

**NOTICE OF A PUBLIC MEETING**  
**Dallas Center City Council**  
**Tentative Agenda**  
**August 17, 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/82405590703>

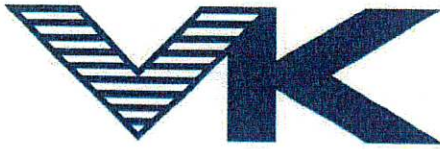
If a Zoom user has the Zoom app, just enter the meeting ID 824 0559 0703 and the passcode is 863420

Or a member of the public may connect to the meeting by telephone using any of the following numbers (the Meeting ID is 824 0559 0703, the passcode is 863420: 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. Roll call
2. Action to approve agenda
3. Parks and Recreation Board
  - a. Action to approve application for Rural Enrichment Grant Program (mural) up to \$20,000 (\$20,000 from grant, \$10,000 from community)
  - b. Action to approve application for \$500 grant for signage on a portion of the walking trail in Burnett Complex (pending Parks and Recreation Board approval)
  - c. Action to approve application for the Bock Family Foundation, Inc. grant in conjunction with the Community Swimming Pool project in an amount up to \$10,000.
4. Tree Board
  - a. Action to approve application for the \$10,000 Community Forestry Grant Program
5. Dallas Center Outdoor Community Swimming Pool Construction Project
  - a. Engineer's Report
  - b. Action to approve Change Order No. 2 – Sande Construction & Supply Co., Inc. - \$3,250 (from \$20,000 contingency, does not increase the amount of the contract)
6. Not to Exceed \$2,900,000 General Obligation Local Option Sales and Services Tax Capital Loan Notes (Swimming Pool Project)
  - a. Action to approve Resolution 2022-70 – dedicating \$659,675.42 (and interest after July 31, 2022) in Burnett Trust funds donated to the City to the Pool Project, and authorizing the transfer of such sum to the Capital Improvement-Pool Fund
  - b. Action to approve Resolution 2022-71 – incurring TIF debt in the amount of \$164,730 for the Pool Project
  - c. Action to approve Resolution 2022-72 – approving the Financial Plan for the Pool Project
  - d. Action to authorize the form of the Term Sheet for the issuance
6. Council Workshop - Capital Improvement Plan Update
7. Adjournment

Shellie Schaben, City Clerk



**VEENSTRA & KIMM INC.**

3000 Westown Parkway  
West Des Moines, Iowa 50266

515.225.8000 // 800.241.8000  
www.v-k.net

August 11, 2022

Joel Armitage  
Sande Construction & Supply Co., Inc.  
1111 16<sup>th</sup> Avenue N  
Humboldt, IA 50548

DALLAS CENTER, IOWA  
OUTDOOR COMMUNITY SWIMMING POOL  
CHANGE ORDER NO. 2

Enclosed is a copy of Change Order No. 2 for the contract between the City of Dallas Center and Sande Construction & Supply Co., Inc. for the Outdoor Community Swimming Pool project. Change Order No. 2 modifies the pipe for the main drain to Schedule 80 PVC at a cost increase of \$3,250.

Change Order No. 2 is being transmitted to Sande Construction & Supply Co., Inc. for review. If the change order is satisfactory, please sign and return the change order to the writer. Approval of the change order is tentatively scheduled for the August 17, 2022 Dallas Center City Council meeting.

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

VEENSTRA & KIMM, INC.

A handwritten signature in blue ink, appearing to read 'H. R. Veenstra Jr.', with a checkmark at the end.

H. R. Veenstra Jr.

HRVJr:rdp  
212191

Enclosure

Cc: Cindy Riesselman, City of Dallas Center  
Ralph Brown, Brown, Fagen & Rouse  
Shellie Schaben, City of Dallas Center



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August 11, 2022

**CHANGE ORDER NO. 2**

CITY OF DALLAS CENTER  
OUTDOOR COMMUNITY SWIMMING POOL

This change order is to change the material of construction for the main pool drain from Schedule 40 PVC pipe to Schedule 80 PVC pipe. As part of Change Order No. 1 the underground piping in the area of the pool and pool deck was changed to Schedule 440 PVC pipe. Given the location of main pool drain this change order modifies the method of construction under Change Order No. 1 back to the original method of construction of Schedule 80 PVC pipe for the main pool drain.

Change Order No. 2 makes the following modifications to the contract:

- 1. Change the material of construction for the main pool drain to Schedule 80 PVC pipe for the lump sum cost of \$3,250.00. \$3,250.00

Change Order No. 2 increases the contract amount by \$3,250.00.

The contract includes a \$20,000 contingency allowance for changes. This change order is the first change to the contingency allowance. Following approval of Change Order No. 2 the contingency allowance will be decreased to \$16,750.00.

