and further has determined that the proposed materials exhibit the structural strength and permanency desired, contain sufficient architectural relief, and do not detract from the desired aesthetic character of the building and surrounding area.

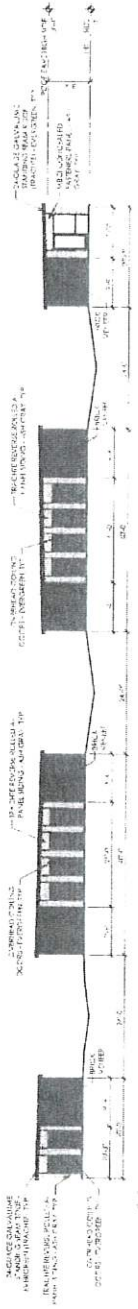
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS CENTER, IOWA, that the Architectural Plan submitted by Downing Development WP, LLC for the public storage units is approved, and pursuant to the provisions of Section 158.19(5) of the Code of Ordinances the proposed "reverse A-rolled panel siding" with semi-concealed fasteners is approved as additional permitted materials on a case-by-case basis for the reasons that the fasteners are (a) semi-concealed, (b) of the same color as the siding, and (c) on a building approximately 170 feet from the traveling public on the highway.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Dallas Center, Iowa, on this 9th day of August, 2022.

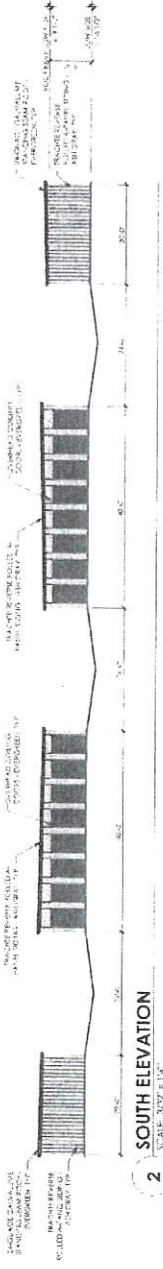
Daniel Beyer, Mayor

ATTEST:

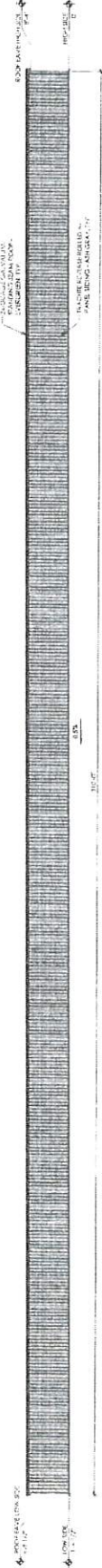
Shellie Schaben, City Clerk



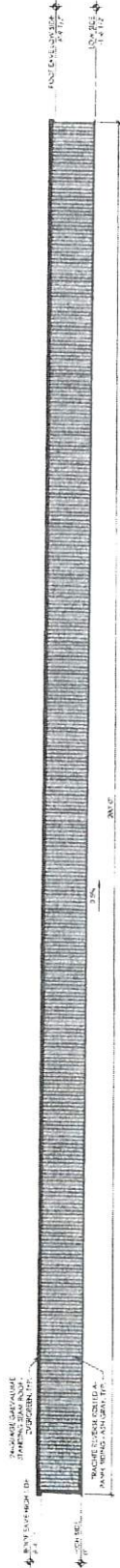
1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



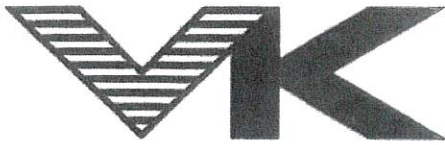
2 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



3 EAST ELEVATION
SCALE: 3/32" = 1'-0"



4 WEST ELEVATION
SCALE: 3/32" = 1'-0"



VEENSTRA & KIMM INC.

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West Des Moines, Iowa 50266

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July 18, 2022

Cindy Riesselman
City Clerk
City of Dallas Center
1502 Walnut Street
P.O. Box 396
Dallas Center, Iowa 50063

DALLAS CENTER, IOWA
DALLAS CENTER STORAGE
ARCHITECTURAL PLAN

Enclosed is a copy of an architectural plan submitted on July 17, 2022 for the building for the Dallas Center storage facility. The architectural plan indicates the buildings will be Trachte pre-engineered storage buildings.

The architectural plan shows the north and south elevations of both buildings and the east elevation and west elevation of the outer buildings.

The north face of the building will include a brick veneer along with the door and metal panel areas. The south elevation will include doors and metal paneling. The east and west elevations indicate continuous metal paneling.

The "reverse A-rolled panel siding" is metal siding which uses concealed fasteners. This type of concealed fastener siding would appear to meet the City's definition of architectural steel. The metal paneling would be ash gray and the doors would be green.

The roof material is a 24 gauge metal standing seam roof. The color of the roof appears to be the same green as the door color.

Cindy Riesselman

July 18, 2022

Page 2

If you have any questions or comments concerning the project, please contact the writer at 515-225-8000, or bveenstra@v-k.net.

VEENSTRA & KIMM, INC.

A handwritten signature in black ink, appearing to read "H. R. Veenstra Jr.", with a stylized flourish at the end.

H. R. Veenstra Jr.

HRVJr:paj

212

Enclosure

Cc: Ralph Brown, Brown, Fagen & Rouse

RESOLUTION NO. 2022-66

A RESOLUTION APPROVING AN ALTERNATE PLAN FOR COMPLIANCE WITH THE PARK LAND DEDICATION REQUIREMENT FOR THE NEIGHBORHOOD PLAT 2

WHEREAS, by the adoption of Resolution No. 2022-58 the Council approved the Preliminary Plat of The Neighborhood Plat 2 (a phased plat), which resolution stated that pursuant to Section 170.13 of the Code of Ordinances of the City of Dallas Center, as amended, the owner and developer had calculated that 4.68 acres of land must be dedicated to the City for park and recreation purposes, and that the Preliminary Plat shows the dedication of 0.75 acres of land for park land; and

WHEREAS, Resolution No. 2022-58 further stated that the owner and developer had submitted to the City, pursuant to Section 170.13(5) of the Code of Ordinances of the City of Dallas Center, as amended, an Alternate Plan for a cash payment to the City (based on 3.93 acres at fair market value) which payment may be used by the City only for park and recreation facility and park connectivity purposes consistent with the City's Comprehensive Plan; and

WHEREAS, the Council directed the Planning and Zoning Commission to review the Alternate Plan and report its recommendations to the Council; and

WHEREAS, at its meeting on July 26, 2022, the Commission reviewed the Alternate Plan, which proposed a payment to the City in the amount of \$64,915.74 to the City, based on fair market value of \$16,518 per acre (based on the developer's August 9, 2021, purchase price of the real estate), for park and recreation facility and park connectivity purposes; and

WHEREAS, the Commission recommended that the Council approve and accept the Alternate Plan submitted by K&A Investments, LLC, and that the payment be promptly made by the developer.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS CENTER, IOWA, that the Alternate Plan for compliance with the Park Land Dedication requirement of Section 170.13 of the Code of Ordinances of the City of Dallas Center, Iowa, as amended, submitted by K&A Investments, LLC proposing a payment of \$64,915.74 to the City for park and recreation

facility and park connectivity purposes is hereby approved and accepted, and that the payment should be promptly made by the developer.

Passed, approved, and adopted by the City Council of the City of Dallas Center, Iowa, on this 9th day of August, 2022.

Daniel Beyer, Mayor

ATTEST:

Shellie Schaben, City Clerk

1995 Deed to

Well No. 8 Site

and Easement Restricting

Adjacent Uses

Robert Brown
P.O. Box 250
Dallas Center, Iowa
In 570638

REAL ESTATE TRANSFER
TAX PAID 633
STAMP #
400
RECORDED
11/13/95 Dallas
DATE COUNTY

RECORDING \$200.00
TRANSFER \$500.00

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BOOK 798 PAGE 698-701
95 NOV 13 PM 3:15

Entered for Taxation the 15th
day of November 1995
Janet E. Jensen Auditor
Janet A. Howe Deputy
Book 15 Page 82-K
80-27

RECORDED
DALLAS CO. IOWA



COURT OFFICER DEED

SPACE ABOVE THIS LINE
FOR RECORDER

IN THE MATTER OF _____
THE ESTATE OF _____
ELSIE WATERS

now pending in the Iowa District Court
in and for Dallas County, Probate No. 18760

Pursuant to the authority and power vested in the undersigned, and in consideration of \$3,000.00
Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby
Convey to THE CITY OF DALLAS CENTER, IOWA,
a municipal corporation,

the following described real estate in Dallas County, Iowa:

See attached legal description

This Court Officer Deed is given pursuant to the power of
sale granted the Co-Executors in the decedent's Last Will and
Testament.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural
number, and as masculine, feminine or neuter gender, according to the context.

Dated Oct. 27, 1995

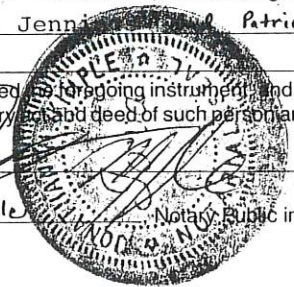
By Janet E. Jennings Title
By Patricia A. Howe Title
As _____ *in the above entitled estate or cause. As Co-Executors *in the above entitled estate or cause.

*Executor, Administrator, Guardian, Conservator, Trustee, Referee, Commissioner, or Receiver

STATE OF IOWA, COUNTY OF Dallas, ss:
On this 27 day of October, 1995 before me, the undersigned, a Notary Public
in and for said state, personally appeared Janet E. Jennings Patricia A. Howe

to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that
such person, as such fiduciary, executed the same as the voluntary act and deed of such person and of such fiduciary.

Jonathan M. Kimple
Jonathan M. Kimple Notary Public in and for said state.



BOOK 798 PAGE 698

ATTACHMENT TO COURT OFFICER DEED
ESTATE OF ELSIE WATERS TO
CITY OF DALLAS CENTER, IOWA

Legal Description

A parcel of land located in the Southeast Quarter of the North-west Quarter (SE 1/4 NE 1/4) of Section 31, Township 80 North, Range 27 West of the 5th Principal Meridian, Dallas County, Iowa.

Said parcel being more particularly described as follows:

Commencing as a point of reference at the center of said Section 31; thence North 00°40'35" West (assumed bearing for purposes of this description only), a distance of six hundred ninety-five and seventy-six hundredths (695.76) feet, on the east line of said Northwest Quarter (NW 1/4) to a point on the south right-of-way line of the county road designated as 230th Street, as it is now established, said point being on a curve concave northerly; thence northwesterly nine and ninety-three hundredths (9.93) feet on said curve having a radius of one hundred seventy-three (173.00) feet and a chord bearing North 73°17'55" West, a distance of nine and ninety-three hundredths (9.93) feet on said 230th Street right-of-way; thence North 71°39'13" West, a distance of one hundred and fifty hundredths (100.50) feet to a point of curvature on said 230th Street right-of-way; thence northwesterly one hundred and twenty hundredths (100.20) feet on a curve concave to the south with a radius of two hundred seven and fifty hundredths (207.50) feet and a chord bearing North 85°29'13" West, a distance of ninety-nine and twenty-three hundredths (99.23) feet on said 230th Street right-of-way; thence South 80°40'47" West, a distance of three hundred seventy-nine and one hundredth (379.01) feet on said 230th Street right-of-way to the point of beginning;

thence South 09°19'13" East, a distance of one hundred (100.00) feet;

thence South 80°40'47" West, a distance of one hundred (100.00) feet;

thence North 09°19'13" West, a distance of one hundred (100.00) feet, to a point on the south right-of-way of the county road designated as 230th Street;

thence North 80°40'47" East, a distance of one hundred (100.00) feet, on said south right-of-way to the point of beginning.

Containing 10,000 square feet, more or less.

Subject, however, to an easement extending two hundred (200) feet in all directions from the above-described parcel, hereafter referred to as "well site", (but not including the county road right-of-way) within which easement the grantor and its assigns shall not (a) permit the land application of solid wastes; (b) permit the irrigation of waste water; (c) permit the construction of concrete vaults and septic tanks; (d) permit the chemical application to ground surface; (e) permit the aboveground storage of chemicals and minerals; (f) permit animal enclosures; (g) permit the land application of solid animal wastes; (h) permit the land application of liquid or slurry animal wastes; (i) permit the construction of a storage tank for animal wastes; and (j) permit the placement of an earthen silage storage trench or pit.

