

ALTON CITY COUNCIL MEETING
Minutes of Regular Session
Tuesday, June 9, 2015

Mayor Minten called the meeting to order at 6:00 P.M. with Council members Bengard, Kleinhesselink, Vande Griend, and Zenor present. Schutt was absent. Also present was Dale Oltmans and Laurie Stoops. Nick Herda and Matt Vander Pol arrived at 6:30.

Motion by Zenor and second by Kleinhesselink to approve the agenda. Ayes 4

Motion by Bengard and second by Vande Griend to approve the consent agenda, including minutes from the May 12, 2015 and May 26, 2015 meetings. Ayes 4

JUNE 2015 BILLS

<u>VENDOR</u>	<u>SERVICE</u>	<u>AMOUNT</u>
A & M LAUNDRY INC	LAUNDRY SERVICE	\$43.28
ACCESS SYSTEMS	COPIES	\$54.54
AEDC	TIF REBATE	\$5,262.64
AG PARTNERS	FUEL/SPRAY	\$2,704.87
AG PARTNERS	TIF REBATE	\$82,934.00
AHLERS, COONEY, SMITH, ETC.	LEGAL FEES - BONDING	\$1,800.00
ALLEGIANT EMERGENCY SERV	EQUIPMENT TESTING	\$1,301.18
ANALYTICAL & CONSULTING	WATER/WASTEWATER COMPLIANCE	\$1,264.67
ARNOLD MOTOR SUPPLY	VEHICLE MAINTENANCE	\$40.98
BANKERS TRUST	INITIAL ADMIN FEE	\$250.00
BLOM PROPERTIES	GAS REBATE	\$400.00
BOMGAARS	SUPPLIES	\$159.73
BORDER STATES INDUSTRIES, INC.	GEL WRAP, CLEANER	\$453.36
CARROLL CONSTRUCTION SUPPLY	ASPHALT PLATE	\$1,940.00
CITY OF ORANGE CITY	MANAGER WAGES, POOL SUPPLIES, FEES	\$1,269.24
CITY OF SIOUX CENTER	EQUIPMENT TRAINING	\$101.00
CLAYTON ENERGY CORPORATION	GAS COMMODITY	\$3,205.65
CLAYTON ENERGY CORPORATION	GAS RESERVATION	\$2,071.41
COMMUNITY BANK	ACH FEES	\$27.20
COMMUNITY BANK	GAS LOAN PRINCIPAL & INTEREST	\$29,399.75
COMMUNITY INS	PROPERTY & LIABILITY	\$894.00
DELEEUEW GRAPHICS & SIGNS	SIGNS & DECAL	\$945.50
DEWILD GRANT RECKERT & ASSOC	11TH ST PLANNING, WATER MAIN LOOP	\$6,776.63
ECHO GROUP INC	CONDUIT, SOCKET	\$418.93
ECONO SIGNS	SIGNS	\$275.51
FAREWAY STORES INC	SUPPLIES	\$21.24
GCC ALLIANCE CONCRETE INC	CONCRETE - EAST PARK SHELTER	\$400.50
GUSTAFSON REALTY	UTILITY DEPOSIT REFUND	\$87.86
HANSEN BODY SHOP	FLAG POLE PAINTING	\$154.00
HAWKINS WATER TREATMENT GROUP	CHEMICALS	\$51.45
HENTGES PLUMBING	SUPPLIES AND MAINTENANCE	\$443.21
IOWA ASSN. OF MUNICIPAL UTIL.	TESTING	\$60.00
IA CITY/COUNTY MGMT ASSOC	MEMBERSHIP	\$120.00
IOWA ONE CALL	LOCATES	\$27.00
JELLEMA CONSTRUCTION	3RD AVE WATER REPAIRS	\$5,944.92
KLAY,VELDHUIZEN,BINDNER,DEJONG	LEGAL FEES	\$2,390.00
KNIFE RIVER	ASPHALT	\$7,959.60
KRIZ-DAVIS CO.	FIXTURES, SERVICE HEAD	\$1,217.71
MBMECA	ELECTRIC TRANSMISSION	\$2,269.08