**SANDE CONSTRUCTION & SUPPLY CO. INC.**

**CITY OF DALLAS CENTER**

By \_\_\_\_\_

By \_\_\_\_\_

Title \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_

Date \_\_\_\_\_

**VEENSTRA & KIMM, INC.**

**ATTEST:**

By \_\_\_\_\_

By \_\_\_\_\_

Title \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_

Date \_\_\_\_\_

212191

**RESOLUTION NO. 2022-70**

**A RESOLUTION DEDICATING TO THE POOL PROJECT \$659,675.42  
(AND INTEREST AFTER JULY 31, 2022) IN BURNETT TRUST FUNDS  
DONATED TO THE CITY, AND AUTHORIZING THE TRANSFER OF  
SUCH SUM TO THE CAPITAL IMPROVEMENT-POOL FUND**

**WHEREAS**, Penny Burnett, a life-long resident of our community and a life-long educator and advocate for the youth of our community, died in 1983 and left a sizeable portion of the estate accumulated by her and her parents, Burt and Willene Burnett, in trust, to the City of Dallas Center for recreational purposes to benefit the community and for capital improvements to benefit all segments of the community; and

**WHEREAS**, as of July 31, 2022, the Burnett Trust balance totaled \$342,620.86 in the Recreation/Pool Fund and \$317,054.56 in the Capital Improvement Fund, for a total of \$659,675.42; and

**WHEREAS**, during the planning for the Dallas Center Outdoor Community Swimming Pool Construction Project the Council determined that these two funds should be dedicated to the Dallas Center Outdoor Swimming Pool Construction Project, and the Council should now confirm that dedication and authorize the transfer of such funds (and interest after July 31, 2022) to the Capital Improvement - Pool Fund.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Dallas Center, Iowa, that the Burnett Trust balances of \$342,620.86 in the Recreation/Pool Fund and \$317,054.56 in the Capital Improvement Fund, for a total of \$659,675.42 (and interest after July 31, 2022) should be dedicated to the Dallas Center Outdoor Community Swimming Pool Construction Project, and the transfer of such funds to the Capital Improvement - Pool Fund is hereby authorized.

**PASSED, APPROVED AND ADOPTED** by the City Council of the City of Dallas Center, Iowa, on this 17<sup>th</sup> day of August, 2022.

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Daniel Beyer, Mayor

ATTEST:

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Shellie Schaben, City Clerk

**RESOLUTION NO. 2022-71**

**A RESOLUTION AUTHORIZING AND CREATING TIF  
INDEBTEDNESS FOR THE DALLAS CENTER OUTDOOR  
COMMUNITY SWIMMING POOL CONSTRUCTION PROJECT**

**WHEREAS**, the Council has determined that TIF funds should be utilized to pay the following expenses incurred during fiscal year 2022-2023, and into subsequent fiscal years:

A portion of the Dallas Center Outdoor  
Community Swimming Pool Construction Project                      \$ 164,730

, and TIF indebtedness is hereby created which initially will be paid from the General Fund.

**NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS CENTER, IOWA** that the City Clerk is authorized to certify the foregoing TIF indebtedness to the Dallas County Auditor.

**IT IS FURTHER RESOLVED** that the City Clerk is authorized to reimburse designated Funds from the TIF Fund for all designated Projects as those TIF amounts become available, even in the event the anticipated TIF amounts are received from Dallas County in a prior fiscal year or not received from Dallas County until a subsequent fiscal year.

**PASSED AND APPROVED** by the City Council of the City of Dallas Center, Iowa, on this 17<sup>th</sup> day of August, 2022.

\_\_\_\_\_  
Daniel Beyer, Mayor

ATTEST:

\_\_\_\_\_  
Shellie Schaben, City Clerk

**RESOLUTION NO. 2022-72**

**A RESOLUTION APPROVING THE FINANCIAL PLAN FOR  
THE DALLAS CENTER OUTDOOR COMMUNITY SWIMMING  
POOL CONSTRUCTION PROJECT**

**WHEREAS**, the City's Financial Advisor, Piper Sandler, has prepared an overview of the Financial Plan for the Dallas Center Outdoor Community Swimming Pool Construction Project, including financial sources and the timing of resource availability, a copy of which is attached to this Resolution as "Exhibit A"; and

**WHEREAS**, the Council has considered the Financial Plan, and has determined that the overview of the Financial Plan should be approved.

**NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS CENTER, IOWA** that the overview of the Financial Plan for the Dallas Center Outdoor Community Swimming Pool Construction Project, including financial sources and the timing of resource availability is hereby approved.

**PASSED AND APPROVED** by the City Council of the City of Dallas Center, Iowa, on this 17<sup>th</sup> day of August, 2022.

\_\_\_\_\_  
Daniel Beyer, Mayor

ATTEST:

\_\_\_\_\_  
Shellie Schaben, City Clerk

## RESOLUTION NO. 2021-12

### A RESOLUTION APPROVING A FIVE-YEAR CAPITAL IMPROVEMENTS PROGRAM BEGINNING JULY 1, 2021, FOR THE CITY OF DALLAS CENTER.