Subject further, however, to an easement extending four hundred (400) feet in all directions from the "well site", (but not including the county road right-of-way) within which easement the

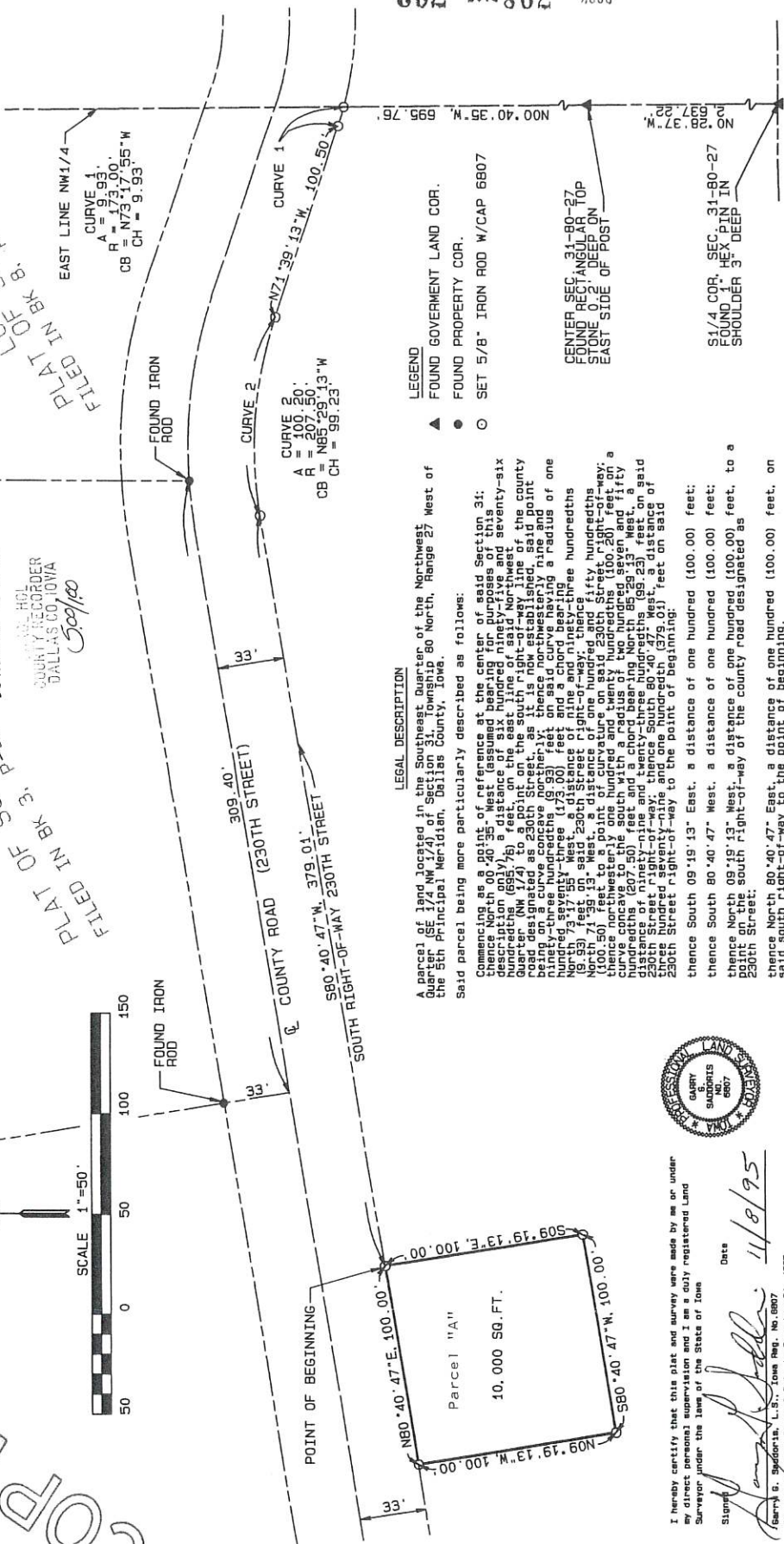
grantor and its assigns shall not (a) permit the placement of a mechanical wastewater treatment plant; (b) permit the construction of cesspools and earth pit privies; (c) permit soil absorption fields; (d) permit the on or underground storage of chemicals and minerals; (e) permit a solids stockpile of animal wastes; and (f) permit the construction of a private well.

Subject further, however, to an easement extending one thousand (1000) feet in all directions from the "well site", (but not including the county road right-of-way) within which easement the grantor and its assigns shall not (a) permit the construction of a lagoon; (b) permit a storage basin or lagoon for animal wastes; and (c) permit the construction of a solid waste disposal site.

The foregoing easements shall be in full force and effect from the date of this Deed and shall continue so long as the well to be constructed upon the well site is operational and provides a water supply to the City of Dallas Center. The foregoing easements extend only upon and across real estate owned by the grantor, Estate of Elsie Waters.

COPY

8743 FILED
 BOOK 798 PAGE 702
 95 NOV 13 PM 3:15
 COUNTY RECORDER
 DALLAS CO, IOWA
 509/100



LEGEND
 ▲ FOUND GOVERNMENT LAND COR.
 ● FOUND PROPERTY COR.
 ○ SET 5/8" IRON ROD W/CAP 6807

LEGAL DESCRIPTION
 A parcel of land located in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 31, Township 80 North, Range 27 West of the 5th Principal Meridian, Dallas County, Iowa.
 Said parcel being more particularly described as follows:
 Commencing at a point of reference at the center of said Section 31; thence North 09°19'13" East, a distance of six hundred ninety-five and seventy-six hundredths (695.76) feet, on the east line of said Northwest Quarter (NW 1/4) to 230th Street; thence south along the right-of-way of said street, a distance of one hundred and thirty-three and one hundredths (133.01) feet, to the center of said street; thence northwesterly along the right-of-way of said street, a distance of one hundred and thirty-three and one hundredths (133.01) feet to the center of said street; thence north 71°39'13" West, a distance of one hundred and fifty hundredths (150.00) feet, to the center of said street; thence northwesterly one hundred and twenty hundredths (120.00) feet on a curve concave to the south with a radius of two hundred seventy and fifty hundredths (277.50) feet and a chord bearing North 85°05'23" West, a distance of two hundred and thirty-three and one hundredths (233.01) feet to the center of said street; thence South 80°40'47" West, a distance of three hundred seventy-nine and one hundredth (379.01) feet on said 230th Street right-of-way to the point of beginning;
 thence South 09°19'13" East, a distance of one hundred (100.00) feet; thence South 80°40'47" West, a distance of one hundred (100.00) feet; thence North 09°19'13" West, a distance of one hundred (100.00) feet, to a point on the south right-of-way of the county road designated as 230th Street;
 thence North 80°40'47" East, a distance of one hundred (100.00) feet, on said south right-of-way to the point of beginning.
 Containing 10,000 square feet, more or less.



I hereby certify that this plat and survey were made by me or under my direct personal supervision and I am a duly registered Land Surveyor under the laws of the State of Iowa.
 Signed: *Gary S. Spadonia* Date: 11/8/95
 Gary S. Spadonia, L.S., Iowa Reg. No. 6807
 My Registration Renewal Date is December 31, 1995

DATE	11/8/95
DRAWN	SLP
CHECKED	GBS
APPROVED	GBS
DATE	8/2/98
A.C.	

SCALE 1" = 50'

REVISONS

DWG. NO. 1

V&K

PLAT OF SURVEY FOR THE CITY OF DALLAS CENTER, IOWA

300 WEST BARKER
250 WEST 25TH AVE * 1047 Twenty Second Street * West Des Moines, Iowa 50309 * FAX 562-3887
4150 WEST 152ND STREET * 1002-241-6000 * IOWA 50263

PROJECT 21241

RESOLUTION NO. 2022-67

**A RESOLUTION APPROVING AN UPDATED AND REVISED
OFFICIAL ZONING MAP FOR THE CITY OF DALLAS CENTER, IOWA**

WHEREAS, since last approved by the Dallas Center City Council, changes have been made to the Official Zoning Map for the City of Dallas Center by the annexation of property into the City and by the adoption of ordinances changing the zoning classification of certain properties; and

WHEREAS, the City's Engineers Veenstra & Kimm, Inc., have prepared an updated and revised Zoning Map, a copy of which is attached hereto as Exhibit "A"; and

WHEREAS, pursuant to Section 165.05 of the Code of Ordinances of the City of Dallas Center, Iowa, the Council should approve the Official Zoning Map of the City of Dallas Center, Iowa.

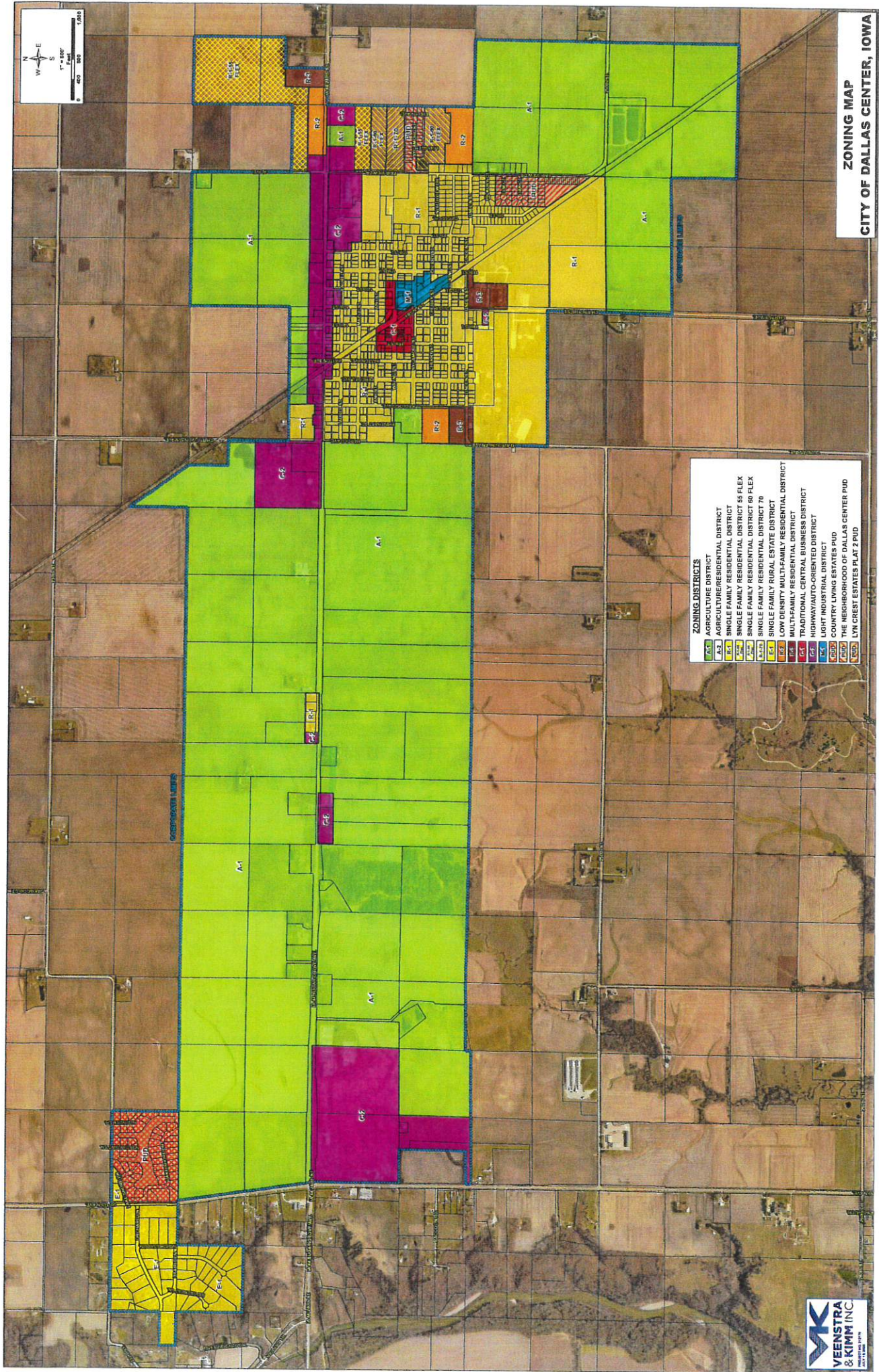
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS CENTER, IOWA, that the attached revised and updated Zoning Map is hereby established as the Official Zoning Map of the City of Dallas Center, Iowa, pursuant to Section 165.05 of the Code of Ordinances of the City of Dallas Center, Iowa.

Passed, approved, and adopted by the City Council of the City of Dallas Center, Iowa, on this 9th day of August, 2022.

