

ALTON CITY COUNCIL MEETING
Minutes of Regular Session
Tuesday, December 14, 2021

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

Motion by Jorgensen and second by Krull to approve the agenda. Ayes 5

Motion by Jorgensen and second by Vander Pol to approve the minutes from November 9, 2021, meeting. Ayes 5

Motion by Vander Pol and second by Krull to approve the financial reports as presented. Ayes 5

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

DECEMBER 2021 ACCOUNTS PAYABLE

<u>VENDOR</u>	<u>PRODUCT/SERVICE</u>	<u>AMOUNT</u>
A & M LAUNDRY INC	LAUNDRY SERVICE	\$56.89
ACCESS SYSTEMS	COPIER FEES	\$26.67
AETNA MEDICARE	AMBULANCE OVERPAYMENT	\$54.36
AFLAC	AFLAC-PRE-TAX	\$383.71
AG PARTNERS	FUEL	\$975.58
AGRIVISION EQUIPMENT	AIR COMPRESSOR REPAIRS	\$5,178.71
AHLERS & COONEY, P.C.	ANNEXATION, URBAN RENEWAL	\$168.00
ALTON ECONOMIC DEVELOPMENT COR	TIF REBATE	\$17,555.03
AMERICAN STATE BANK	FED/FICA TAX	\$9,759.40
AMERICAN STATE BANK	GAS LOAN	\$24,506.25
ANALYTICAL & CONSULTING	COMPLIANCE TESTING	\$68.55
ARNOLD MOTOR SUPPLY	BATTERIES, GASKET, OIL, FILTERS	\$618.26
BLACKTOP PAVING	STREET PATCHING	\$9,800.00
BOMGAARS	HAMMER DRILL KIT, SUPPLIES	\$544.75
BORDER STATES INDUSTRIES, INC.	BRACKETS, ID TAGS	\$926.26
CENTURY BUSINESS PRODUCTS	COPIER FEES	\$54.29
CITY OF ORANGE CITY	WELD TAP TEE	\$466.78
CLAYTON ENERGY CORPORATION	GAS RESERVATION	\$12,667.29
CLAYTON ENERGY CORPORATION	GAS COMMODITY	\$25,347.91
CLAYTON ENERGY CORPORATION	FR CLOTHING	\$442.00
CMBA ARCHITECTS	FIRE STATION SERVICES	\$4,880.00
DEERE CREDIT, INC	TRACTOR LEASE	\$16,495.25
DEERE CREDIT, INC	MOWER LEASE	\$8,249.72
DEWILD GRANT RECKERT & ASSOC	FIRE STATION DEVELOPMENT	\$167.00
EMERGENCY APPARATUS MAINT	TRUCK/PUMP REPAIRS	\$1,127.03
FOREMAN TIRE SERVICE	TIRE REPAIR	\$21.00
FP MAILING SOLUTIONS	POSTAGE METER RENTAL	\$486.00
GROEBNER & ASSOCIATES INC	TAP TEES	\$577.57
HAWKE & CO AG SERVICES	BULB	\$2.55
HEYING CO	BUSINESS ENCOURAGEMENT GRANT	\$2,223.00

IOWA ASSN. OF MUNICIPAL UTIL.	SUPERINTENDENT/FOREMAN MEETING	\$850.00
IOWA FINANCE AUTHORITY	WW SRF LOAN INTEREST	\$8,500.00
IOWA FINANCE AUTHORITY	WA SRF LOAN INTEREST	\$140.00
IOWA STATE TREASURER	STATE TAX	\$1,587.00
IOWA UTILITIES BOARD	GAS ASSESSMENT	\$551.00
IOWA UTILITIES BOARD	ELECTRIC ASSESSMENT	\$500.00
IPERS COLLECTIONS	IPERS	\$6,618.34
J&A EXCAVATING, LLC	WATER LEAK ASSIST	\$530.00
JELLEMA CONSTRUCTION	CURB/GUTTER DIVISION ST	\$4,531.98
JELLEMA CONSTRUCTION	PATCH WORK	\$599.77
KLAY, VELDHUIZEN, BINDNER, DEJONG	LEGAL FEES	\$1,782.00
KGM	METERS, INDEX REPAIR KIT	\$4,798.16
KOPETSKYS ACE	SUPPLIES	\$163.21
MACQUEEN EQUIPMENT	SCBAS	\$16,721.12
MID SIOUX OPPORTUNITY	PROJECT SHARE	\$220.00
MIDAMERICAN ENERGY	STREETLIGHTS	\$329.68
MIKES WELDING & REPAIR	SUPPLIES, STREET LIGHT REPAIR	\$176.50
MISSOURI RIVER ENERGY SERVICES	ELECTRIC	\$43,117.68
MUNICIPAL MANAGEMENT CORP	LEAK DETECTION	\$600.00
MUNICIPAL UTIL-BILLS	UTILITIES	\$1,682.34
NCC	EMS TRAINING	\$20.00
NEAL CHASE LUMBER CO	SUPPLIES, CONCESSION STAND	\$2,962.40
NOTEBOOM ELECTRIC	OUTLET	\$3.97
ORANGE CITY MUNICIPAL UTILITIES	BULK WATER	\$7,053.98
CRITTER SITTERS	KENNELING	\$60.00
ONE OFFICE SOLUTION	OFFICE SUPPLIES	\$54.31
ORANGE CITY HEALTH SYSTEM	DRUG TESTS, PARAMEDIC ASSIST	\$196.00
ORANGE CITY SANITATION	GARBAGE HAULING	\$7,116.95
PAYROLL	PAYROLL 11/30/2021	\$31,060.06
PCC	RESCUE BILLING	\$418.09
PEFA, INC	GAS COMMODITY	\$28,610.78
PREMIER COMMUNICATIONS	IT SERVICES	\$600.00
RICE SIGNS	STREET SIGNS	\$219.00
ROORDA, BRIAN	UTILITY DEPOSIT REFUND	\$143.62
SIOUX COMMERCIAL SWEEPING INC	JOINT SEAL BRIDGE APPROACH	\$200.00
SIOUX COUNTY AUDITOR	2021 ELECTION	\$837.60
SIOUXLAND PRESS	PUBLICATIONS	\$534.00
SKARSHAUG TESTING LAB.	GLOVE TESTS/CLEANING	\$142.30
T & L TOOLS	WELDING HELMET	\$164.95
THE YARD BAR & GRILL	MEETING EXPENSE	\$438.00
THOMPSON AUTOMATION & SPECIALTY	LIFT STATION PUMP MAINT.	\$950.00
TOWN & COUNTRY IMPLEMENT	PLOW MAINTENANCE	\$1,203.48
TREASURER - STATE OF IOWA	SALES TAX	\$2,873.00
TREASURER - STATE OF IOWA	WATER EXCISE TAX	\$1,287.00
TRI-STATE OVERHEAD SALES INC	DOOR SERVICED	\$60.00
U. S. POSTMASTER	POSTAGE	\$500.00
UNITYPOINT CLINIC-OCC MED	DRUG TESTS	\$126.00
VECTOR	COMMERCIAL LIABILITY	\$449.09