CHAD MEIS	ELECTRIC & GAS REBATE	\$800.00
JOHN MENNING	ELECTRIC REBATE	\$50.00
MID AMERICAN	LIGHTS	\$149.58
MID SIOUX OPPORTUNITY	PROJECT SHARE	\$29.26
MIKES WELDING & REPAIR	SUPPLIES	\$133.85
MISSOURI RIVER ENERGY SERVICES	REGISTRATION FEE	\$100.00
MISSOURI RIVER ENERGY SERVICES	ELECTRIC	\$28,033.91
MUNICIPAL UTIL-BILLS	UTILITIES	\$1,000.05
NEAL CHASE LUMBER CO	SUPPLIES, EQUIPMENT, COMPLIANCE	\$1,932.77
NORTHERN MUNICIPAL DIST	MEMBERSHIP DUES, FUND ASSESSMENT	\$1,052.16
NOTEBOOM ELECTRIC	ELECTRIC LINES - FUEL TANK	\$101.32
ORANGE CITY MUNICIPAL UTILITIES	BULK WATER	\$7,047.21
ORANGE CITY SANITATION	GARBAGE HAULING	\$6,241.30
PARTY FUN	MOVIE SCREEN RENTAL	\$249.99
PAYROLL	PAYROLL CHECKS ON 5/29/2015	\$24,172.85
PERKINS OFFICE SOLUTIONS	OFFICE SUPPLIES	\$23.82
PETERSEN MFG CO	BUTTON ASSEMBLY	\$78.24
PETTY CASH	POOL START UP CASH	\$50.00
PIPER JAFFRAY & CO	PLACEMENT AGENT FEE	\$5,500.00
RANDY'S IRON WORKS	ADAPTOR	\$14.84
SANITATION PRODUCTS, INC	SNOW PLOW	\$85,112.00
SIOUX COMMERCIAL SWEEPING INC	STREET MAINTENANCE	\$600.00
SIOUX COUNTY RECORDER	MORTGAGE, ASSESSMENT	\$88.00
SIOUXLAND PRESS	PUBLICATIONS	\$292.00
SPIREWORKS CREATIVE	WEBSITE MANAGEMENT	\$400.00
TREASURER STATE OF IOWA	SALES TAX	\$2,781.00
TRI-STATE OVERHEAD SALES INC	GARAGE DOOR REPAIRS	\$247.84
TRITECH EMERGENCY SYSTEMS INC	RESCUE BILLING	\$110.00
U S CELLULAR	CELL PHONES	\$347.06
U. S. POSTMASTER	BOX RENT	\$90.00
USA BLUE BOOK	GAUGE	\$218.56
VAN WERT INC.	METERS	\$24,353.20
VISA	TESTS, TRAVEL, TRAINING, SUPPLIES	\$676.74
RON WATTERSON	UTILITY DEPOSIT REFUND	\$141.27
WELLMARK	GROUP INSURANCE	\$7,494.81
WESCO DISTRIBUTION, INC.	TRANSFORMER BASE, PEDESTAL	\$2,026.58
WEST IOWA TELEPHONE	TELEPHONE, FAX, INTERNET	\$556.51
WESTERN IOWA TECH	EMT TRAINING	\$80.00
ZEP - ACUITY SPECIALTY PRODUCT	PAPER TOWELS, WIPES	\$547.70
		=====
	TOTAL ACCOUNTS PAYABLE CHECKS	\$368,065.06

11th ST EAST PROJECT:

RESOLUTION 15-20 “RESOLUTION APPROVING CONSTRUCTION CONTRACT AND BOND” was introduced and moved for adoption by Council Member Bengard. Zenor seconded the motion to adopt.

Upon roll call vote, the following was recorded:

Ayes: Bengard, Kleinhesselink, Vande Griend, Zenor

Nays: None

Absent: Schutt

Whereupon the Mayor declared the Resolution duly adopted.

BUDGET AMENDMENT: The Mayor opened the public hearing for the proposed budget amendment at 6:15 PM. No oral or written comments were received. The public hearing was closed at 6:22 P.M.