Daniel Beyer, Mayor

ATTEST:

Shellie Schaben, City Clerk



Official Zoning Map of the City of Dallas Center, Iowa
Approved by Resolution No. 2022-67 on August 9, 2022



Ahlers & Cooney, P.C.
Attorneys at Law

100 Court Avenue, Suite 600
Des Moines, Iowa 50309-2231
Phone: 515-243-7611
Fax: 515-243-2149
www.ahlerslaw.com

Jason L. Comisky
515.246.0337
jcomisky@ahlerslaw.com

August 1, 2022

Sent via Email

Mr. Ralph Brown
City Attorney
City of Dallas Center
502 - 15th Street
P.O. Box 250
Dallas Center, IA 50063-0250

RE: City of Dallas Center, Iowa – Bond Counsel Engagement Agreement
General Obligation Local Option Sales and Services Tax Capital Loan Notes, Series 2022

Dear Mayor and City Council:

The purpose of this Engagement Agreement (the "Agreement") is to disclose and memorialize the terms and conditions under which services will be rendered by Ahlers & Cooney, P.C. as bond counsel to the City of Dallas Center, Iowa (the "City" or "Issuer") in connection with the above-referenced issuance (the "Bonds"). While additional members of our firm may be involved in representing the Issuer on other matters unrelated to the Bonds, this Agreement relates to the agreed-upon scope of bond counsel services described herein (the "Services").

A. SCOPE OF SERVICES -- *Bond Counsel*

As Bond Counsel, we will represent the City and cooperate with the following persons and firms: the underwriters or other bond purchasers who purchase the Bonds from the City (all of whom are referred to as the "Bond Purchasers"), counsel for the Bond Purchasers, the Municipal Advisor, trustee, paying agent and bond registrar and their designated counsel (you and all of the foregoing persons or firms collectively, the "Participants"). We intend to undertake each of the following as are necessary:

1. Review relevant Iowa law, including pending legislation and other recent developments, relating to the legal status and powers of the City or otherwise relating to the issuance of the Bonds.
2. Obtain information about the Bond transaction and the nature of use of the facilities or purposes to be financed (the "Project").
3. Review the proposed timetable and consult with the Participants as to the issuance of the Bonds in accordance with the timetable.
4. Consider issues arising under the Internal Revenue Code of 1986, as amended, and applicable tax regulations and other sources of law relating to the issuance of the Bonds on a tax-exempt basis; these issues include, without limitation, ownership and use of the project, use and investment of Bond proceeds prior to expenditure and security provisions or credit enhancement relating to the Bonds.

5. Prepare or review major Bond documents, including tax compliance certificates, review the bond purchase agreement, if applicable, and, at your request, draft descriptions of the documents which we have drafted. As Bond Counsel, we assist you in reviewing only those portions of an official statement or any other disclosure document to be disseminated in connection with the sale of the Bonds involving the description of the Bonds, the security for the Bonds (excluding forecasts, projections, estimates or any other financial or economic information in connection therewith), the description of the federal tax exemption of interest on the Bonds and the "bank-qualified" status of the Bonds.
6. Prepare or review all pertinent proceedings to be considered by the governing body of the City; confirm that the necessary quorum, meeting and notice requirements are contained in the proceedings and draft pertinent excerpts of minutes of the meetings relating to the financing.
7. Attend or host such drafting sessions and other conferences as may be necessary, including a preclosing, if needed, and closing; and prepare and coordinate the distribution and execution of closing documents and certificates, opinions and document transcripts.
8. Render our legal opinion regarding the validity of the Bonds, the sources of payment for the Bonds and the federal income tax treatment of interest on the Bonds, which opinion (the "Bond Opinion") will be delivered in written form on the date the Bonds are exchanged for their purchase price (the "Closing"). The Bond Opinion will be based on facts and law existing as of its date. Please note that our opinion represents our legal judgment based upon our review of the law and the facts so supplied to us that we deem relevant and is not a guarantee of a result.
9. Subsequent to the Closing, we will prepare and provide the Participants a bond transcript pertaining to the Bonds and make certain the appropriate Federal Information Reporting Form 8038 is filed for each series.

B. LIMITATIONS

The duties covered by this Agreement are limited to those expressly set forth above. Our fee *does not* include the following services, or any other matter not required to render our Bond Opinion:

1. Preparing requests for tax rulings from the Internal Revenue Service, or "no action" letters from the Securities and Exchange Commission.
2. Drafting state constitutional or legislative amendments.
3. Pursuing test cases or other litigation, such as contested validation proceedings.
4. Representing the Issuer in Internal Revenue Service examinations or inquiries, or Securities and Exchange Commission investigations.
5. After Closing, providing continuing advice to the Issuer or any other party concerning actions necessary to assure that interest paid on the Bonds will continue to be excludable from gross income for federal income tax purposes (e.g. this Bond Counsel engagement for the Bonds does not include rebate calculations, nor continuing post-issuance compliance activities).
6. Opining on a continuing disclosure undertaking pertaining to the Bonds and, after the execution and delivery of the Bonds, providing advice concerning any actions necessary to assure compliance with any continuing disclosure requirements.

7. After Closing, providing continuing advice to the Issuer or any other party concerning disclosure issues or questions that relate to the Bonds, (e.g., questions regarding actions necessary to assure fulfillment of continuing disclosure responsibilities).
8. Undertake responsibility as disclosure counsel engaged as recognized counsel specially experienced in Iowa law and federal law relating to disclosure requirements that pertain to governmental debt obligations, whose primary responsibility will be to render objective written advice with respect to the Issuer's issuance of Bonds and its compliance with applicable rules promulgated by the Securities and Exchange Commission pursuant to the Securities Exchange Act of 1934.

We will provide one or more of the services listed in subsections (1)–(8) of this Section B upon your request, however, a separate, written engagement or request for services will be required before we assume one or more of these duties. The remaining services in this list, specifically those listed in subsections (9)–(14) of this Section B below, are not included in this Agreement, nor will they be provided by us at any time.

9. Providing any advice, opinion or representation as to the financial feasibility or the fiscal prudence of issuing the Bonds, the financial condition of the Issuer, or to any other aspect of the financing, such as the proposed financing structure, use of a financial advisor, or the investment of proceeds of the Bonds.
10. Independently establishing the veracity of certifications and representations of the City or the other Participants.
11. Acting as an underwriter, or otherwise marketing the Bonds.
12. Acting in a financial advisory role.
13. Preparing blue sky or investment surveys with respect to the Bonds.
14. Making an investigation or expressing any view as to the creditworthiness of the Issuer or of the Bonds.

C. ATTORNEY-CLIENT RELATIONSHIP; OTHER REPRESENTATIONS

Upon execution of this Agreement and upon notification by the Issuer that our Bond Counsel services are requested with regard to a specific issue of Bonds, the Issuer will be our client and an attorney-client relationship will exist between us with respect to the issuance of the Bonds. We assume that all other parties will retain such counsel as they deem necessary and appropriate to represent their interests in this transaction. We further assume that all parties understand that in this transaction we represent only the Issuer, we are not counsel to any other party, and we are not acting as an intermediary among the parties. Our services are limited to those contracted for in this Agreement; the Issuer's execution of this Agreement will constitute an acknowledgement of those limitations. Our representation of the Issuer will not affect, however, our responsibility to render an objective Bond Opinion.

Our representation of the Issuer and the attorney-client relationship created by this Agreement with respect to a series of Bonds will be concluded upon issuance of such Bonds. Nevertheless, subsequent to Closing, we will mail the appropriate completed Internal Revenue Service Form 8038 and prepare and distribute to the Participants a transcript of the proceedings pertaining to the Bonds.

As you are aware, our firm represents many political subdivisions, companies and individuals. It

is possible that during the time that we are representing the Issuer, one or more of our present or future clients will have transactions with the Issuer. We do not believe such representation, if it occurs, will adversely affect our ability to represent you as provided in this Agreement, either because such matters will be sufficiently different from the issuance of the Bonds so as to make such representations not adverse to our representation of you, or because the potential for such adversity is remote or minor and outweighed by the consideration that it is unlikely that advice given to the other client will be relevant to any aspect of the issuance of the Bonds. We will decline to participate in any matter where the interests of our clients, including the Issuer, may differ to the point where separate representation is advisable. The firm historically has arranged its practice to hold such occasions to a minimum, and intends to continue doing so. Execution of this Agreement will signify the Issuer's consent to our representation of others consistent with the circumstances described in this paragraph.

D. OTHER TERMS OF THE ENGAGEMENT; CERTAIN OF YOUR UNDERTAKINGS

Please note our understanding with respect to this Agreement and your role in connection with the issuance of the Bonds:

1. In rendering the Bond Opinion and in performing any other Services hereunder, we will rely upon the certified proceedings and other certifications you and other persons furnish us. Other than as we may determine as appropriate to rendering the Bond Opinion, we are not engaged and will not provide services intended to verify the truth or accuracy of these proceedings or certifications. Except by request, we do not ordinarily attend meetings of the governing body of the City at which proceedings related to the Bonds are discussed or passed unless special circumstances require our attendance.
2. The factual representations contained in those documents which are prepared by us, and the factual representations which may also be contained in any other documents that are furnished to us by you are essential for and provide the basis for our conclusions that there is compliance with State law requirements for the issue and sale of valid bonds and with the Federal tax law for the tax exemption of interest paid on the Bonds. Accordingly, it is important for you to read and understand the documents we provide to you because you will be confirming the truth, accuracy and completeness of matters contained in those documents at the issuance of the Bonds.
3. If the documents contain incorrect or incomplete factual statements, you must call those to our attention. We are always happy to discuss the content or meaning of the transaction documents with you. Any untruth, inaccuracy or incompleteness may have adverse consequences affecting either the tax exemption of interest paid on the Bonds or the adequacy of disclosures made in the Official Statement under the State and Federal securities laws, with resulting potential liability for you. During the course of this engagement, we will further assume and rely on you to provide us with complete and timely information on all developments pertaining to any aspect of the Bonds and their security. We understand that you will cooperate with us in this regard.
4. You should carefully review all of the representations you are making in the transaction documents. We are available and encourage you to consult with us for explanations as to what is intended in these documents. To the extent the facts and representations stated in the documents we provide to you appear reasonable to us, and are not corrected by you, we are then relying upon your signed certifications for their truth, accuracy and completeness.
5. Issuing the Bonds as "securities" under State and Federal securities laws and on a tax-exempt basis is a serious undertaking. As the issuer of the Bonds, the City is obligated under the State and Federal securities laws and the Federal tax laws to disclose all material facts. The City's lawyers, financial advisors and bankers can assist the City in fulfilling these duties, but the City in

its corporate capacity, including your knowledge, has the collective knowledge of the facts pertinent to the transaction and the ultimate responsibility for the presentation and disclosure of the relevant information. Further, there are complicated Federal tax rules applicable to the Bonds. The IRS has an active program to audit such transactions. The documents we prepare are designed so that the Bonds will comply with the applicable rules, but this means you must fully understand the documents, including the representations and the covenants relating to the continuing compliance with the federal tax requirements. Accordingly, we want you to ask questions about anything in the documents that is unclear.

6. As noted, the members of the governing body of the City also have duties under the State and Federal Securities and tax laws with respect to these matters and should be knowledgeable as to the underlying factual basis for the bond issue size, use of proceeds and related matters.

E. FEES

1. It is our practice to bill our fees as Bond Counsel on a transactional basis instead of hourly. Factors which affect our billing include: (a) the amount of the issuance; (b) an estimate of the time necessary to do the work; (c) the complexity of the issue (number of parties, timetable, type of financing, legal issues and so forth); (d) recognition of the partially contingent nature of our fee, since it is customary that in the case no financing is ever completed, we render a greatly reduced statement of charges; and (e) a recognition that we carry the time for services rendered on our books until a financing is completed, rather than billing monthly or quarterly.
2. We estimate that our fee for Bond Counsel services will not exceed \$14,400. If, at any time, we believe that circumstances require an adjustment of our original fee estimate(s), we will advise you of such requirement. Such adjustment might be necessary in the event: (a) the principal amount of Bonds actually issued differs significantly from the amount anticipated at the time we initially estimated our fee(s); (b) material changes in the structure or schedule of the financing occur; or (c) unusual or unforeseen circumstances arise which require a significant increase or decrease in our time or responsibility, such as personal attendance at meetings, significant travel, or unexpected revision of the issuance documents at the request of the Issuer, any agent acting on your behalf (such as a financial advisor), the purchaser, a bond insurer, other counsel providing services with respect to issuance of a particular issuance of obligations.
3. In addition to our flat fees, we will charge for any incidental costs incurred (copies, overnight charges, bond printing, travel reimbursement, deliveries, etc.). We estimate that such charges will not exceed \$750. We will contact you prior to incurring expenses that exceed this amount.
4. The delivery of written advice, or opinions beyond the Bond Opinion, to third parties at the request of the Issuer with respect to a series of Bonds shall be subject to a separate opinion charge in an amount established at the time of the request.

