

ALTON CITY COUNCIL MEETING
Minutes of Regular Session
Tuesday, May 11, 2021

Mayor Vande Griend called the meeting to order at 6:00 P.M. with Council members Jorgensen, Mulder, Plathe, and Vander Pol present. Krull was absent. Also present were Quintin Van Es, Dale Oltmans, and Laurie Tentinger.

Motion by Jorgensen and second by Mulder to approve the agenda. Ayes 4

Motion by Vander Pol and second by Plathe to approve the minutes from April 27, 2021 meeting. Ayes 4

Holly Van Roekel, Jill Van Wyk and Leah Albers arrived at the meeting at 6:03 PM.

Motion by Jorgensen and second by Vander Pol to approve the financial reports as presented. Ayes 4

Motion by Mulder and second by Plathe to approve the bills as presented. Ayes 4

MAY 2021 ACCOUNTS PAYABLE

<u>VENDOR</u>	<u>PRODUCT/SERVICE</u>	<u>AMOUNT</u>
A & M LAUNDRY INC	LAUNDRY SERVICE	\$56.89
AFLAC	AFLAC-PRE-TAX	\$357.32
AG PARTNERS	FUEL	\$1,382.56
AGRIVISION	V-BELT, PULLEY	\$116.31
AHLERS & COONEY, P.C.	GOLF COURSE, FVM2 PHASE 1 & 2	\$4,157.00
AMERICAN STATE BANK	FED/FICA TAX	\$8,929.51
ANALYTICAL & CONSULTING	COMPLIANCE TESTING	\$68.31
ARNOLD MOTOR SUPPLY	BLU DEF	\$7.32
BLUE OTTER SOLUTIONS, LLC	APGA NATURAL GAS SURVEY	\$350.06
BOMGAARS	WISE GRIP, SAWZALL BLADE	\$39.98
BORDER STATES INDUSTRIES, INC.	PHOTOEYE	\$367.93
CENTURY BUSINESS PRODUCTS	COPIER FEES	\$177.00
CERTIFIED LABORATORIES	TESTING - FIRE STATION ADD	\$3,150.00
CLAYTON ENERGY CORPORATION	GAS RESERVATION	\$2,323.61
CLAYTON ENERGY CORPORATION	GAS COMMODITY	\$393.15
CMBA ARCHITECTS	FIRE STATION SERVICES	\$50,217.83
DEWILD GRANT RECKERT & ASSOC	FIRE STATION DEVELOPMENT	\$5,510.10
DITCH WITCH OF SOUTH DAKOTA	TRENCHER MAINT	\$1,999.42
ECHO GROUP INC	WALL PACK, LAMP, GFI OUTLETS	\$315.64
FIRST CHOICE RECYCLING	E-RECYCLING	\$6,106.50
FOREMAN TIRE SERVICE	TIRE REPAIR	\$31.00
FRANK DUNN CO	HIGH PERFORMANCE PATCH	\$560.00
GRAINGER	PRESSURE GAUGE	\$65.04
HAWKINS WATER TREATMENT GROUP	POOL CHEMICALS	\$2,009.47
HOLIDAY INN	IMFOA CONFERENCE	\$448.00
IOWA CODIFICATION	CODE DEVELOPMENT PROJECT	\$2,000.00
IOWA DEPT OF TRANSPORTATION	SALT	\$3,221.03
IOWA LEAGUE OF CITIES	MPA REGISTRATION	\$390.00

