

ALTON CITY COUNCIL MEETING
Minutes of Regular Session
Tuesday, November 9, 2021

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

Motion by Vander Pol and second by Plathe to approve the agenda. Ayes 5

Motion by Mulder and second by Krull to approve the minutes from October 12, 2021, meeting. Ayes 5

AIM: The AIM Committee presented the Council with a check for \$10,000 to help update the ballpark concession stands.

AUDIT REPORT: Justin Jacobsma from Williams and Company reviewed the June 30, 2021 Audit Report with the Council. In the Auditors opinion, the financial statements present fairly, and Justin stated the City Staff has done a thorough job reporting the finances as well as maintaining the City's financial position.

Motion by Plathe and second by Vander Pol to accept the annual financial audit for 2020-2021. Ayes 5

Jacobsma left at 6:22 PM.

Motion by Jorgensen and second by Mulder to approve the financial reports as presented. Ayes 5

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

NOVEMBER 2021 ACCOUNTS PAYABLE

<u>VENDOR</u>	<u>PRODUCT/SERVICE</u>	<u>AMOUNT</u>
A & M LAUNDRY INC	LAUNDRY SERVICE	\$56.89
AALBERS EXCAVATING/TRUCKING	ROCK	\$1,012.67
AFLAC	AFLAC-PRE-TAX	\$383.71
AG PARTNERS	FUEL	\$526.83
AHLERS & COONEY, P.C.	LEGAL FEES-ANNEXATION, URBAN RENEWAL	\$1,050.00
AMERICAN STATE BANK	FED/FICA TAX	\$9,538.85
ANALYTICAL & CONSULTING	COMPLIANCE TESTING	\$68.50
ARNOLD MOTOR SUPPLY	OIL, FILTERS, FUEL SEPARATORS	\$133.22
BOMGAARS	NOZZLE, TAPE MEASURES, SUPPLIES	\$170.84
BORDER STATES INDUSTRIES, INC.	METER STOP, VALVES, FR CLOTHING	\$1,516.31
BROTHERSEN, CODY	UTILITY DEPOSIT REFUND	\$113.54
CENTURY BUSINESS PRODUCTS	COPIER FEES	\$69.49
CITY OF ORANGE CITY	POOL MANAGEMENT	\$16,498.01
CLAYTON ENERGY CORPORATION	GAS RESERVATION	\$5,594.28
CLAYTON ENERGY CORPORATION	GAS COMMODITY	\$50,976.31
DE JONG OIL & REPAIR INC.	TUBING	\$7.73
DELEEUEW GRAPHICS & SIGNS	SIGNS	\$79.00
DIAMOND VOGEL PAINT	PAINT	\$261.57
ECHO GROUP INC	ELBOWS, CONDUIT, PANEL	\$844.78