F. BILLING MATTERS:

We will submit a summary invoice for the professional services described herein after Closing. In the event of a substantial delay in completing the financing, we reserve the right to present an interim statement for payment. Unless other arrangements have been agreed upon in advance, we anticipate our statements to be paid in full within thirty (30) days of receipt.

If, for any reason, the financing represented by an issue of Bonds is not consummated or is completed without the delivery of our Bond Opinion, or our services are otherwise terminated, we will

expect to be compensated at our normal hourly rates¹, plus incidental costs, as described above (not to exceed the fee we would have received if we had rendered our Bond Opinion).

G. RISK OF AUDIT BY THE INTERNAL REVENUE SERVICE (IRS)

The IRS has an ongoing program of auditing tax-exempt obligations to determine whether, in the view of the IRS, interest on such tax-exempt obligations is excludable from gross income of the owners for federal income tax purposes. We can give no assurances as to whether the IRS might commence an audit of the Bonds or whether, in the event of an audit, the IRS would agree with our opinions. If an audit were to be commenced, the IRS may treat the City as the taxpayer for purposes of the examination. As noted above, the scope of our representation does not include responding to such an audit. However, if we were separately engaged at the time, and subject to the applicable rules of professional conduct, we may be able to represent the City in the matter.

H. RECORDS

1. At your request, papers and property furnished by you will be returned promptly upon receipt of payment for outstanding fees and client charges. Our own files, including lawyer work product, pertaining to the transaction will be retained by us. For various reasons, including the minimization of unnecessary storage expenses, we reserve the right to dispose of any documents or other material retained by us after the termination of this Agreement. It is our practice to retain transcripts for each financing for at least the life of the Bonds. We may store some or all client file materials in a digital format. In the process of digitizing such documents, any original paper documents provided by you will be returned to you. Any copies of paper documents provided by you will not be returned to you unless you request such copies in writing. You will be notified prior to destruction of our file, and will have the option to request them, should you desire.
2. In the interest of facilitating our services to you, we may send documents, information or data electronically or via the Internet or store electronic documents or data via computer software applications hosted remotely or utilize cloud-based storage. Your confidential electronic documents or data may be transmitted or stored using these methods. We may use third party service providers to store or transmit these documents or data. In using these electronic communication and storage methods, we employ reasonable efforts to keep such communications, documents and data secure in accordance with our obligations under applicable laws, regulations, and professional standards; however, you recognize and accept that we have no control over the unauthorized interception or breach of any communications, documents or data once it has been transmitted or if it has been subject to unauthorized access while stored, notwithstanding all reasonable security measures employed by us or by our third party vendors. By your acceptance of this letter, you consent to our use of these electronic devices and applications and submission of confidential client information to or through third party service providers during this engagement.

1. The firm reviews hourly rates on an annual basis, and reserves the right to implement rate adjustments. If implemented in any particular year, adjustments generally become effective on January 1. Accordingly, our work on this matter will be billed at the hourly rate in effect at the time services are performed. Our current (2022) hourly rates are as follows:

- a. Attorneys: \$200-\$355/hour (for reference purposes, the undersigned's hourly rate as of 01/01/22 is \$320/hour).
- b. Legal Assistants: \$125/hour.

I. OTHER ADVICE

1. If requested, we will maintain one or more separate accounts for periodic services rendered to the Issuer in connection with other matters unrelated to any particular Bond financing. Such services may involve the rendering of advice, opinions or other assistance in connection with such issues including, but not limited to (a) financing alternatives in connection with a particular project, (b) compliance with lending programs, (c) the impact of specified actions on tax-exempt status of outstanding Bonds, (d) interpretation and/or required actions with regard to other "financial obligations" under a continuing disclosure certificate, or (e) other matters the Issuer may seek advice or guidance upon. Billings for such separate services will be based on our standard hourly rate of the individual attorney at the time of performing such separate services.

Please carefully review the terms and conditions of this Agreement. *If the above correctly reflects our mutual understanding, please so indicate by returning a signed and dated copy of this Agreement, retaining an original for your file as well.*

If you have questions regarding any aspect of the above or our representation as Bond Counsel, please do not hesitate to contact me.

Very truly yours,



Jason L. Comisky
FOR THE FIRM

JLC:ks

cc: Cindy Riesselman (via email)

Accepted:
Dallas Center, Iowa

By: _____ Date: _____

*Approved by action of the governing body on _____, 2022.

August 8, 2022

City of Dallas Center
c/o Cindy Riesselman, City Administrator
1502 Walnut Street, PO Box 396
Dallas Center, IA 50063

Re: Engagement Letter with Piper Sandler & Co. for Series 2022 GO LOST Financing

We understand that the City of Dallas Center, Iowa (the "Issuer" or "you") wishes to issue \$2,900,000 of General Obligation Local Option Sales and Services Tax Capital Loan Notes, Series 2022 (to finance pool infrastructure improvements), (collectively, the "Bonds" or the "Project") and has selected Piper Sandler & Co. ("Piper", the "Underwriter", the "Placement Agent", or "we") to serve as underwriter or placement agent for the proposed issuance. We appreciate the opportunity to serve you in this manner. This letter will serve as an agreement regarding the terms of this engagement. In addition, we would like to take this opportunity to set forth some pertinent information about the financing process.

Although Piper intends to work closely with you during the period preceding the pricing and sale of the proposed Bonds with the aim of timely completion of the financing, we are not herein making a final commitment to underwrite bonds until certain events have occurred. Such a commitment is subject to, among other things, satisfactory completion and execution of all final documentation for an offering (including a Bond Purchase Agreement containing all provisions necessary to satisfy federal securities laws and the rules of the Municipal Securities Rulemaking Board, and all other applicable rules and regulations); absence of any material adverse change in the financial markets or in the financial condition, operations or prospects of the Issuer; receipts of all required governmental approvals and appropriate legal opinions; an underwriter's review ("due diligence") of the offering documents, as required under federal securities laws; the negotiation of appropriate indemnification; state blue sky reviews, as appropriate; and credit approval by Piper. This Agreement is therefore not a final commitment by Piper, express or implied, to underwrite, place, or purchase any securities, nor does it obligate the Underwriter to enter into a Bond Purchase Agreement. While we do not anticipate difficulties in the course of the proposed financing, and look forward to a successful conclusion to this engagement, we prefer to identify these conditions to our final commitment at the outset.

During the term of our engagement, we will, as appropriate to the Transaction:

- a) consult with you in planning and implementing the Transaction;
- b) prepare various options and numbers to financing the project as requested
- c) assist with securing a rating on the proposed Bonds
- d) assist you in preparing any transaction materials (the "Transaction Materials") we mutually agree are beneficial or necessary to the consummation of the Transaction;
- e) assistance with disclosure counsel regarding the preparation of the official statement
- f) assist you in preparing for due diligence conducted by potential investors;
- g) identify potential investors and use our reasonable commercial efforts to assist in arranging sales of the Securities to investors;
- h) If a portion of any financing considered includes an advance refunding, subscribe for SLGS or acquire U.S. Treasury securities as agent for and on behalf of the Issuer
- i) consult with you in structuring the investment; and
- j) Coordinate the closing effort for the Bonds

During the course of the engagement, Piper will participate in discussions with bond counsel, finance officials or internal legal counsel of the Issuer to assist in advising the Issuer, as part of the underwriting process, of various financial structures for the proposed offering and their probable reception in the municipal bond markets.

Piper will perform due diligence respecting any offering documents as part of their obligation under federal securities laws. If a final commitment to underwrite the Bonds is approved by Piper, and subject to the conditions described above, Piper will underwrite the Bonds and manage a public offering of the Bonds. Further details regarding the underwriting will be set forth in a Bond Purchase Agreement to be executed at the time of pricing of the Bonds. The Issuer and its chosen counsel agree to cooperate with and assist Piper in connection with such duties.

Compensation. As compensation for Piper's services, the Issuer will pay Piper a fee to be determined by the nature of the offering as set forth in Schedule A hereto. Fees will be payable to Piper as underwriter in the form of an underwriter's discount on the Bonds as set forth therein. The fees, disbursements and other charges of Piper's outside legal counsel will be added to the underwriter's discount. Piper will select such counsel in its sole discretion. Fees payable to Piper as Placement Agent shall be paid in immediately available funds at closing. The Placement Agent fee shall not be payable in the event the Transaction does not occur, other than for non-performance by the Issuer.

Termination. The Issuer may not terminate this Agreement at any time prior to completion of the Project other than for non-performance on the part of Piper, in which case the Issuer may terminate this agreement, and upon such termination, all fees due to Piper for time served assisting with the Project shall be due and payable immediately by the Issuer. Piper may terminate this Agreement at any time on 30 days written notice.

Assignment. Neither Piper nor the Issuer shall have the right or power to assign this Agreement or parts thereof, or its respective duties, without the express written consent of the other party. In the event of acquisition of Piper by a third party firm, notice shall be given to the Issuer regarding the acquisition and the Issuer shall have the opportunity to consent to the assignment of this Agreement, which consent shall not be unreasonably withheld.

No Advisory or Fiduciary Role. You acknowledge that you have retained us solely to provide the services to you as set forth in this agreement. In rendering such services, we will act as an independent contractor. You acknowledge and agree that: (i) the primary role of Piper, as a placement agent or underwriter, is in an arms-length commercial transaction between you and Piper and Piper has financial and other interests that differ from your interests; (ii) Piper is not acting as a municipal advisor, financial advisor or fiduciary to you or any other person or entity and has not assumed any advisory or fiduciary responsibility to you with respect to the transaction contemplated hereby and the discussions, undertakings and proceedings leading thereto (irrespective of whether Piper has provided other services or is currently providing other services to you on other matters); (iii) the only obligations Piper has to you with respect to the Transaction contemplated hereby expressly are set forth in this Agreement; and (iv) you have consulted your own legal, accounting, tax, financial and other advisors, as applicable, to the extent you deem appropriate in connection with the Transaction contemplated herein.

No Recourse for Tax Matters. No recourse shall be had against Piper for loss, damage, liability, cost or expense (whether direct, indirect or consequential) of the Issuer arising out of or in defending, prosecuting, negotiating or responding to any inquiry, questionnaire, audit, suit, action, or other proceeding brought or received from the Internal Revenue Service in connection with the Bonds or otherwise relating to the tax treatment of interest on the Bond.

Official Statement. The antifraud provisions of the federal securities laws apply to statements made by the Issuer, whether made in a Preliminary Official Statement, a final Official Statement, (collectively, "Offering Documents") on a website or in a rating agency presentation (if reasonably expected to reach investors) or if made by the Issuer in connection with secondary market information required to be disseminated under relevant contracts. The Issuer acknowledges and understands that state and federal laws relating to disclosure in connection with municipal securities, including but not limited to the Securities Act of 1933 and Rule 10b-5. Under Rule 10b-5 (adopted pursuant to Section 10(b) of the Securities Exchange Act of 1934) ("10b5"), it is unlawful for any person, in connection with the disclosures made above, to make any untrue statement of a material fact or to omit to state a material fact necessary in order to make the statements made, in the light of the circumstances under which they were made, not misleading. The Issuer hereby acknowledges its responsibility with respect to compliance with federal securities laws and represents its intention to comply in all respects with federal securities laws. The Issuer hereby further acknowledges its intention to certify as to the accuracy and completeness of the Offering Documents without limitation or qualification.

Piper will assemble the preliminary and final official statement from information received from you, third parties and your agents, such as bond counsel. Piper will rely on you to provide us with accurate and complete information, access to relevant personnel and agents, and your final approval to the distribution and use of the preliminary and final official statements to carry out these duties. In addition you agree to allow us to rely on any opinion or representation of you or your counsel as to the accuracy or completeness of the preliminary and final official statement.

Failure of Piper to advise the Issuer respecting 10b5 shall not constitute a breach by Piper or any of its duties and responsibilities under this Agreement. The Issuer acknowledges that any Official Statement distributed in connected with an issuance of securities are statements of the Client and not of Piper, and the Issuer acknowledges its responsibility to attest to the accuracy and completeness of the Official Statement without limitation or qualification.

Governance This Agreement will be governed by, and construed in accordance with, the laws of the State of Iowa, without regard to principles of conflicts of law to the extent that the application of the laws of another jurisdiction would be required thereby. The Issuer and Piper each hereby irrevocably waive any right they may have to a trial by jury in respect of any claim based upon or arising out of this Agreement or the transactions contemplated hereby.

Consent to Jurisdiction; Service of Process, Jury Trial. The parties each hereby (a) submits to the jurisdiction of the Federal court sitting in Des Moines, Iowa with respect to any actions and proceedings arising out of or relating to this Agreement, (b) agrees that all claims with respect to such actions or proceedings may be heard and determined in such court, (c) waives the defense of an inconvenient forum, (d) agrees not to commence any action or proceeding relating to this Agreement other than in the Federal court sitting in Des Moines, Iowa and (e) agrees that a final judgment in any such action or proceeding shall be conclusive and may be enforced in other jurisdictions by suit on the judgment or in any other manner provided by law. The parties each hereby agree to waive any right to a trial by jury with respect to any claim, counterclaim or action arising out of or in connection with this agreement or the transactions contemplated hereby.