IOWA STATE TREASURER	STATE TAX	\$1,425.00
IOWA UTILITIES BOARD	ELECTRIC & GAS ASSESSMENTS	\$1,455.00
IPERS COLLECTIONS	IPERS	\$6,094.40
KLAY,VELDHUIZEN,BINDNER,DEJONG	LEGAL FEES	\$1,237.50
LELOUX DIVERSIFIED, LLC	DRAIN CLEANING	\$268.75
LERMA, ISABEL	UTILITY DEPOSIT REFUND	\$171.27
MID SIOUX OPPORTUNITY	PROJECT SHARE	\$20.00
MIDAMERICAN ENERGY	STREET LIGHTS	\$247.33
MIKES WELDING & REPAIR	SUPPLIES	\$35.85
MISSOURI RIVER ENERGY SERVICES	ELECTRIC	\$31,908.09
MUNICIPAL UTIL-BILLS	UTILITIES	\$1,672.89
NEAL CHASE LUMBER CO	SUPPLIES/MAINT, EQUIP BUILDING	\$3,058.53
NOTEBOOM ELECTRIC	CONDUIT, GASKET	\$118.49
ORANGE CITY MUNICIPAL UTILITIES	BULK WATER	\$6,882.46
ONE OFFICE SOLUTION	PAPER	\$255.00
ORANGE CITY HEALTH SYSTEM	PARAMEDIC ASSIST, DRUG TEST	\$163.00
ORANGE CITY SANITATION	GARBAGE HAULING, ROLL OFF	\$7,312.10
OVERMAN, MORGEN	UTILITY DEPOSIT REFUND	\$8.16
PAYROLL	PAYROLL 04/30/2021	\$28,801.28
PEFA, INC	GAS COMMODITY	\$1,585.02
PETTY CASH	POSTAGE, SUPPLIES, REIMBURSE	\$44.67
PREMIER COMMUNICATIONS	PHONE SYSTEM, IT SERVICES	\$3,373.00
REHAB SYSTEMS INC.	JET VAC CLEANING	\$4,240.40
SAM'S CLUB	MEMBERSHIP RENEWAL	\$45.00
SANITATION PRODUCTS, INC	SNOW WING	\$18,580.80
SIOUXLAND PRESS	PUBLICATIONS	\$509.00
STAPLES PROMOTIONAL PRODUCTS	MAGNETS	\$217.43
LAURIE TENTINGER	MILEAGE	\$304.29
T & L TOOLS	HEX KEY SET	\$38.00
TREASURER - STATE OF IOWA	WATER EXCISE TAX	\$1,227.00
TREASURER - STATE OF IOWA	SALES TAX	\$2,683.00
TRI-STATE OVERHEAD SALES INC	EQUIPMENT BUILDING DOOR	\$9,450.00
U. S. POSTMASTER	POSTAGE	\$500.00
UMB BANK, N.A.	2020 BOND PRINCIPAL & INTEREST	\$146,713.56
UMB BANK, N.A.	2019 BOND PRINCIPAL & INTEREST	\$106,015.00
UNITYPOINT CLINIC-OCC MED	DRUG TEST	\$42.00
USA BLUE BOOK	PIPE WRENCH, HACH DPD	\$352.11
UTILITY EQUIPMENT CO.	HOSE TEE, WATER SADDLE	\$933.37
VAN ES CONSTRUCTION	EQUIP BUILDING DOOR	\$1,840.00
MANDY VANDE GRIEND	REIMBURSEMENT	\$183.97
VERIZON	CELL PHONES	\$276.98
VISA	CONTAINERS, TRAINING, SOFTWARE	\$1,903.43
WELLMARK BLUE CROSS/BLUE SHIELD	GROUP INSURANCE	\$10,744.30
WEST IOWA TELEPHONE	TELEPHONE, FAX, INTERNET	\$653.75
	TOTAL ACCOUNTS PAYABLE	\$498,342.16

AIM: Holly Van Roekel, Jill Van Wyk and Leah Albers from the AIM Committee updated the Council on the group's aspirations for projects in the City. The Committee plans on getting hoops, nets, paint, etc. for the current tennis court area. Prior to updating the area, they are requesting the City remove the old concrete and install new concrete for the area. Oltmans informed the Council it is not in the City's current budget to have this done. Oltmans will get bids from local contractors so the Council can determine if it is feasible to remove the existing concrete and install new concrete.

The Committee discussed other projects they would like done, including, new welcome signs, new shelter house, and cement pads with an awning at the ball parks. The Council discussed the projects and the significant cost of a new shelter house.

The Committee will come up with design ideas for new welcome sign. The City will support new signs and staff will procure the signs and install them.

Van Roekel, Van Wyk, and Albers left the meeting at 6:34 PM.

FIRE STATION: Fire Chief, Quintin Van Es, updated the Council on the Fire Station Addition progress. The Committee along with the Architects, electrical/ HVAC engineers, and civil engineer met to work on the design plans. The Committee and Architect met at a different date to choose the finishes to be used on the project. Van Es reviewed the finishes with the Council. There will be another meeting next Monday to go over final design plan details. Van Es indicated they are hoping to have plans completed in 2-3 weeks and bid letting in the middle of July.

Van Es left the meeting at 6:54 PM.

FAIR VIEW MEADOWS 2ND ADDITION: Mayor Vande Griend opened a public hearing for the proposed Amendment No. 1 to the Urban Renewal Plan for the Fair View Meadows 2nd Addition Phase 1 Urban Renewal District at 6:55 PM. No written or oral comments were received. Mayor Vande Griend closed the public hearing at 6:59 PM.

RESOLUTION 21-21 "RESOLUTION DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING AMENDMENT NO. 1 TO THE URBAN RENEWAL PLAN FOR THE FAIR VIEW MEADOWS 2ND ADDITION PHASE 1 URBAN RENEWAL DISTRICT" was introduced and moved for adoption by Council Member Jorgensen. Plathe seconded the motion to adopt.