ELECTRONIC ENGINEERING CO.	PAGER BATTERIES	\$283.95
FELD FIRE	BUNKER GEAR	\$820.00
FOREMAN TIRE SERVICE	TIRE DISPOSAL, TIRE REPAIR	\$72.00
FP MAILING SOLUTIONS	INK CARTRIDGES	\$209.00
FRIEDMANN, WILMA	UTILITY DEPOSIT REFUND	\$83.03
GAS PRODUCTS SALES INC	REGULATORS	\$537.52
GRAINGER	REDUCING TEES, SAFETY GLASSES	\$94.67
GROEBNER & ASSOCIATES INC	COUPLING	\$578.16
GWORKS	LICENSE & SUPPORT FEE	\$4,823.88
HAWKE & CO AG SERVICES	SERVICE JCB WHEEL LOADER	\$1,234.43
HAYUNGS, DAVID	UTILITY DEPOSIT REFUND	\$300.00
HOLIDAY INN	IMFOA CONFERENCE	\$448.00
HUBERS PLUMBING, HEATING	COUPLERS, ELBOWS	\$189.03
IOWA RURAL WATER ASSN.	DUES	\$275.00
IOWA STATE TREASURER	STATE TAX	\$1,552.00
IPERS COLLECTIONS	IPERS	\$6,458.07
STUART C IRBY CO	MARKING PAINT, COUPLINGS	\$476.28
J&A EXCAVATING, LLC	SUBSTATION - STORM SEWER	\$1,861.16
JANITOR'S CLOSET	DISPENSERS	\$50.08
KOPETSKYS ACE	WATER FILTER SYSTEM, FILTERS	\$190.83
KROMMENDYK, JACOB	UTILITY DEPOSIT REFUND	\$50.00
ASHLEY LALK	EMS TRAINING REIMBURSEMENT	\$110.00
MID SIOUX OPPORTUNITY	PROJECT SHARE	\$20.00
MIDAMERICAN ENERGY	STREET LIGHTS	\$292.36
MIKES WELDING & REPAIR	SUPPLIES	\$92.80
MISSOURI RIVER ENERGY SERVICES	TECH DAYS REGISTRATION	\$100.00
MISSOURI RIVER ENERGY SERVICES	ELECTRIC	\$43,742.96
MUNICIPAL UTIL-BILLS	UTILITIES	\$1,116.51
NCC	EMS TRAINING	\$20.00
NEAL CHASE LUMBER CO	SUPPLIES, CONCESSION STAND REPAIRS	\$4,721.21
NORTHLAND CAPITAL FINANCIAL	PAYLOADER LEASE	\$28,734.00
ORANGE CITY MUNICIPAL UTILITIE	BULK WATER	\$7,957.58
DALE OLTMANS	REIMBURSE - RAIN COAT/BIBS	\$159.98
OLTMANS, HANNAH	UTILITY DEPOSIT REFUND	\$250.00
ORANGE CITY SANITATION	GARBAGE HAULING	\$7,030.60
PAYROLL	PAYROLL 10/31/2021	\$30,380.03
PEFA, INC	GAS COMMODITY	\$28,035.18
PLUIM PUBLISHING CO., INC.	FIRE AD	\$350.00
PREMIER COMMUNICATIONS	IT SERVICES	\$600.00
RADDATZ, LISA	UTILITY DEPOSIT REFUND	\$275.00
REFLECTIVE APPAREL FACTORY	VESTS	\$125.06
RICE SIGNS	SIGNS	\$66.50
SIOUX COMMERCIAL SWEEPING INC	STRIPE PARKING LOT, CURB PAINTING	\$813.50
SIOUX COUNTY RECORDER	ATV REGISTRATION	\$35.75
SIOUX GOLF & COUNTRY CLUB	ECONOMIC DEVELOPMENT CONTRIB	\$25,000.00
LAURIE TENTINGER	MILEAGE	\$302.45
THE YARD BAR & GRILL	ELECTRIC REBATE	\$150.00
TOWN & COUNTRY IMPLEMENT	FIRE TRUCK REPAIR	\$31.03

TREASURER - STATE OF IOWA	WATER EXCISE TAX	\$1,495.00
TREASURER - STATE OF IOWA	SALES TAX	\$2,192.00
TREASURER OF STATE	UNCLAIMED PROPERTY	\$37.00
U. S. POSTMASTER	POSTAGE	\$500.00
UMB BANK, N.A.	2019 BOND INTEREST	\$13,772.85
UMB BANK, N.A.	2020 BOND FEE	\$600.00
UMB BANK, N.A.	2020 BOND INTEREST	\$12,193.35
UMB BANK, N.A.	2021 BOND INTEREST	\$16,166.66
UTILITY EQUIPMENT CO.	RISERS, WATER SADDLES	\$1,216.42
TRAVIS VAN ES	REIMBURSE - SIREN	\$372.59
VERIZON	CELL PHONES	\$456.58
VERMEER SALES & SERVICE	VAC TRAILER PARTS	\$494.25
VISA	TRAINING, SUPPLIES, POSTAGE	\$1,317.92
WELLMARK BLUE CROSS/BLUE SHIELD	GROUP INSURANCE	\$10,744.30
WESCO DISTRIBUTION, INC.	CONNECTOR, ROTATION METER	\$652.00
WEST IOWA TELEPHONE	TELEPHONE, FAX, INTERNET	\$648.04
	TOTAL ACCOUNTS PAYABLE	\$352,861.08

PERSONNEL: Oltmans presented the employees benefit package as prepared by Van Engelenhoven Agency. Discussion was held on the rate decrease and additional options available.

Motion by Jorgensen and second by Vander Pol to approve the employee benefit package as prepared by Van Engelenhoven Agency. Ayes 5

Discussion was held on the end of year employee appreciation party. Staff will work with The Yard to have the party December 13.

Staff has submitted an updated job description for the electric lineman/gas operator position that will be advertised in February or March. It was the consensus of the Council to direct Oltmans, Mulder and the City's HR contractor, to review and interview applicants and present to Council for final decision.

STREET VACATION: Oltmans presented a request from Mark Pottebaum to vacate the portion of First Avenue south of his property which has not been maintained. The City will sell the land for one dollar plus legal fees and maintain a utility easement.