Issuer to Provide Information and Documents to Piper. The Issuer agrees to provide Piper all documents on which the Issuer has relied for purposes of certifying the Issuer is not aware of a material fact, nor has the Issuer omitted to state any material fact necessary to make the statements therein, in light of the circumstances under which they were made, not misleading, with respect to the issuance of the Bonds. The Issuer also agrees to complete, and agrees to cause its agents and consultants to complete, upon request, answers and provide any documents requested by Piper as part of due diligence requested by Piper in compliance with the Underwriters duties and obligations with respect to MSRB, SEC or other regulatory requirements.

Indemnification. The Issuer will indemnify and hold harmless Piper, each individual, corporation, partnership, trust, association or other entity controlling Piper, any affiliate of Piper or any such controlling entity and their respective directors, officers, employees, partners, incorporators, shareholders, servants, trustees and agents (hereinafter the "Indemnitees") against any and all liabilities, penalties, suits, causes of action, losses, damages, claims, costs and expenses (including, without limitation, fees and disbursements of counsel) or judgments of whatever kind or nature (each a "Claim"), imposed upon, incurred by or asserted against the Indemnitees arising out of or based upon (i) any allegation that the Official Statement, the information about the Client or any information provided by the Client to the Underwriter included (as of any relevant time) or includes an untrue statement of a material fact or omitted (as of any relevant time) or omits to state any material fact necessary to make the statements therein, in light of the circumstances under which they were made, not misleading or (ii) arising out of or based upon the breach by the Client of any agreement, covenant or representation made in or pursuant to this Bond Issuance Resolution, Tax Exemption Certificate, or any purchase agreement between the Client and the purchaser of the Bonds

Representations, Warranties and Agreements of the Issuer. You represent and warrant to, and agree with us, that:

- a) the Securities will be sold by you in compliance with the requirements for exemptions from registration or qualification of, and otherwise in accordance with, all federal and state securities laws and regulations;
- b) you agree to be responsible for the accuracy and completeness of any Transaction Materials to the extent of federal securities laws applicable to the Transaction. You agree to notify us promptly of any material adverse changes, or development that may lead to any material adverse change, in your business, properties, operations, financial condition or prospects and concerning any statement contained in any Transaction Material, or in any other information provided to us, which is not accurate or which is incomplete or misleading in any material respect;
- c) you will make available to us such documents and other information which we reasonably deem appropriate and will provide us with access to your officers, directors, employees, accountants, counsel and other representatives; it being understood that we will rely solely upon such information supplied by you and your representatives without assuming any responsibility for independent investigation or verification thereof; and
- d) at the closing, you will permit us to rely on your representations and warranties, and cause your counsel to permit us to rely upon any opinion, furnished to any purchaser of Securities.

No Liability for Final Numbers. To the extent that we provided the Issuer and bond counsel with certain computations that show a bond yield, issue price, weighted average maturity and certain other information with respect to the Bonds, these computations are made using software licensed to Piper by a third party vendor, DBC, and are provided for informational purposes only. We express no view regarding the legal sufficiency of any such computations or the correctness of any legal interpretation made by bond counsel.

Miscellaneous. This Agreement embodies the entire agreement and understanding between the parties hereto and supersedes all prior agreements and understandings relating to the subject matter hereof. If any provision of this Agreement is determined to be invalid or unenforceable in any respect, such determination will not affect such provision in any other respect or any other provision of this Agreement, which will remain in full force and effect. This Agreement may not be amended or otherwise modified or waived except by an instrument in writing signed by both the Underwriter and Issuer except that to the extent that any term of an executed Bond Purchase Agreement conflicts with the terms of this Agreement, in which case the terms of the Bond Purchase Agreement shall have precedence.

City of Dallas Center
Page Five
August 8, 2022

This letter agreement may be executed in any number of counterparts, each of which shall be an original and all of which, when taken together, shall constitute one agreement. Delivery of an executed counterpart of a signature page of this letter agreement by facsimile transmission shall be effective as delivery of a manually executed counterpart of this letter agreement. The invalidity or unenforceability of any provision of this agreement will not affect the validity or enforceability of any other provisions of this agreement, which will remain in full force and effect. You and us will endeavor in good faith negotiations to replace the invalid or unenforceable provisions with valid provisions the economic effect of which comes as close as possible to that of the invalid or unenforceable provisions. This agreement is solely for the benefit of you and us, and no other person [(other than the Indemnified Persons set forth in Annex A hereto)] will acquire or have any rights by virtue of this agreement.

Please confirm that the foregoing correctly sets forth our agreement by signing and returning to Piper, the enclosed original copy of this Agreement.

Very truly yours,

Travis R. Squires
Managing Director

Please acknowledge your acceptance by indicating below:

City of Dallas Center, Iowa

Title:
Date:

Acknowledgement of Approval of Engagement and Confirmation of Prior Receipt and Approval of the Appendix A and B Disclosures provided on July 22, 2020.

Schedule A – Maximum Fees

Underwriter

All fees are calculated based on either the par amount of bonds offered or the gross initial offering proceeds, whichever is higher.

If the rating is "AA-" or higher, the maximum fee shall be 1.40%

If the rating is "A-" to "A+", the maximum fee shall be 1.50%

If the rating is below "A-" or not rated, the maximum fee shall be 1.60%

Placement Agent

Maximum of 1.50% of the par amount of bonds sold, 0.15% discount provided if all purchased by local financial institutions within the Issuer's geographical footprint

Annex A

You agree to (i) indemnify and hold harmless us, our affiliates (within the meaning of the Securities Act of 1933), and each of our respective partners, directors, officers, agents, consultants, employees and controlling persons (within the meaning of the Securities Act of 1933) (each of Piper Sandler and such other person or entity is hereinafter referred to as an "Indemnified Person"), from and against any losses, claims, damages, liabilities and expenses, joint or several, and all actions, inquiries, proceedings and investigations in respect thereof, to which any Indemnified Person may become subject arising out of or in connection with our engagement or any matter referred to in the agreement to which this Annex A is attached and of which this Annex A forms a part (the "Agreement"), regardless of whether any of such Indemnified Persons is a party thereto, and (ii) periodically reimburse an Indemnified Person for such person's legal and other expenses as may be incurred in connection with investigating, preparing, defending, paying, settling or compromising any such action, inquiry, proceeding or investigation, whether or not such action, inquiry, proceeding or investigation is initiated or brought by you, your creditors or stockholders, or any other person. You are not responsible under clause (i) of the foregoing sentence for any losses, claims, damages, liabilities or expenses to the extent that such loss, claim, damage, liability or expense has been finally judicially determined to have resulted primarily and directly from actions taken or omitted to be taken by such Indemnified Person due to such person's gross negligence or willful misconduct. To the extent that any prior payment you made to an Indemnified Person is determined to have been improper by reason of such Indemnified Person's gross negligence or willful misconduct, such Indemnified Person will promptly pay you such amount.

If the indemnity or reimbursement referred to above is, for any reason whatsoever, unenforceable, unavailable or otherwise insufficient to hold each Indemnified Person harmless, you agree to pay to or on behalf of each Indemnified Person contributions for losses, claims, damages, liabilities or expenses so that each Indemnified Person ultimately bears only a portion of such losses, claims, damages, liabilities or expenses as is appropriate (i) to reflect the relative benefits received by each such Indemnified Person, respectively, on the one hand and you and your stockholders on the other hand in connection with the Transaction or Sale, or (ii) if the allocation on that basis is not permitted by applicable law, to reflect not only the relative benefits referred to in clause (i) above, but also the relative fault of each such Indemnified Person, respectively, and you as well as any other relevant equitable considerations; provided, however, that in no event will the aggregate contribution of all Indemnified Persons to all losses, claims, expenses, damages, liabilities or expenses in connection with any Transaction or Sale exceed the amount of the fee actually received by us pursuant to the Agreement. The respective relative benefits received by us and you in connection with any Transaction or Sale will be deemed to be in the same proportion as the aggregate fee paid or proposed to be paid to Piper Sandler in connection with the Transaction or Sale bears to the aggregate consideration paid or proposed to be paid in the Transaction or Sale, whether or not consummated.

Promptly after its receipt of notice of the commencement of any action or proceeding, any Indemnified Person will, if a claim in respect thereof is to be made against you pursuant to this letter, notify you in writing of the commencement thereof; but omission so to notify you will not relieve you from any liability which you may have to any Indemnified Person, except your obligation to indemnify for losses, claims, damages, liabilities or expenses to the extent that you suffer actual prejudice as a result of such failure, but will not relieve you from your obligation to provide reimbursement of expenses and any liability which you may have to an Indemnified Person otherwise than hereunder. If you so elect, you may assume the defense of such action or proceeding in a timely manner, including the employment of counsel (reasonably satisfactory to us) and payment of expenses, provided you permit an Indemnified Person and counsel retained by an Indemnified Person at its expense to participate in such defense. Notwithstanding the foregoing, in the event (i) you fail promptly to assume the defense and employ counsel reasonably satisfactory to us, or (ii) the Indemnified Person has been advised by counsel that there exist actual or potential conflicting interests between you or your counsel and such Indemnified Person, an Indemnified Person may employ separate counsel (in addition to any local counsel) to represent or defend such Indemnified Person in such action or proceeding, and you agree to pay the fees and disbursements of such separate counsel as incurred; provided however, that you will not, in connection with any one such action or proceeding, or separate but substantially similar actions or proceedings arising out of the same general allegations, be liable for fees and expenses of more than one separate firm of attorneys (in addition to any local counsel).

You will not, without our prior written consent, settle or compromise or consent to the entry of any

judgment in any pending or threatened claim, action, suit or proceeding in respect of which indemnification or contribution may be sought under the Agreement, unless such settlement, compromise or consent includes an express, complete and unconditional release of us and each other Indemnified Person from all liability and obligations arising therefrom. Without your prior written consent, which will not be unreasonably withheld, delayed or conditioned, no Indemnified Person will settle or compromise any claim for which indemnification or contribution may be sought hereunder. Notwithstanding the foregoing sentence, if at any time an Indemnified Person requests that you reimburse the Indemnified Person for fees and expenses as provided in the Agreement, you agree that you will be liable for any settlement of any proceeding effected without your prior written consent if (i) such settlement is entered into more than 30 days after receipt by you of the request for reimbursement, and (ii) you will not have reimbursed the Indemnified Person in accordance with such request prior to the date of such settlement.

You also agree that no Indemnified Person will have any liability (whether in contract, tort or otherwise) to you or your affiliates, directors, officers, employees, agents, creditors or stockholders, directly or indirectly, related to or arising out of the Agreement or the services performed thereunder, except losses, claims, damages, liabilities and expenses you incur which have been finally judicially determined to have resulted primarily and directly from actions taken or omitted to be taken by such Indemnified Person due to such person's gross negligence or willful misconduct. In no event, regardless of the legal theory advanced, will any Indemnified Person be liable for any consequential, indirect, incidental, special or punitive damages of any nature. Your indemnification, reimbursement, exculpation and contribution obligations in this Annex A will be in addition to any rights that any Indemnified Person may have at common law or otherwise.

You understand that in the event that you reimburse Piper Sandler pursuant to this Annex A for the fees and expenses of its counsel, such reimbursement will be made on the basis of counsel's generally applicable rates, which may be higher than the rates that counsel charges Piper Sandler for other matters based on arrangements that it has entered into with such counsel.

Capitalized terms used, but not defined in this Annex A, have the meanings assigned to such terms in the Agreement.

To: Mayor and council members

August 8, 2022

From: Brian Slaughter Public Works Director

Re: purchase pick up with accessories

Public Works has been working with Ron Reese @ Stivers Ford in Waukee to purchase a pickup using DOT contract. We are looking to purchase a Ford F250 4x4 extended cab with 8' box. As of now, the pickup would be ordered in October 2022, with potential delivery in the spring of 2023. DOT pricing is \$48525.00.

We also have contacted Hawkeye Truck for accessories, power lift gate and 2 side rail toolboxes installed at a price of \$5801.00.

Public Works recommends the purchase of this pick up and accessories for a total of \$54,326.00.

