

ALTON CITY COUNCIL MEETING
Minutes of Regular Session
Tuesday, March 11, 2025

Mayor Vande Griend called the meeting to order at 6:00 P.M. with Council members Frederes, Jorgensen, Kleinhesselink, Mulder, and Plathe present. Also present was Chris Nordquist, Travis Zipf, Gail Van Grouw, and Dale Oltmans.

Motion by Kleinhesselink and second by Frederes to approve the agenda removing Property & Liability Package. Ayes 5

UTILITIES: Christ Nordquist and Travis Zipf from DGR presented a Generation Feasibility and Planning Study to the Council regarding installing emergency/backup electric generation for the whole town.

Nordquist and Zipf left the meeting at 7:10 PM.

Motion by Jorgensen and second by Plathe to approve the minutes from February 11, 2025, meeting. Ayes 5

Motion by Kleinhesselink and second by Mulder to accept the financial reports as presented. Ayes 5

Motion by Mulder and second by Frederes to approve the bills as presented. Ayes 5

MARCH 2025 ACCOUNTS PAYABLE

<u>VENDOR</u>	<u>PRODUCT/SERVICE</u>	<u>AMOUNT</u>
A & M LAUNDRY INC	LAUNDRY SERVICES	\$73.55
ACCESS	COPIER & PRINTER FEES	\$36.99
AFLAC	AFLAC-PRE-TAX	\$417.77
AG STATE	FUEL	\$63.44
AHLERS & COONEY, P.C.	LEGAL FEES	\$789.50
AMERICAN STATE BANK	FED/FICA TAX	\$13,545.55
ARLO DRIESEN	UG ELECTRIC REBATE	\$250.00
ARNOLD MOTOR SUPPLY	BATTERIES, WIPERS, ANTI-FREEZE	\$366.42
BOMGAARS	SUPPLIES	\$37.94
BORDER STATES INDUSTRIES, INC.	LEDS	\$135.64
CENTURY BUSINESS PRODUCTS	COPIER & PRINTER FEES	\$98.36
CLAYTON ENERGY CORPORATION	GAS RESERVATION	\$19,139.64
CLAYTON ENERGY CORPORATION	GAS COMMODITY	\$28,408.97
CONTRACTOR SOLUTIONS	METER CALIBRATION	\$76.51
DAVID WOODFIELD	CREDIT BALANCE REFUND	\$56.64
DE JONG OIL & REPAIR INC.	FITTING	\$11.20
DEWILD GRANT RECKERT & ASSOC	ENGINEERING	\$17,626.50
ECHO GROUP INC	FAN - FIRE DEPT	\$1,013.59
ECHO GROUP INC	SUPPLIES	\$96.93
FOREMAN TIRE SERVICE	HOSES, ANTI-FREEZE, TIRE REPAIR	\$296.51
GRAINGER	REFLECTIVE TAPE	\$249.70
IOWA ASSN. OF MUNICIPAL UTIL.	RECORDKEEPING ANNUAL APP FEE	\$500.00