RESOLUTION 15-22 “A RESOLUTION AMENDING THE CURRENT BUDGET FOR THE FISCAL YEAR ENDING JUNE 30, 2015” ” was introduced and moved for adoption by Council Member Zenor. Kleinhesselink seconded the motion to adopt.

Upon roll call vote, the following was recorded:
Ayes: Bengard, Kleinhesselink, Vande Griend, Zenor
Nays: None
Absent: Schutt

Whereupon the Mayor declared the Resolution duly adopted.

ALTON INDUSTRIAL PARK:

RESOLUTION 15-23 “RESOLUTION SETTING DATES OF A CONSULTATION AND A PUBLIC HEARING ON A PROPOSED AMENDMENT NO. 1 TO THE ALTON URBAN RENEWAL PLAN DISTRICT 1 IN THE CITY OF ALTON, STATE OF IOWA” was introduced and moved for adoption by Council Member Bengard. Vande Griend seconded the motion to adopt.

Upon roll call vote, the following was recorded:
Ayes: Bengard, Kleinhesselink, Vande Griend, Zenor
Nays: None
Absent: Schutt

Whereupon the Mayor declared the Resolution duly adopted.

SIoux GOLF AND COUNTRY CLUB: The Committee has drafted a lease and given a copy to Sioux Golf & Country Club. It was the consensus of the Council to approve the terms of the lease, removing the 5% increase and changing 10 years to 5 years.

Motion by Kleinhesselink second by Vande Griend to approve rough draft of lease agreement removing the 5% increase and changing 10 years to 5 years. Ayes 4

Oltmans read a written comment from Councilmen Schutt, indicating he approves the terms of the lease agreement contingent on the debt of SGCC is zero.

Bengard agreed that the Club would need to raise funds and that the City should be given the golf course. Vande Griend expressed concern on whether or not SGCC would be able to open. Zenor indicated that if there needs to be a vote the City would need to be notified three months prior. Minten stated there are two factors to consider, one being the funding source and the other is the operation of the Club. Kleinhesselink questioned if the lifetime memberships would be part of the agreement.

The Council directed Mayor Minten to draft a letter to Sioux Golf and Country Club stating the Council’s position.

Motion by Zenor and second by Kleinhesselink to reject the \$300,000 offer from Sioux Golf and Country Club and counter with accepting the dedication of the property with \$0 debt and the proposed lease, no lifetime memberships purchased after November 1, 2014 will be honored in the agreement. Ayes 4

STREETS: Oltmans reviewed the bids from Blacktop Services and Fuller & Sons for paving 7th Avenue. Vander Pol Excavating approached the City, they have a new piece of equipment and would like to pave part of 7th Avenue to get some experience using the equipment.

Homeowners will not be assessed additional taxes because this project is a repair, and the agreement with Vander Pol Excavating makes the price comparable to asphalt repair.

Motion by Bengard and second by Vande Griend to accept Vander Pol Excavating bid for 7th Ave Project, and to have DGR prepare contract and give permission to the Mayor and City Administrator to sign contract. Ayes 4

The Council reviewed quotes from Blacktop Service and Fuller & Sons for paving the pool parking lot. With comparable prices Blacktop Services bid did not include removal and would require the City Staff to prepare property.

Motion by Zenor and second by Kleinhesselink to accept bid from Fuller & Sons to pave pool parking lot. Ayes 4

SWIMMING POOL: Herda explained to the Council the baby pool still has a leak and he has contacted companies to come try to find the leak but has been unable to get a company to town. Also the pool's controller had to be replaced, costing \$2,000, and it was likely the baby pool's controller would need to be replaced at the same cost.

It was the consensus of the council to fill the baby pool and instruct Herda to attempt to get a leak detection company to try to find the leak and see if it is repairable.

Herda left the meeting at 7:10 PM.

PARK STREET: Oltmans spoke to the Treasurer's Office about purchasing parcels on tax sale.

Motion by Bengard and second by Zenor to purchase parcel items 1, 4, 5, and 6 from tax sale. Ayes 4

Oltmans was approached by a home owner wanting to sell his trailer and lot to the City.