STIVERS FORD LINCOLN

1450 East Hickman Rd
Waukegan, Ia. 50263

2022 Iowa DOT F250 extended cab 4X4 pickups- Group18 & 19

10,000- GVWR 4X4 pickup

2023 Ford F250 4X4 extended cab XL pickup, 10,000 lbs GVWR, speed control, tilt wheel, Air conditioning
6.2L gas w/6 speed transmission, locking rear axle, 5 all terrain 17" tires
daytime running lights, cloth 40/20/40 seat, power windows, power locks, heated power mirrors
remote keyless entry, 2 speed shift on the fly transfer case, SYNC blue tooth hands free system
AMFM MP3 player and block heater

STATE CONTRACT PRICE

Contract- 2022-8231

F250

Group 18 extended cab c \$44,478
8' BOX Group 19 extended cab \$44,675

X

Functional options

Vinyl seat ILO cloth	\$	-	X
8' box ILO 6.5' box	\$	200	
Trailer brake controller	\$	300	X
Snow plow prep package	\$	245	X
Dash mounted 110 V outlet	\$	250	
Camper package with stabilizer bar and overloads (recommended)	\$	160	X
4.30 electric lock rear axle		NC	
Roof clearance lights	\$	95	
Fog lamps	\$	150	
Rear defroster with privacy glass	\$	90	X
Factory molded mud flaps	\$	250	X
Front wheel liners	\$	180	X
Rear wheel well liners	\$	180	X
Dual batteries with gas engine (This option is recommended by the snow plow mfg's)	\$	210	
Skid plates	\$	100	
240 AMP alternator	\$	85	
6 up fitter switches in overhead	\$	205	X
110V/400 watt in dash power point	\$	175	X
Factory platform running boards		\$445	X
Laverne black grip step running boards		\$805	
Delete block heater		(\$30)	
Delete daytime running lights		NC	
Delete power windows/locks/mirrors	\$	(500)	
Chrome bumpers	\$	250	
Engine idle shutdown (5, 10, 15, or 20 minutes)	\$	250	
Speed limiting (65 or 75 MPH)	\$	80	

Safety Equipment

LED Warning Strobes – Amber; includes center high-mounted stop light bar and two (2) hood mounted lights)	\$	675	X
Blind spot information system	\$	540	
Tailgate step	\$	375	
Back up alarm	\$	140	
Rear view cameras (2) to see inside box and tailgate mounted for hitch	\$	200	
Rear backup sensors	\$	300	
SYNC 3 with 8" back up camera touch screen	\$	450	
Factory remote start	\$	250	
2 extra keys with remote	\$	350	X
Add for Vermillion red paint- code F1. Race red is no charge	\$	800	

Ron Reese
515-987-3697
800-747-2744
515-987-3697 fax
ronreese@stiversonline.com

STIVERS FORD LINCOLN

1450 East Hickman Rd
Waukee, Ia. 50263

Add for school bus yellow paint	\$ 800	<input type="checkbox"/>
Reflex HD spray in bedliner	\$ 595	<input checked="" type="checkbox"/>
Undercoat sound shield	\$ 250	<input type="checkbox"/>
Bed mat	\$ 150	<input type="checkbox"/>
Soft roll up tonneau cover	\$ 450	<input type="checkbox"/>
Gooseneck hitch w/ wiring	\$ 800	<input type="checkbox"/>
STX package (adds chrome grill & bumpers, 18" aluminum wheels)	\$ 2,499	<input type="checkbox"/>

Engine options

6.7L diesel	\$10,495	<input type="checkbox"/>
7.3L V8	\$2,045	<input type="checkbox"/>

Delivery available for \$3.50 per mile one way

Total price FOB Waukee **\$48,525**



Quote

Quote ID:	24904
Quote Date:	8/5/2022

Phone: (515) 289-1755
www.hawkeyetruckequipment.com

5800 NW 2ND Street
P.O. Box 3283
Des Moines, IA 50316-0283

Quote Expires 30 Days from
Quote Date

Sold To: 173350

Ship To:

CITY OF DALLAS CENTER
1502 WALNUT STREET
DALLAS CENTER IA 50063

CITY OF DALLAS CENTER
1502 WALNUT STREET
DALLAS CENTER IA 50063

Vehicle Make	Vehicle Model	Vehicle Year	Single/Dual	Cab to Axle	Vin #

WE ARE PLEASED TO QUOTE THE FOLLOWING FOR YOUR APPROVAL

Attn: BRIAN

PH: 515-229-9921

1 - Maxon Liftgate Me2 (C2-60-1342 TP27)

- One Piece Steel Platform
- 1,300lb Capacity
- 55" Wide X 27" Deep + 4" Taper End
- All Steel is Powdercoated Black
- Dual Hydraulic Lifting Cylinders
- Maintenance Free Components
- Protected/Recessed Main Control With Time Out Feature
- Fully Enclosed Hydraulic System
- Install Filler Strip To Avoid Factory Hitch
- Relocate Existing back up Camera
- Completely Installed
- F.O.B. Des Moines, IA.

\$ 3,650.00

FURNISH & INSTALL (2) WEATHERGARD "L" SHAPED TOOL BOXES
TREADBRITE ALUMINUM 87" LONG TO WORK WITH LIFTGATE INSTALL

\$ 2,151.00

To Be Installed on Customers 2023 F-250

\$ 5801.00

Thank you for the Opportunity
TIM HESSELTINE

Sales Tax	\$0.00
Payments	\$0.00
Total Due	\$0.00

To: Mayor and Council Members

August 8, 2022

From: Brian Slaughter Public Works Director

Re: Labor to install storm sewer intakes and piping

Public Works has contacted Elite Electric & Utility Contractors to bid the installation of storm sewer intakes and piping. Intakes would be installed on the east end of Sycamore, piped south along the east property line of 702 Evelyn, then west along south property line to the existing storm sewer system.

Elite Electric & Utility Contractor's bid came in at \$11,600.00, with Public Works pouring concrete back on a portion of Sycamore that needs removed to install piping.

Public Works recommends accepting this bid from Elite Electric & Utility Contractors in the amount of \$11,160.00 with the work to be completed by September 30, 2022.

ELITE ELECTRIC & UTILITY CONTRACTORS, INC.

1403 Sugar Grove Ave.
Dallas Center, IA 50063
Ph. (515) 992-3222
Fax (515) 992-3130

4/7/2022

Elite Electric & Utility Contractors, Inc. to provide material, tools, equipment, and labor for complete installation of the following:

ESTIMATE PROPOSAL: City of Dallas Center Storm Water Project on Sycamore Street. Contact Email bslaughtter@dallascenter.com

- Labor and Equipment - \$11,100.00
- Drill Invert- \$500.00

Scoop of work:

- Install 300 feet of storm drain from Sycamore St to back side of house on South side of street. Tie into existing structure, and drill invert into the existing structure for flow. Back fill will be a tamp back fill to 80% restoration. Elite will not be responsible for any seeding or import/export of dirt. This bid is only for labor, and materials will be supplied by the City of Dallas Center.

This number includes all labor and material for this job

o **Total cost: \$11,600.00**

Payment: 100% upon completion of job. Net 30 days - 1.5 % per month on unpaid balance

All material and workmanship is guaranteed for one year from completion date. Liability and workman compensation insurance provided, with certificate on request. This proposal may be withdrawn if not accepted within 30 days.

If accepting this proposal, please sign below and return one (1) copy to our office or provide a contract for our review and signature. A signed proposal or contract is required prior to ordering material, scheduling job or start of any work.

The above price is satisfactory, and you are hereby authorized to do the work as specified for lump sum price. Payments will be made as outlined above.

Signature _____ Date _____

PrintName _____ Title _____

Plumbing Supervisor
Travis Rhiner
515-729-3497

To: Mayor and Council Members

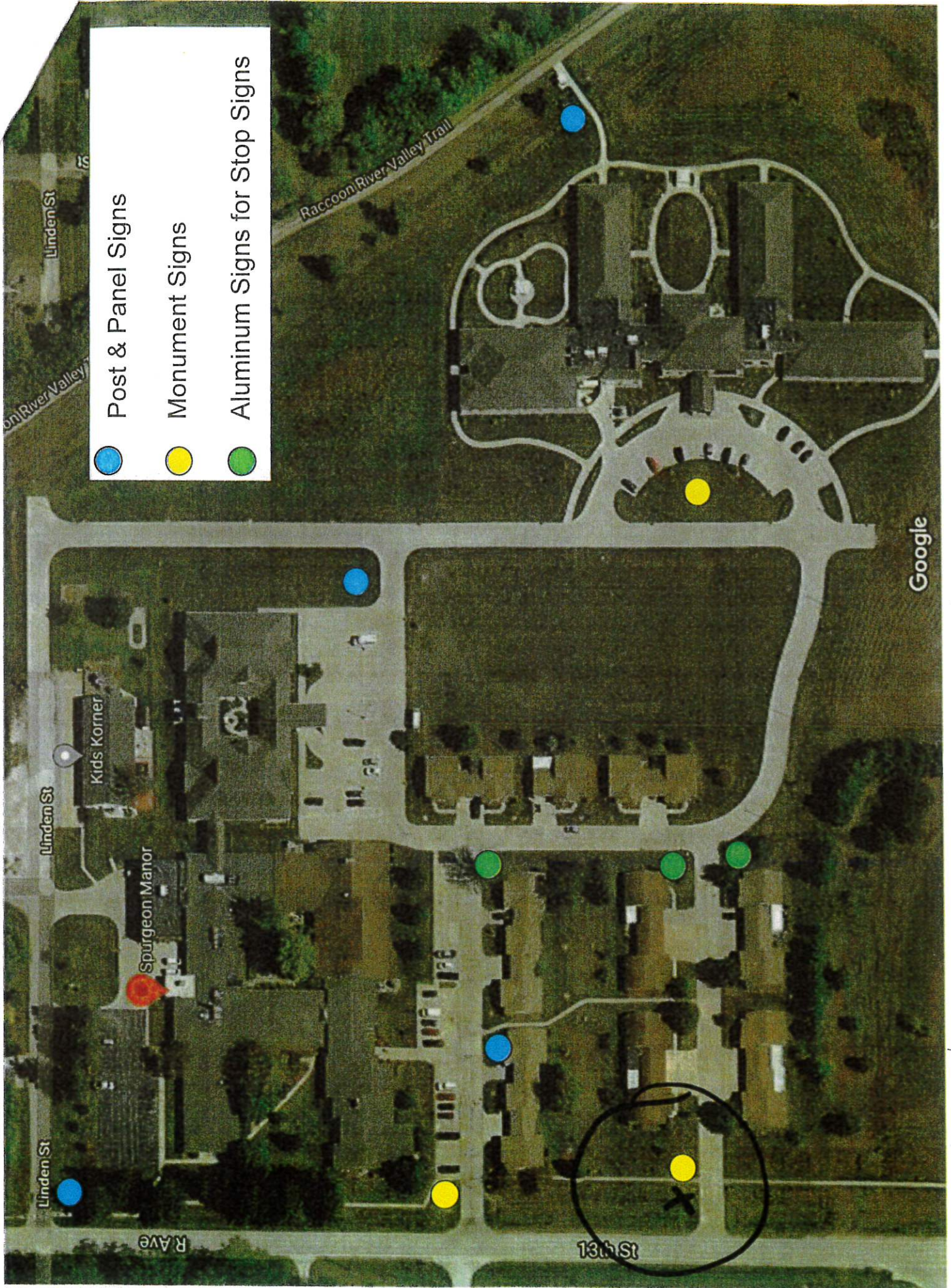
August 8, 2022

From: Brian Slaughter Public Works Director

Re: Spurgeon Manor sign location

Maureen Cahill @ Spurgeon Manor has submitted and ~~had~~ approved a sign permit for multiple signs to improve addressing of building locations. After approval, one sign location appeared to be too far off 13th street, not as visible as hoped. Maureen would like to put it on the city side of the sidewalk, the Manor has approximately 8' west of the sidewalk, this sign is a monument sign, it is approximately 8'4" long. They would like to encroach onto the city ROW approximately 2', allowing room between sign and sidewalk. I visited with Jason VanAusdall, our city building official, he doesn't have a concern with it, as long as Public Works is ok with it. I checked out the location, there is approximately 53' from the sidewalk to the street, so this will not cause a visibility issue when leaving the manor from this driveway.

After reviewing, Public Works recommends the approval of allowing Spurgeon Manor to place their monument on the city side of the sidewalk, with approximately 2' of the monument sign on city ROW.