IOWA ASSN. OF MUNICIPAL UTIL.	WATER. ELECTRIC & GAS ANNUAL DUES	\$5,859.00
IOWA STATE TREASURER	STATE TAX	\$1,265.48
IPERS COLLECTIONS	IPERS	\$7,558.54
KOPETSKYS ACE	WRENCH SET, KEYS, SUPPLIES	\$207.48
MID SIOUX OPPORTUNITY	PROJECT SHARE	\$55.00
MID SIOUX OPPORTUNITY	PROJECT SHARE	\$100.00
MIDAMERICAN ENERGY	ELECTRIC - BLOWOFF VALVE	\$21.84
MIDAMERICAN ENERGY	STREETLIGHTS	\$347.13
MIDAMERICAN ENERGY	ELECTRIC - BLOWOFF VALVE	\$21.84
MISSOURI RIVER ENERGY SERVICES	ELECTRIC	\$66,198.04
MUNICIPAL UTIL-BILLS	UTILITIES	\$4,463.81
NEAL CHASE LUMBER CO	SHELVING, SUPPLIES	\$460.94
OOSTRA BIERMA LAW	LEGAL FEES	\$1,197.50
OOSTRA BIERMA LAW	LEGAL FEES	\$828.90
ORANGE CITY HEALTH SYSTEM	MEDICAL SUPPLIES	\$40.55
ORANGE CITY HEALTH SYSTEM	HEARING TESTING	\$257.00
ORANGE CITY MUNICIPAL UTILITIES	BULK WATER	\$14,416.25
ORANGE CITY SANITATION	GARBAGE HAULING	\$9,172.00
PAYROLL	PAYROLL 2/28/2025	\$52,335.08
PEFA, INC	GAS COMMODITY	\$20,129.25
PREMIER COMMUNICATIONS	IT SERVICES	\$2,475.00
PRINCIPAL LIFE	GROUP INSURANCE	\$174.44
SCHUETZ AUTO BODY, LLC	BUSINESS ENCOURAGEMENT GRANT	\$2,478.00
SIOUXLAND PRESS	PUBLICATIONS	\$269.50
STAPLES PROMOTIONAL PRODUCTS	MAGNETS	\$512.00
SUPERHITEC	CAMERA REPAIRS, ANTENA	\$339.99
TOWN & COUNTRY IMPLEMENT	RECEPTACLE PLUGS	\$467.35
TREASURER - STATE OF IOWA	WATER EXCISE TAX	\$1,499.73
TREASURER - STATE OF IOWA	SALES TAX	\$6,603.95
U. S. POSTMASTER	POSTAGE	\$500.00
U. S. POSTMASTER	POSTAGE	\$500.00
UNUM LIFE INSURANCE COMPANY	GROUP INSURANCE	\$355.99
UTILITY EQUIPMENT CO.	REPAIR CLAMP	\$400.55
VANDER POL EXCAVATING	5TH AVE PATCH WORK	\$2,983.27
VEENSTRA & KIMM INC	CONSULTING - FLOOD	\$141.00
VERIZON	CELL PHONES	\$589.61
VISA	CONFERENCE, SOFTWARE, & SUPPLIES	\$1,418.49
WELLMARK BLUE CROSS/BLUE SHIELD	GROUP INSURANCE	\$9,003.26
WESCO	TRANSFORMER-FLOOD DAMAGE	\$25,300.00
WEST IOWA TELEPHONE	TELEPHONE, INTERNET, FAX	\$765.66
	TOTAL ACCOUNTS PAYABLE	\$325,004.77

AHLERS ENGAGEMENT AGREEMENT: Oltmans presented the Engagement Letter from Ahlers Cooney for the 3rd Ave Bid process.

Motion by Jorgensen and second by Plathe to approve Ahler's Engagement Agreement – 2025 Public Contracting Proceedings as presented. Ayes 5

FAIR VIEW MEADOWS 3RD ADDITION: Mayor Vande Griend opened a public hearing for the Rezoning at 7:15 PM. Oltmans noted there are no changes from the prior phases. No public comments were received.

Motion by Jorgensen and second by Frederes to close the public hearing at 7:18 PM. Ayes 5

ORDINANCE 902: AN ORDINANCE TO REZONE A PARCEL OF PROPERTY AND AMEND THE CITY ZONING MAP

Council Member Kleinhesselink introduced Ordinance 902.

Motion by Council Member Jorgensen that the reading just had to be the final reading, and the Council dispense with the statutory provision that this Ordinance be fully and distinctly read on three different days as provided by section 380.3 of the Code of Iowa.

Council Member Plathe duly seconded the motion.

Ayes: Jorgensen, Kleinhesselink, Plathe, Mulder, Frederes

Nays: None

And the Mayor declares the motion duly carried.

Motion by Kleinhesselink that title of said bill for Ordinance be approved as set out and said bill for Ordinance 902 be adopted and placed on its final passage. Council Member Jorgensen seconded the foregoing motion.

Ayes: Mulder, Plathe, Frederes, Jorgensen, Kleinhesselink

Nays: None

The Mayor declares the motion duly carried and will forthwith sign the said Ordinance and the Clerk will add his attestation thereto, said Ordinance being adopted.

FAIR VIEW MEADOWS 2ND ADDITION PHASE 2 URBAN RENEWAL PLAN: Mayor Vande Griend opened a public hearing for Entering into a Development Agreement at 7:20 PM. No comments were received.

Motion by Mulder and second by Frederes to close the public hearing at 7:22 PM. Ayes 5

RESOLUTION 25-10: "RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ALTON AND ALTON ECONOMIC DEVELOPMENT CORPORATION (PHASE 3)"

was introduced and moved for adoption by Council Member Plathe. Jorgensen seconded the motion to adopt.