Motion by Zenor and second by Kleinhesselink to purchase 805 Park St. Ayes 4

TRANSFER OF FUNDS:

RESOLUTION 15-24 "A RESOLUTION OF THE CITY COUNCIL OF ALTON, IOWA TRANSFERRING FUNDS FROM THE TIF FAIR VIEW MEADOWS 2nd ADDITION PHASE 1 HOUSING FUND FOR DEBT REPAYMENT" was introduced and moved for adoption by Council Member Kleinhesselink. Zenor seconded the motion to adopt.

Upon roll call vote, the following was recorded:
Ayes: Bengard, Kleinhesselink, Vande Griend, Zenor
Nays: None
Absent: Schutt

Whereupon the Mayor declared the Resolution duly adopted.

RESOLUTION 15-25 "A RESOLUTION OF THE CITY COUNCIL OF ALTON, IOWA TRANSFERRING FUNDS FROM THE TIF FAIR VIEW MEADOWS 1ST ADDITION HOUSING FUND FOR DEBT REPAYMENT" was introduced and moved for adoption by Council Member Bengard. Kleinhesselink seconded the motion to adopt.

Upon roll call vote, the following was recorded:
Ayes: Bengard, Kleinhesselink, Vande Griend, Zenor
Nays: None
Absent: Schutt

Whereupon the Mayor declared the Resolution duly adopted.

RESOLUTION 15-26 “A RESOLUTION OF THE CITY COUNCIL OF ALTON, IOWA TRANSFERRING FUNDS FROM THE TIF INDUSTRIAL PARK FUND” was introduced and moved for adoption by Council Member Vande Griend. Bengard seconded the motion to adopt.

Upon roll call vote, the following was recorded:
 Ayes: Bengard, Kleinhesselink, Vande Griend, Zenor
 Nays: None
 Absent: Schutt

Whereupon the Mayor declared the Resolution duly adopted.

RESOLUTION 15-27 “A RESOLUTION OF THE CITY COUNCIL OF ALTON, IOWA MAKING A TRANSFER OF FUNDS FROM THE LOCAL OPTION SALES TAX FUND TO THE CAPITAL EQUIPMENT FUND” was introduced and moved for adoption by Council Member Zenor. Vande Griend seconded the motion to adopt.

Upon roll call vote, the following was recorded:
 Ayes: Bengard, Kleinhesselink, Vande Griend, Zenor
 Nays: None
 Absent: Schutt

Whereupon the Mayor declared the Resolution duly adopted.

OTHER BUSINESS: Oltmans spoke to the Council about the Industrial Park lots. Currently there is no development property and he proposed to have DGR engineer a driveway to subdivide Lot 2 with a street and put in a culvert so there is access to the property.

Oltmans informed the Council that he will be meeting with Quintin Van Es in regards to code enforcement for the Kellen building going up in the Industrial Park.

Mayor Minten informed the Council that he, Oltmans and Quintin Van Es met with Orange City’s Mayor, City Administrator, Fire Chief and a council member. Orange City is getting quotes to add on to their current fire station and wanted to see if Alton had any plans on expanding. Minten explained at this time there are no plans to expand.

Motion by Kleinhesselink and second by Zenor to adjourn the meeting at 8:02 PM. Ayes 4

Mayor,
 Ronald L. Minten

City Clerk/Administrator
 Dale Oltmans

May Revenue

General Fund	\$29,782.21	LMI Housing	\$27.87
RUT Fund	\$5,494.26	Capital Industrial Dev.	\$1.00
Employee Benefits	\$887.22	Capital Parks & Trails	\$2.82
Local Option Fund	\$10,737.10	Water Fund	\$19,634.62
TIF - Industrial Park	\$7,614.77	Sewer Fund	\$11,929.37
Debt Service Fund	\$5,415.63	Electric Fund	\$72,812.73
Capital Economic Development	\$200.00	Gas Fund	\$42,006.39
Capital Equipment Fund	\$18.54	Total Receipts	\$206,564.53