- Post & Panel Signs
- Monument Signs
- Aluminum Signs for Stop Signs

Google

Linden St

Linden St

Linden St

R Ave

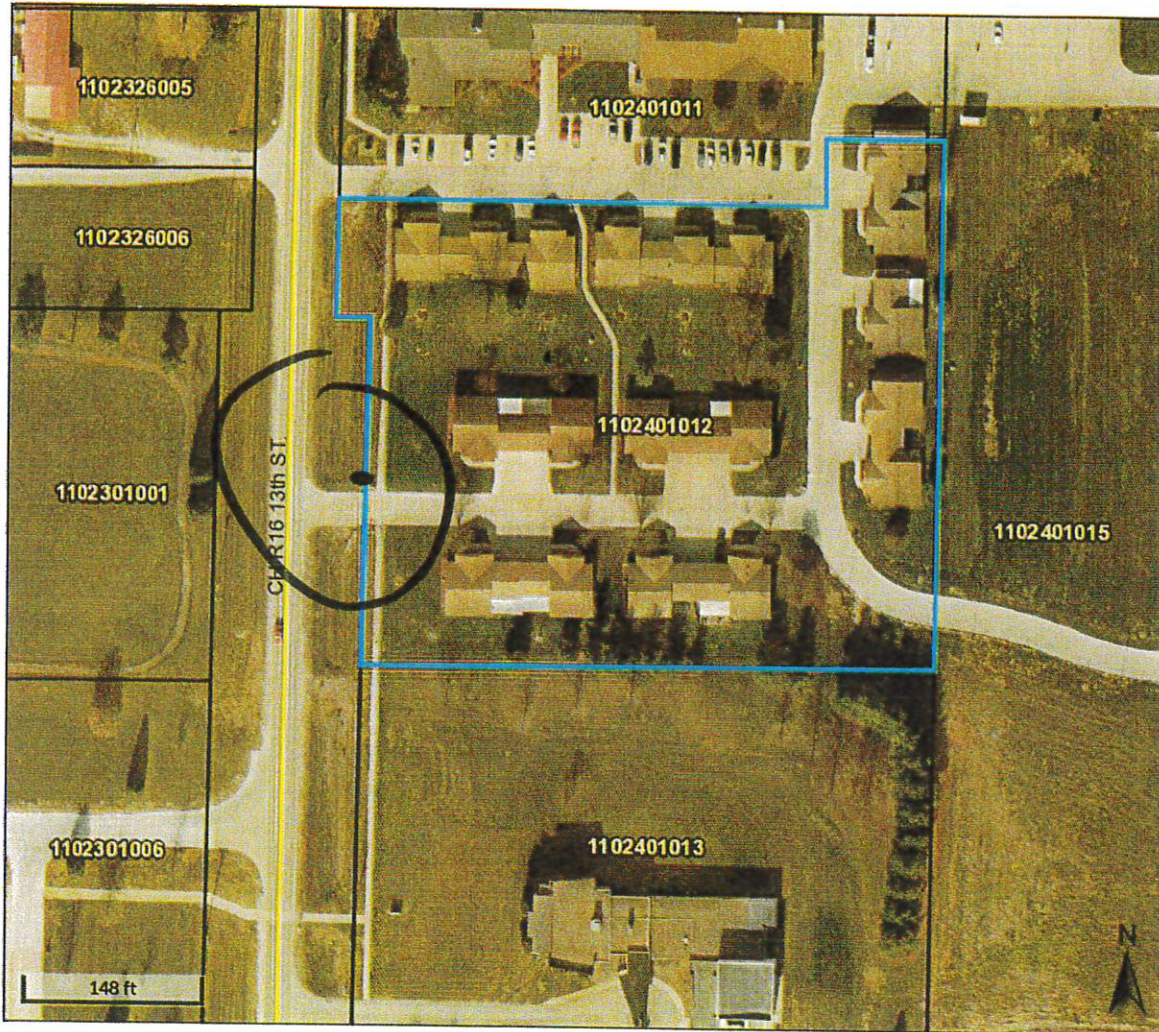
15th St

Raccoon River Valley Trail

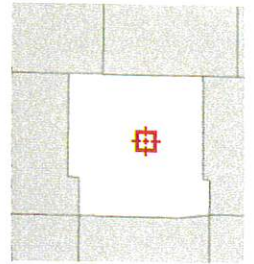
Kids Korner

Spurgeon Manor







Overview



Legend

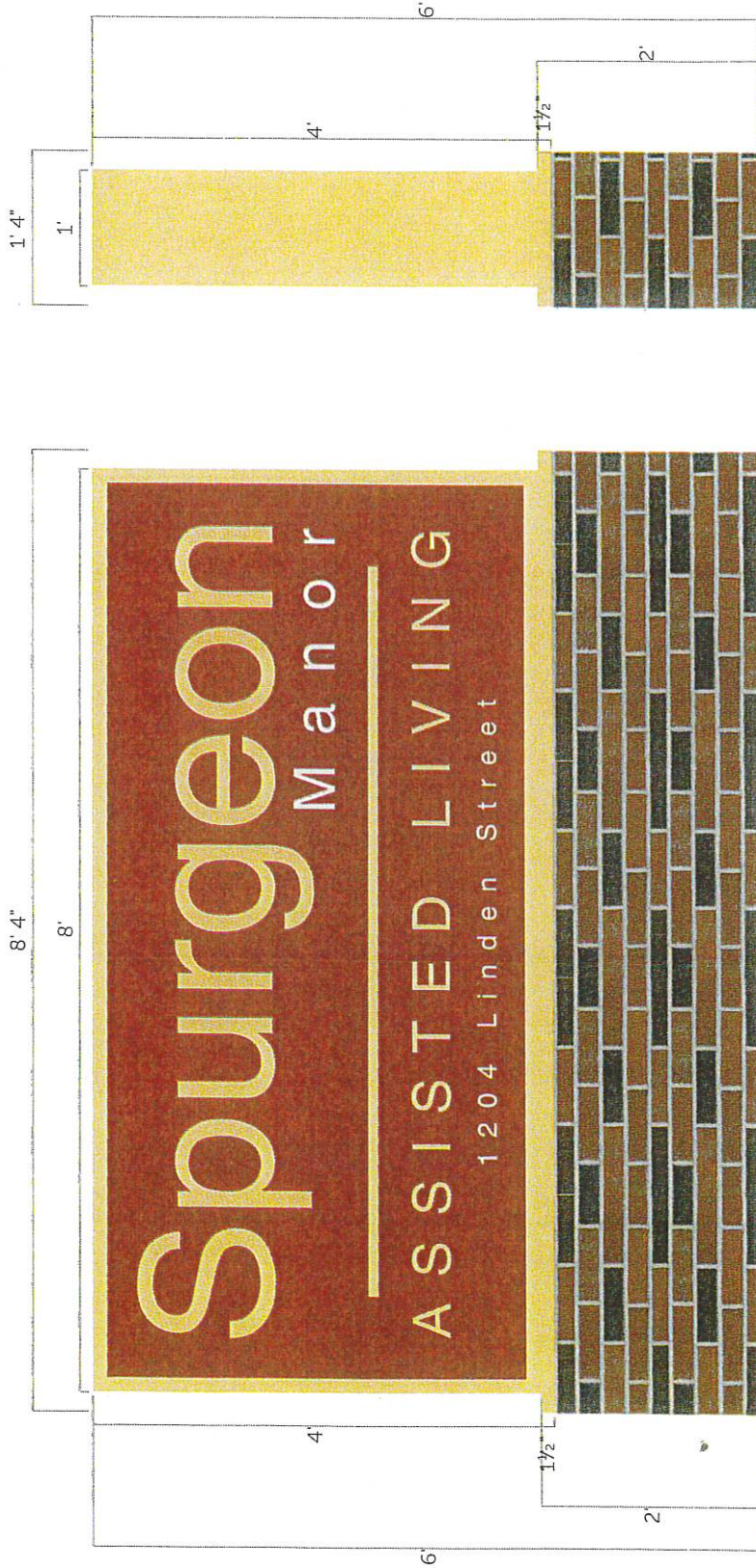
-  Parcels
-  City Limits

Server unavailable

Date created: 8/5/2022
Last Data Uploaded: 8/4/2022 10:56:54 PM

Developed by  **Schneider**
GEOSPATIAL

DIMENSIONS



COLORS

181 C Translucent Vinyl

7401 C Translucent Vinyl/Cabinet/Skirt

White Polycarbonate

100-M Glen-Gery Brick

IOWASIGN
C O M P A N Y

PLEASE CHECK

• SPELLING • COLORS • DIMENSIONS

You will be responsible for the cost if anything is incorrect due to spelling, color and/or dimensions. Please note that after a second revision there will be an additional charge of \$15 per proof.

This sign design is exclusive property of the Iowa Sign Company and is the result of free original and creative work of its employees. This drawing is submitted to the customer for the sole purpose of purchase of signage manufactured to this design by the Iowa Sign Company. Distribution to or the use of this sign design by anyone outside of the customer's organization, without expressed, written authorization by the Iowa Sign Company is prohibited.



VEENSTRA & KIMM INC.

3000 Westown Parkway
West Des Moines, Iowa 50266

515.225.8000 // 800.241.8000
www.v-k.net

July 21, 2022

Cindy Riesselman
City Clerk
City of Dallas Center
1502 Walnut Street
P.O. Box 396
Dallas Center, Iowa 50063

DALLAS CENTER, IOWA
DALLAS CENTER STORAGE
SALT STORAGE BUILDING
AGREEMENT FOR ENGINEERING SERVICES

In response to your request of July 20, 2022 enclosed is a copy of the proposed agreement between the City of Dallas Center and Veenstra & Kimm, Inc. for the engineering services on the Salt Storage Building.

The engineering services on the building will include the design and preparation of plan drawings, including specification requirements. The information will be prepared in a format that will allow the City of Dallas Center to construct the foundations for the building and to solicit competitive quotations for the remaining work on the project. Veenstra & Kimm, Inc. will also handle the solicitation of quotations for the project. The agreement provides engineering services on an hourly fee basis with a maximum not to exceed fee of \$7,500.

The Agreement for Professional Services does not include any services during construction of the project. Given the nature of the project, it may not be necessary to provide any significant level of engineering services during construction. That issue can be addressed later when the contractor has been selected and there is a better understanding of the approach and schedule for the project.

Cindy Riesselman

July 21, 2022

Page 2

If you have any questions or comments concerning the project, please contact the writer at 515-225-8000, or bveenstra@v-k.net.

VEENSTRA & KIMM, INC.



H. R. Veenstra Jr.

HRVJr:rdp

212

Cc: Ralph Brown, Brown, Fagen & Rouse

RESOLUTION NO. 2022-69

A RESOLUTION APPROVING AN AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES WITH VEENSTRA & KIMM, INC. FOR ENGINEERING SERVICES ON THE SALT STORAGE BUILDING

WHEREAS, the Council has determined that a Salt Storage Building ("the Project") should be constructed near the City's Public Works facility and that engineering services including the design and preparation of plan drawings (including specification requirements) are required; and

WHEREAS, it is appropriate for the City to enter into an Agreement with Veenstra & Kimm, Inc. to provide to the City such engineering services with a maximum not to exceed fee of \$7,500, all as shown by the Agreement attached hereto.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Dallas Center, Iowa, that the Agreement for Professional Services with Veenstra & Kimm, Inc., is approved and the Mayor is authorized to sign the Agreement on behalf of the City.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Dallas Center, Iowa, on this 9th day of August, 2022.

Daniel Beyer, Mayor

ATTEST:

Shellie Schaben, City Clerk

AGREEMENT FOR PROFESSIONAL SERVICES

**SALT STORAGE BUILDING
CITY OF DALLAS CENTER, IOWA**

THIS AGREEMENT, made and entered into this _____ day of _____, 2022, by and between the **CITY OF DALLAS CENTER, IOWA**, a municipal corporation organized and existing pursuant to the laws of the State of Iowa, hereinafter referred to as the **City**, and **VEENSTRA & KIMM, INC.**, a corporation organized and existing under the laws of the State of Iowa, with principal offices in West Des Moines, Iowa, hereinafter referred to as the **Engineers**,

WITNESSETH: THAT WHEREAS, the City desires to move forward with the design and construction of a Salt Storage Building, and

WHEREAS, the nature and size of the proposed Salt Storage Building requires the development of a structural design, and

WHEREAS, due to the estimated cost for the project the City will need to seek competitive quotations, and

WHEREAS, the City anticipates the City Public Works staff will construct portions of the foundation of the building, and

WHEREAS, the City has determined it appropriate to move forward with the design and solicitation of quotations for the **Salt Storage Building** or the **Project**, and

WHEREAS, the City desires to retain the services of the Engineers to provide complete the design and competitive quotations for the Project.

NOW, THEREFORE, it is hereby agreed by and between the parties hereto the City retains the Engineers to undertake the design engineering services for the Project as set forth herein, such agreement is subject to the terms, conditions and stipulations, to wit:

1. **SCOPE OF PROJECT.** The scope of project under this agreement shall consist of the following:
 - a. Design and preparation of plan drawings and construction specification requirements for a 40' x 60' Salt Storage Building with the building to be constructed with reinforced concrete walls, a wood frame upper wall and truss roofing system.