On roll call vote:

Ayes: Plathe, Kleinhesselink, Jorgensen, Frederes, Mulder

Nays: None

Whereupon the Mayor Vande Griend declared the Resolution duly adopted.

ECONOMIC DEVELOPMENT: Oltmans presented an official Business Encouragement Grant Program to replace the previous Loan Program.

RESOLUTION 25-11: “RESOLUTION APPROVING THE ALTON BUSINESS ENCOURAGEMENT GRANT PROGRAM” was introduced and moved for adoption by Council Member Jorgensen. Frederes seconded the motion to adopt.

On roll call vote:

Ayes: Jorgensen, Frederes, Plathe, Mulder, Kleinhesselink

Nays: None

Whereupon the Mayor Vande Griend declared the Resolution duly adopted.

Oltmans spoke to the Council regarding a new business that is planning on constructing a building in the Alton Industrial Park. The Council discussed potential TIF Incentives.

HIEMSTRA FIRST ADDITION: Oltmans presented an offer from Eric Hiemstra to purchase the remaining two lots in Hiemstra First Addition. The offer is the same as the other lots he purchased with the exception of having the City remove the three trees on the south lot.

RESOLUTION 25-12: “RESOLUTION PROPOSING TO DISPOSE OF CITY OWNED REAL ESTATE” was introduced and moved for adoption by Council Member Jorgensen. Kleinhesselink seconded the motion to adopt.

On roll call vote:

Ayes: Jorgensen, Kleinhesselink, Frederes, Plathe, Mulder

Nays: None

Whereupon the Mayor Vande Griend declared the Resolution duly adopted.

UTILITIES: Oltmans informed the Council of a homeowner that has a delinquent account, the house is vacant and will be going on Sheriff Sale soon. It was advised by the attorney to put a lien on the property.

RESOLUTION 25-13: “A RESOLUTION OF THE CITY COUNCIL FO ALTON, IOWA, CERTIFYING DELINQUENT UTILITY AMOUNTS” was introduced and moved for adoption by Council Member Kleinhesselink. Plathe seconded the motion to adopt.

On roll call vote:

Ayes: Kleinhesselink, Plathe, Jorgensen, Mulder, Frederes

Nays: None

Whereupon the Mayor Vande Griend declared the Resolution duly adopted.

LIQUOR LICENSE: Woudstra Meat Market submitted a request for a temporary Special Class C Retail Alcohol License.

Motion by Jorgensen and second by Frederes to approve the temporary Special Class C Retail Alcohol License for Woudstra Meat Market pending Dram Shop. Ayes 5

The Yard Bar & Grill submitted a change of ownership of the Class C Retail Alcohol License.

Motion by Plathe and second by Kleinhesselink to approve the change in ownership of the Class C Retail Alcohol License for The Yard Bar & Grill. Ayes 5

LIBRARY: The Library Board is requesting a pay increase for the Library Director. The Council discussed the Library's current budget, and it was the consensus of the Council to have the Library wait to do any additional pay increases until the new fiscal year.

PERSONNEL: Oltmans presented the Employee Benefits Renewal through Principal Life Insurance. There is no increase in the premiums.

Motion by Kleinhesselink and second by Mulder to approve the Principal Life Insurance Employee Benefits Renewal. Ayes 5

2024 FLOODING: Oltmans updated the Council on his progress working with FEMA and flood related damages.

Motion by Kleinhesselink and second by Plathe to adjourn the meeting at 7:37 PM. Ayes 5

Mayor
Dan Vande Griend

City Clerk/Administrator
Dale Oltmans

February Revenue

General Fund	\$37,840.46	Capital Parks & Trails Fund	\$311.13
RUT Fund	\$12,591.94	Water Fund	\$25,854.72
Employee Benefits Fund	\$115.45	Sewer Fund	\$28,364.24
Local Option Fund	\$19,459.52	Electric Fund	\$99,897.56
TIF – FVM2 Phase 2 Fund	\$78.41	Gas Fund	\$113,989.02
Debt Service Fund	\$929.97	Storm Water Fund	\$2,756.55
Capital Equipment Fund	\$10,492.89		
		Total Receipts	\$352,681.86