On roll call vote:

Ayes: Jorgensen, Plathe, Vander Pol, Mulder

Nays: None

Absent: Krull

Whereupon the Mayor declared the Resolution duly adopted

ORDINANCE 865: "AN ORDINANCE AMENDING ORDINANCE NO. 685, PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON ALL PROPERTY LOCATED WITHIN THE AMENDED FAIR VIEW MEADOWS 2ND ADDITION PHASE 1 URBAN RENEWAL DISTRICT, IN CITY OF ALTON, COUNTY OF SIOUX STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF ALTON,

COUNTY OF SIOUX, MOC-FLOYD VALLEY COMMUNITY SCHOOL DISTRICT, AND OTHER TAXING DISTRICTS, BE PAID TO A SPECIAL FUND FOR PAYMENT OF PRINCIPAL AND INTEREST ON LOANS, MONIES ADVANCED TO AND INDEBTEDNESS, INCLUDING BONDS ISSUED OR TO BE ISSUED, INCURRED BY THE CITY IN CONNECTION WITH THE AMENDED FAIR VIEW MEADOWS 2ND ADDITION PHASE 1 URBAN RENEWAL DISTRICT (AMENDMENT NO. 1 TO THE URBAN RENEWAL PLAN FOR THE FAIR VIEW MEADOWS 2ND ADDITION PHASE 1 URBAN RENEWAL DISTRICT)”

Ordinance 865 was introduced by Council Member Vander Pol.

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.

Motion was duly seconded by Council Member Plathe.

Ayes: Vander Pol, Mulder, Plathe, Jorgensen

Nays: None

Absent: Krull

And the Mayor declares the motion duly carried.

Motion by Jorgensen that title of said bill for Ordinance be approved as set out and said bill for Ordinance 865 be adopted and placed on its final passage. Council Member Vander Pol seconded the foregoing motion.

Ayes: Mulder, Vander Pol, Plathe, Jorgensen

Nays: None

Absent: Krull

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.

Mayor Vande Griend opened a public hearing for the proposed Amendment No. 1 to the Urban Renewal Plan for the Fair View Meadows 2nd Addition Phase 2 Urban Renewal District at 7:03 PM. No written or oral comments were received. Mayor Vande Griend closed the public hearing at 7:07 PM.

RESOLUTION 21-22 “RESOLUTION DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING AMENDMENT NO. 1 TO THE URBAN RENEWAL PLAN FOR THE FAIR VIEW MEADOWS 2ND ADDITION PHASE 2 URBAN RENEWAL DISTRICT” was introduced and moved for adoption by Council Member Mulder. Plathe seconded the motion to adopt.

On roll call vote:

Ayes: Mulder, Plathe, Vander Pol, Jorgensen

Nays: None

Absent: Krull

Whereupon the Mayor declared the Resolution duly adopted

ORDINANCE 866 “AN ORDINANCE AMENDING ORDINANCE NO. 686, PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON ALL PROPERTY LOCATED WITHIN THE AMENDED FAIR VIEW MEADOWS 2ND ADDITION PHASE 2 URBAN RENEWAL DISTRICT, IN CITY OF ALTON, COUNTY OF SIOUX STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF ALTON, COUNTY OF SIOUX, MOC-FLOYD VALLEY COMMUNITY SCHOOL DISTRICT, AND OTHER TAXING DISTRICTS, BE PAID TO A SPECIAL FUND FOR PAYMENT OF PRINCIPAL AND INTEREST ON LOANS, MONIES ADVANCED TO AND INDEBTEDNESS, INCLUDING BONDS ISSUED OR TO BE ISSUED, INCURRED BY THE CITY IN CONNECTION WITH THE AMENDED FAIR VIEW MEADOWS 2ND ADDITION PHASE 2 URBAN RENEWAL DISTRICT (AMENDMENT NO. 1 TO THE URBAN RENEWAL PLAN FOR THE FAIR VIEW MEADOWS 2ND ADDITION PHASE 2 URBAN RENEWAL DISTRICT)

Ordinance 866 was introduced by Council Member Vander Pol.

Motion by Council Member Mulder 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.

Motion was duly seconded by Council Member Jorgensen.

Ayes: Jorgensen, Plathe, Vander Pol, Mulder

Nays: None

Absent: Krull

And the Mayor declares the motion duly carried.

Motion by Mulder that title of said bill for Ordinance be approved as set out and said bill for Ordinance 866 be adopted and placed on its final passage. Council Member Vander Pol seconded the foregoing motion.

Ayes: Mulder, Vander Pol, Plathe, Jorgensen

Nays: None

Absent: Krull

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.

ALTON ECONOMIC DEVELOPMENT CORPORATION: Mayor Vande Griend opened a public hearing for the proposal to enter into a First Amendment to the 2010 Agreement for Private Development with Alton Economic Development Corporation at 7:09 PM. No written or oral comments were received. Mayor Vande Griend closed the public hearing at 7:13 PM.