2. **PLANS AND SPECIFICATION REQUIREMENTS.** The Engineers shall prepare plan drawings and specification notes as reasonably necessary and desirable for the bidding and construction of the Project. The preliminary plans shall be submitted to the City for review prior to the completion of the final plans and specification requirements. Final plans and specification requirements on the plan drawings shall be submitted to the City complete and ready for solicitation for quotations.
3. **SOLICITATION FOR QUOTATIONS.** The Engineers shall prepare documents for soliciting competitive quotations for the Project and shall assist the City in receiving and evaluating quotations.
4. **AWARD OF CONTRACT.** The City shall have a representative present when competitive quotations are opened and shall prepare a tabulation of quotations for the City. The Engineers shall advise as to the responsiveness of the quotations and assist the City in the award of contract. After award of contract is made the City shall provide the contractor the necessary contract documents.
5. **COMPENSATION.** The fees for services as set forth in this Agreement shall be based on the standard hourly rates of the Engineers' personnel actually engaged in the performance of the services, plus reimbursement of direct out of pocket expenses. The fee for services under this Agreement as set forth shall be due and payable on a monthly basis.
 - a. The fee for services under this Agreement for the design of the Project as set forth in **1. SCOPE OF PROJECT** for the design and bidding services as set forth in **2. PLANS AND SPECIFICATIONS** through **4. AWARD OF CONTRACT** shall not exceed the sum of Seven Thousand Five Hundred and 00/100 Dollars (\$7,500.00).
 - b. If it is determined necessary for the Engineers to provide services during construction of the Project the fee and scope of work for services during construction shall be established by amendment to this Agreement or by separate agreement.
6. **EXTRA WORK.** The fees under this Agreement shall cover the services outlined in this Agreement for the Project. If the City requires additional services of the Engineers in connection with the Project or changes, or modifications in the Project, the Engineers shall receive additional compensation for such services. Such additional compensation shall be on the basis of a compensation mutually agreed to by the City and the Engineers and set forth in a written amendment to this Agreement.

7. INDEMNIFICATION. The Engineers shall and hereby agree to hold and save the City harmless from any and all claims, settlements, and judgments, to include all reasonable investigative fees, attorneys' fees, suit and court costs for personal injury, property damage, and/or death arising out of the Engineers' or any of its agents', servants', and employees' errors, omissions or negligent acts for services under this Agreement, and for all injury and/or death to any and all of the Engineers' personnel, agents, servants, and employees occurring under the Workers' Compensation Act of the State of Iowa.

8. INSURANCE.

The Engineer shall furnish the City with certificates of insurance by insurance companies licensed to do business in the State of Iowa, upon which the Owner is endorsed as an additional named insured, in the following limits. Except as noted, the coverage is on an occurrence basis.

General Liability*	\$1,000,000/2,000,000
Automobile Liability	1,000,000
Excess Liability (Umbrella)*	8,000,000/8,000,000
Workers' Compensation, Statutory Benefits Coverage B	1,000,000
Professional Liability**, ***	3,000,000/3,000,000

*Occurrence/Aggregate

**The Owner is not to be named as an additional insured

***Claims Made Basis

The Engineer shall provide the City with certificates of insurance on an annual basis showing the renewal of the required general business insurance and professional liability insurance. Renewal certificates of insurance shall be provided within 15 days after the effective date of the renewal of insurance.

9. TERMINATION. Should the City abandon the Project before the Engineers have completed their work, the Engineers shall be paid proportionately for the work and services performed until the date of termination.

10. ASSIGNMENT. This Agreement and each and every portion thereof shall be binding upon the successors and assigns of the parties hereto.

The undersigned do hereby covenant and state that this Agreement is executed in duplicate as though each were an original and there are no oral agreements that have not been reduced to writing in this instrument.

It is further covenanted and stated that there are no other considerations or monies contingent upon or resulting from the execution of this Agreement, nor have any of the above been implied by or for any party to this Agreement.

IN WITNESS WHEREOF, the parties have hereunto subscribed their names on the date first written above.

CITY OF DALLAS CENTER, IOWA

ATTEST:

By _____
Mayor

By _____
City Clerk

VEENSTRA & KIMM, INC.

ATTEST:

By  _____
Chair, Board of Directors

By  _____

VEENSTRA & KIMM, INC.
 HOURLY RATES BY EMPLOYEE CLASSIFICATION
 2022 - 2023

Management I	\$199.00
Management II	193.00
Process Engineer I	215.00
Client Services I	193.00
Client Services II	125.00
Client Services III	100.00
Client Services IV	85.00
Client Services V	75.00
IT I	165.00
IT II	110.00
IT III	75.00
Funding Specialist I	118.00
Funding Specialist II	99.00
Engineer I-A	199.00
Engineer I-B	189.00
Engineer I-C	179.00
Engineer I-D	171.00
Engineer II-A	163.00
Engineer II-B	153.00
Engineer III-A	144.00
Engineer III-B	137.00
Engineer III-C	134.00
Engineer IV	129.00
Engineer V	121.00
Engineer VI	113.00
Engineer VII	108.00
Engineer VIII	105.00
Engineer IX	97.00
Engineer X	90.00
Engineer XI	82.00
Engineer XII	73.00
Design Technician I	115.00
Design Technician II	103.00
Design Technician III	90.00
Architect I	165.00
Architect II	145.00
Architect III	122.00
Planner I	126.00
Planner II	83.00
Planner III	77.00
Drafter IA	114.00
Drafter IB	107.00
Drafter II	100.00
Drafter III	95.00
Drafter IV	85.00

Drafter V.....	75.00
Drafter VI.....	68.00
Drafter VII.....	61.00
Clerical I.....	85.00
Clerical II.....	76.00
Clerical III.....	65.00
Clerical IV.....	57.00
Clerical V.....	49.00
Construction Engineer I.....	199.00
Construction Engineer II.....	121.00
Construction Engineer III.....	108.00
Construction Engineer IV.....	92.00
Surveyor I.....	138.00
Surveyor II.....	120.00
Technician I.....	101.00
Technician II.....	92.00
Technician III.....	84.00
Technician IV.....	81.00
Technician V.....	76.00
Technician VI.....	70.00
Technician VII.....	58.00
Technician VIII.....	51.00
Technician IX.....	43.00
Building Inspector I.....	190.00
Building Inspector I-A.....	129.00
Building Inspector II.....	101.00
Building Inspector III.....	80.00
Accounting I.....	165.00
Accounting II.....	125.00
Accounting III.....	110.00
Accounting IV.....	85.00
Accounting V.....	75.00

REIMBURSABLES AND EQUIPMENT RATES

GPS / Robotics.....	35.00
Tablet.....	45.00
Fluoroscope.....	50.00
4-Wheeler.....	50.00
Drone.....	75.00
Mileage.....	IRS Rate

2022-68



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2022

Dallas Center

8/2/2022 1:34:47 PM

Expenses

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Salaries - Roads/Streets	\$25,062						\$25,062
Benefits - Roads/Streets			\$20,564				\$20,564
Training & Dues	\$177						\$177
Vehicle & Office Equip Operation and Repair		\$3,367					\$3,367
Other Maintenance and Repair		\$8,669					\$8,669
Street Maintenance Expense	\$115,670	\$105,035	\$1,000				\$221,705
Technology Expense	\$960						\$960
Other Contract Services	\$546						\$546
Operating Supplies	\$454						\$454
Heavy Equipment	\$34,033	\$34,033					\$68,066
Principal Payment				\$62,000			\$62,000
Interest Payment				\$14,592			\$14,592
Bond Registration Fees				\$600			\$600
Street Lighting		\$17,171					\$17,171
Traffic Control/Safety		\$1,156					\$1,156
Snow Removal		\$15,577					\$15,577
Total	\$176,902	\$185,008	\$21,564	\$77,192			\$460,666



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2022

Dallas Center

8/2/2022 1:34:47 PM

Revenue

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & UO)	Grand Total
Levied on Property	\$176,902		\$20,564	\$77,192			\$274,658
Interest		\$261	\$50				\$311
State Revenues - Road Use Taxes		\$255,851					\$255,851
Charges/fees			\$2,000			\$0	\$2,000
Total	\$176,902	\$256,112	\$22,614	\$77,192		\$0	\$532,820



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2022
Dallas Center
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Bonds/Loans

Bond/Loan Description	Principal Balance As of 7/1	Total Principal Paid	Total Interest Paid	Principal Roads	Interest Roads	Principal Balance As of 6/30
2011 Street Improvements Project	\$584,958	\$62,000	\$14,592	\$62,000	\$14,592	\$522,958



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2022
Dallas Center
8/2/2022 1:34:47 PM

Equipment

Description	Model Year	Usage Type	Cost	Purchased Status
Zielger backhoe	2009	Purchased	\$45,000	No Change
Catepillar 924G wheel loader	2007	Purchased	\$87,831	No Change
Snow blade and scrapers	2010	Purchased	\$14,050	No Change
Sickle mower	1988	Purchased	\$850	No Change
Elgin Pelican street sweeper	2006	Purchased	\$50,000	No Change
Bobcat skidsteer	2014	Purchased	\$46,709	No Change
Bwise tilt trialer	2014	Purchased	\$5,800	No Change
Massey 3 point mower	2014	Purchased	\$5,710	No Change
Dodge 1500 truck	2015	Purchased	\$20,000	No Change
Ford F250 truck	2016	Purchased	\$23,065	No Change
Bobcat 5600	2021	Purchased	\$63,294	New

Street Projects

Project Description	Contract Price	Final Price	Contractor Name
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Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2022
Dallas Center
8/2/2022 1:34:47 PM

Summary

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Beginning Balance	\$0	\$149,909	\$12,802	\$0	\$0	\$0	\$162,711
Sub Total Expenses (-)	\$176,902	\$185,008	\$21,564	\$77,192			\$460,666
Subtotal Revenues (+)	\$176,902	\$256,112	\$22,614	\$77,192		\$0	\$532,820
Ending Balance	\$0	\$221,013	\$13,852	\$0	\$0	\$0	\$234,865

Resolution Number: 2022-68

Execution Date: Tuesday, August 9, 2022

Signature: Cindy Riesselman

2022 LEGISLATIVE CHANGES AFFECTING CITY CODES

HF 2130 — Relating to the Regulation of ATVs and UTVs. Chapter 321I.1 of the *Code of Iowa* has been amended to change restrictions on the use of ATVs and UTVs on streets within a City. Additionally, the new law prohibits the charging of fees for permits to operate ATVs and UTVs, however, it does not prohibit the requirement of a permit just the charging of a fee.

SF 2374 — Relating to the Retail Alcohol License. Changes to code regarding retail alcohol licenses and changes in terminology that impact multiple sections of the City Code.

FOR YOUR INFORMATION ONLY:

The following information is provided for reference only. Some cities may have ordinances or language in their Codes that is impacted by these legislative changes and as such cities should review these new laws against their existing code to determine if any changes are needed.

SF 2285 — Restrictions on Fireworks Sales. Cities can no longer prohibit the sale of fireworks within commercial or industrial zoned districts.

SF 2285 – Planning and Zoning Commission and Board of Adjustment Membership. Cities with zoning jurisdiction outside of the City limits must try to have at least one of the two additional members on both the Planning and Zoning Commission and the Board of Adjustment be an agricultural landowner.

SF 2383 – Inspections of Manufactured Homes. Cities are not allowed to require an inspection of a manufactured home that has been inspected in accordance with the requirements of the United States Department of Housing and Urban Development and constructed in conformance with the federal manufactured home construction and safety standard provided in 24 C.F.R. Part 3280.

**** ORDER FORM ****

2022 LEGISLATIVE CHANGES

City _____ Contact Name _____

Mailing Address _____

Zip _____ Email Address _____

Ordered Legislative Changes will be emailed in MS Word format to the email address above.

Place a check in the space provided for each amendment that you want prepared for your city.

Bill	Subject	Price	✓
HF 2130	Operation of ATVs and UTVs	\$475.00	
Does your code currently require permits for ATVs and UTVs?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Do you want to retain permits but delete the fee for ATVs and UTVs?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
SF 2374	Alcoholic Beverage Control	\$350.00	

By submitting this order form, I understand that for each of the above selected amendments are ordered, I will be charged a fee, as indicated above, and will receive one amending ordinance, for consideration and approval by the City Council. Following adoption of the ordinances we will return them to Iowa Codification for supplementing. The City will then receive the amended pages for insertion into the City's code books. The bill for these amendments will be sent when the ordinances are emailed. To help keep the cost of the legislative changes as low as possible Iowa Codification is asking that the City not share the provided ordinances, which are written specific to your City's code, with other communities. A flat \$13.00 shipping fee will be added to each order.

- We do not wish to order any legislative changes at this time please keep us on the list for future years.
- Please remove my City from the mailing list.

Signature _____

Title _____

EMAIL ORDER FORM TO INFO@SC-IC.COM

PLEASE DO NOT SEND PAYMENT WITH THE ORDER FORM.