RESOLUTION 21-45 "RESOLUTION PROPOSING THE VACATION AND DISPOSAL OF A PORTION OF FIRST AVENUE, CITY OF ALTON, IOWA" was introduced and moved for adoption by Council Member Plathe. Mulder seconded the motion to adopt.

On roll call vote:

Ayes: Mulder, Plathe, Jorgensen, Krull, Vander Pol

Nays: None

Whereupon the Mayor declared the Resolution duly adopted

UTILITIES: The Council completed Public Officials Natural Gas Public Awareness Training and survey. The Council reviewed a Statement of Financial Support for the natural gas public awareness plan as required by the Federal Energy Regulatory Commission.

Motion by Jorgensen and second by Vander Pol to approve the Natural Gas Public Awareness Statement of Financial Support. Ayes 5

CITY ATTORNEY: Oltmans presented the 2022 contract for legal services with Bad De Jong at Klay Law. There were no changes from the 2021 contract.

Motion by Mulder and second by Plathe to approve the 2022 City Attorney Contract as presented. Ayes 5

ZONING: Oltmans presented the 2022 Zoning Services contract with Quintin Van Es. There were no changes from the 2021 contract.

Motion by Vander Pol and second by Mulder to approve the 2022 Independent Contractor Zoning contract. Ayes 5

CODE OF ORDINANCES: Oltmans informed the Council he has not received an answer on the commercial to residential special exception for zoning.

Oltmans updated the Council on implementing the “No Overnight Parking” ordinance for all City owned parking lots.

The Council continues to make progress on reviewing the updated Code of Ordinances.

SGCC: The Sioux Golf & Country Club Treasurer presented the Council with information on their budget and its funding shortfall. Sioux Golf & Country Club submitted a request for a \$25,000 economic development grant, based on the 28E agreement between the City and SGCC. The funds are anticipated to help SGCC cash flow through next month at which time SGCC will start receiving annual dues. The Council reviewed SGCC’s financial and bank statements.

Motion by Mulder and second by Plathe to approve the \$25,000 economic development grant to Sioux Golf & Country Club to offset their funding shortfall. Ayes 5

HIGHWAY 10 CORRIDOR: Mulder, Oltmans and Vande Griend met with the Department of Transportation. Discussion was held on potential future development along the Highway 10 corridor from East of Alton City limits to Orange City. Discussion was held on planning for access points along Highway 10 as development occurs. The IDOT also discussed the possibility of converting Highway 10 to three lanes from the Floyd River Bridge in Alton to Jay Avenue in Orange City. Orange City and Alton will pursue a Teak grant which allows for up to 100 hours of engineering to investigate access points and future traffic controls and other possible options, as development happens along the corridor. Also discussed was a program to investigate, as a part of the traffic control, how a roundabout at Jefferson Avenue may look.

Mulder, Oltmans and Vande Griend also met with Orange City Staff. Discussion was had concerning the land between the new MOC/FV School development and Alton Fair View Meadows residential developments. The Alton/Orange City Annexation Moratorium was discussed.

ECONOMIC DEVELOPMENT: Oltmans updated the Councils on lot sales in Fair View Meadows 2nd Addition. He also updated the Council on the potential sale of the Global Aquaculture building in the Industrial Park and possible utility upgrades that may be needed.

OTHER BUSINESS: Vande Griend updated the Council on a discussion he had with Rod Hofmeyer representing Zestos. Hofmeyer expressed disappointment that City Staff would not provide electrical and gas installation to his buildings, which is the property owners responsibility, free of charge since he is a non-profit. He also has expressed dissatisfaction with the City that Zestos and their tenants are not allowed to park vehicles in the City’s parking lot, south of the Post Office, which is currently being used to stage equipment and materials for the Fire Station Project. He would like the City to provide parking for Zestos and its tenants. He also discussed that Zestos is interested in purchasing the City parking property to construct a building. Hofmeyer will present a formal request to the Council at an upcoming meeting.

Motion by Krull and second by Jorgensen to adjourn the meeting at 7:27 PM. Ayes 5

Mayor
Dan Vande Griend

City Clerk/Administrator
Dale Oltmans

October Revenue

General Fund	\$235,860.13	Capital Parks & Trails	\$21.53
RUT Fund	\$13,863.33	Water Fund	\$27,979.81
Employee Benefits Fund	\$32,294.95	Sewer Fund	\$26,036.67
Local Option Fund	\$16,101.57	Electric Fund	\$73,450.42
TIF – FVM2 Phase 1 Fund	\$15,172.51	Gas Fund	\$24,188.05
Debt Service Fund	\$102,149.70	Storm Water Fund	\$2,695.30
Capital Equipment Fund	\$37.95	Total Receipts	\$569,851.92