RESOLUTION 21-23 “RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF A FIRST AMENDMENT TO THE 2010 AGREEMENT FOR PRIVATE DEVELOPMENT BY AND BETWEEN THE CITY OF ALTON AND ALTON ECONOMIC DEVELOPMENT CORPORATION” was introduced and moved for adoption by Council Member Mulder. Vander Pol seconded the motion to adopt.

On roll call vote:

Ayes: Mulder, Plathe, Vander Pol, Jorgensen

Nays: None

Absent: Krull

Whereupon the Mayor declared the Resolution duly adopted

ZONING: Mayor Vande Griend opened a public hearing on Amending the 2004 Zoning Ordinance of the City of Alton, Iowa, by Creating a New Article XXX Zoning District to be Known as R-PUD Residential Planned Unit Development District and Amending the City's Official Zoning Map by Amending the Boundaries of an Existing R-3 Suburban Residential District to R-PUD Planned Unit Development District at 7:15 PM. No oral comments were received. It was the recommendation of the Planning & Zoning Commission to approve the amendment. Mayor Vande Griend closed the public hearing at 7:18 PM.

ORDINANCE 867: AN ORDINANCE AMENDING THE 2004 ZONING ORDINANCE OF THE CITY OF ALTON, IOWA, BY CREATING A NEW ARTICLE XXX ZONING DISTRICT R-PUD RESIDENTIAL PLANNED UNIT DEVELOPMENT AND AMENDING THE CITY'S OFFICIAL ZONING MAP BY AMENDING THE BOUNDARIES OF AN EXISTING R-3 SUBURBAN RESIDENTIAL DISTRICT TO R-PUD PLANNED UNIT DEVELOPMENT DISTRICT

Ordinance 867 was introduced by Council Member Jorgensen.

Motion by Council Member Vander Pol 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.

Motion was duly seconded by Council Member Plathe.

Ayes: Vander Pol, Plathe, Jorgensen, Mulder

Nays: None

Absent: Krull

And the Mayor declares the motion duly carried.

Motion by Jorgensen that title of said bill for Ordinance be approved as set out and said bill for Ordinance 867 be adopted and placed on its final passage. Council Member Vander Pol seconded the foregoing motion.

Ayes: Jorgensen, Plathe, Vander Pol, Mulder

Nays: None

Absent: Krull

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.

CIGARETTE PERMIT: Casey's General Store submitted a request for renewal of their cigarette permit.

Motion by Mulder and second by Plathe to approve renewal of cigarette permit for Casey's General Store. Ayes 4

DOT: Oltmans presented an agreement from the DOT for maintenance and repair of primary roads in municipalities.

Motion by Vander Pol and second by Mulder to approve the Agreement for Maintenance and Repair of Primary Roads in Municipalities. Ayes 4

DAYCARE: Vander Pol updated the Council on the last Daycare Board Meeting. The Daycare is still looking for employees. Orange City is donating \$15,000 to help cover the cost of new shades and carpet and the Daycare is applying for a grant from the Sioux County Community Foundation for another \$10,000. Discussion was held on the City's past contributions to the daycare.

Motion by Mulder and second by Vander Pol to donate \$5,000 to the Orange City Area Daycare to be used for capital outlay. Ayes 4

CODE OF ORDINANCES: Mulder presented the Council with the Code of Ordinances as prepared by Iowa Codification. He informed the Council they would need to review and make recommendations for any changes. It was the consensus of the Council to break the Code into sections to review. The goal is to have the review completed by the July council meeting.

SECURITY CAMERAS: Oltmans informed the Council of the plan to continue to update the City's security camera system by adding more cameras. The goal is to add an additional camera at the tree dump and to install cameras at the pool, city hall, and equipment building.

MAYORAL PROCLAMATION: Mayor Vande Griend informed the Council of his Mayoral Proclamation for Memorial Day.

OTHER BUSINESS: Oltmans informed the Council there will need to be a special meeting May 25 to have a hearing for the budget amendment.

Motion by Jorgensen and second by Plathe to adjourn the meeting at 7:35 PM. Ayes 4

Mayor
Dan Vande Griend

City Clerk/Administrator
Dale Oltmans

April Revenue

General Fund	\$235,199.42	Capital Equipment Fund	\$25.53
RUT Fund	\$32,678.65	Capital Parks & Trails	\$13.54
Employee Benefits Fund	\$31,980.76	Water Fund	\$22,499.05
Local Option Fund	\$13,327.10	Sewer Fund	\$22,858.20
TIF – Global Fund	\$2,884.59	Electric Fund	\$80,157.57
TIF – FVM2 Phase 1 Fund	\$19,496.43	Gas Fund	\$52,813.80
Debt Service Fund	\$108,178.03	Storm Water Fund	\$2,671.60
		Total Receipts	\$624,784.27