**WHEREAS**, for planning purposes, the City Council has determined that it is appropriate to establish a five-year Capital Improvements Program and to identify additional potential projects beyond that time frame; and

**WHEREAS**, over the course of several Council workshops and meetings, the Council has prioritized the various capital improvements that are set forth in this Resolution.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Dallas Center, Iowa, that the City Council of the City of Dallas Center, Iowa, hereby designates the following priority projects for a Capital Improvements Program for the five-year period beginning July 1, 2018, with an estimate of costs during each fiscal year:

#### Fiscal Year 2021-2022:

1. Street Repairs and Improvements-Annual Program. Required.  
Funding Source - Road Use Tax and General Fund. \$200,000.
2. Water Plant Treatment Unit Improvements- Filters. Required.  
Funding Source - Water Revenue Bonds, Reserves. \$250,000.
3. Highway 44 Distribution Main Replacement-Phase 1- Required.  
Funding Source - Water Revenue Bonds, Reserves. \$250,000.
4. Comprehensive Plan Update - Discretionary.  
Funding Source - General Fund. \$15,000.
5. Sewer Rehabilitation-Lining - Discretionary.  
Funding Source - Sewer Reserves, LOSST, Sewer Revenue Bonds. \$27,000.
6. Walnut Street Improvements - Discretionary.  
Funding Source - General Reserves, LOSST, Burnett Capital. \$25,000.

Fiscal Year 2022-2023.

1. Street Repairs and Improvements-Annual Program. Required.  
Funding Source - Road Use Tax and General Fund. \$150,000.
2. Sewer Rehabilitation-Lining. Discretionary  
Funding Source - Sewer Reserves, LOSST, Sewer Revenue  
Bonds. \$38,000.
3. Sidewalk Improvements - Annual Program. Discretionary.  
Funding Source - General Reserves, TIF, LOSST, General  
Obligation Bonds. \$50,000.
4. Walnut Street Improvements. Discretionary.  
Funding Sources - General Reserves, LOSST, Burnett Capital.  
\$500,000. Project will be updated after receipt of ISG  
Report.
5. Swimming Pool. Discretionary.  
Funding Sources - Private, Designated City Funds, LOSST,  
TIF, General Obligation Bonds. \$3,200,000. Exact schedule  
will depend on funds availability and timing.

Fiscal Year 2023-2022.

1. Street Repairs and Improvements-Annual Program. Required.  
Funding Source - Road Use Tax and General Fund. \$150,000.
2. Sewer Rehabilitation-Lining. Discretionary  
Funding Source - Sewer Reserves, LOSST, Sewer Revenue  
Bonds. \$45,000.
3. Sidewalk Improvements - Annual Program. Discretionary.  
Funding Source - General Reserves, TIF, LOSST, General  
Obligation Bonds. \$50,000.
4. Water Distribution System Improvements - Discretionary.  
Funding Source - Water Revenue Bonds, Reserves. \$50,000.

Fiscal Year 2024-2025.

1. Street Repairs and Improvements-Annual Program. Required.  
Funding Source - Road Use Tax and General Fund. \$150,000.



2. Sidewalk Improvements - Annual Program. Discretionary.  
Funding Source - General Reserves, TIF, LOSST, General  
Obligation Bonds. \$50,000.
3. Water Distribution System Improvements - Discretionary.  
Funding Source - Water Revenue Bonds, Reserves. \$50,000.
4. HMA Paving of South End of Fair View Drive-Phase 1 -  
Discretionary.  
Funding Source - Road Use Tax, General Reserves, General  
Obligation Bonds. \$175,000.

Fiscal Year 2025-2026.

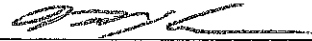
1. Street Repairs and Improvements-Annual Program. Required.  
Funding Source - Road Use Tax and General Fund. \$150,000.
2. Sidewalk Improvements - Annual Program. Discretionary.  
Funding Source - General Reserves, TIF, LOSST, General  
Obligation Bonds. \$50,000.
3. Water Distribution System Improvements - Discretionary.  
Funding Source - Water Revenue Bonds, Reserves. \$50,000.
4. Southwest Stormwater Drainage Improvements, Phase 2 -  
Discretionary.  
Funding Source - General Obligation Bonds and Other Funding  
Sources. \$500,000.

**IT IS FURTHER RESOLVED** by the City Council of the City of Dallas Center, Iowa, that the City Council of the City of Dallas Center, Iowa, hereby designates the following additional projects for a Capital Improvements Program for in or after Fiscal Year 2026-2027:

1. Highway 44 Distribution Main Replacement, Phase 2.  
Discretionary.  
Funding Source - Water Revenue Bonds, Reserves. \$800,000.
2. Public Works and Public Safety Building. Discretionary.  
Funding Source - General Reserves, General Obligation  
Bonds, LOSST. \$2,900,000.
3. Water Plant Treatment Unit Improvements - Process Upgrade.  
Discretionary.  
Funding Source - Water Revenue Bonds, Reserves. \$2,000,000.

4. Continuation of Street Repairs and Improvements - Annual Program.
5. Continuation of Sidewalk Improvements - Annual Program.

**PASSED, APPROVED and ADOPTED** by the City Council of the City of Dallas Center, Iowa, on this 9<sup>th</sup> day of March, 2021.



Michael A. Kidd, Mayor

ATTEST:



Cindy Riesselman, City Clerk