VERIZON	CELL PHONES	\$633.98
VISA	TRAINING, SUPPLIES, SOFTWARE	\$2,118.29
WELLMARK BLUE CROSS/BLUE SHIELD	GROUP INSURANCE	\$10,314.30
WESCO DISTRIBUTION, INC.	BOX PAD	\$2,795.90
WEST IOWA TELEPHONE	TELEPHONE, FAX, INTERNET	\$636.23
WILLIAMS & CO	AUDIT	\$1,600.00
ZIEGLER	SUPPLIES	\$6.34
	TOTAL ACCOUNTS PAYABLE	\$344,218.21

ELECTION: The Oath of Office was administered to the newly elected council members, Harlan Jorgensen, Travis Plathe and Terri Vander Pol.

BUDGET AMENDMENT: Mayor Pro Tem Mulder opened a public hearing for the Budget Amendment at 6:10 PM. No written or oral comments were received. Mayor Pro Tem Mulder closed the public hearing at 6:15 PM.

RESOLUTION 21-46 “A RESOLUTION OF THE CITY COUNCIL OF ALTON, IOWA, ADOPTING THE BUDGET AMENDMENT FOR FISCAL YEAR ENDING JUNE 30, 2022” was introduced and moved for adoption by Council Member Vander Pol. Mulder seconded the motion to adopt.

On roll call vote:

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

Nays: None

Whereupon the Mayor Pro Tem declared the Resolution duly adopted

FUND TRANSFERS:

RESOLUTION 21-47 “A RESOLUTION OF THE CITY COUNCIL OF ALTON, IOWA TRANSFERRING FUNDS FROM THE LOCAL OPTION SALES TAX FUND TO THE CAPITAL BUILDING FUND” was introduced and moved for adoption by Council Member Jorgensen. Mulder seconded the motion to adopt.

On roll call vote:

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

Nays: None

Whereupon the Mayor Pro Tem declared the Resolution duly adopted

RESOLUTION 21-48 “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 Krull. Plathe seconded the motion to adopt.

On roll call vote:

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

Nays: None

Whereupon the Mayor Pro Tem declared the Resolution duly adopted

STREET VACATION: Mayor Pro Tem Mulder opened a public hearing for the vacation and disposal of a portion of 1st Avenue at 6:17 PM. No written or oral comments were received. Mayor Pro Tem Mulder closed the public hearing at 6:20 PM.

ORDINANCE 869: “AN ORDINANCE VACATING AND DISPOSING OF A PORTION OF FIRST AVENUE IN THE CITY OF ALTON, IOWA”

Ordinance 869 was introduced by Council Member Jorgensen.

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: Jorgensen, Krull, Plathe, Vander Pol, Mulder
Nays: None

And the Mayor Pro Tem 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 869 be adopted and placed on its final passage. Council Member Vander Pol seconded the foregoing motion.

Ayes: Jorgensen, Krull, Plathe, Vander Pol, Mulder
Nays: None

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

RESOLUTION 21-49 “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 Mulder. Krull seconded the motion to adopt.

On roll call vote:
Ayes: Jorgensen, Krull, Plathe, Vander Pol, Mulder
Nays: None

Whereupon the Mayor Pro Tem declared the Resolution duly adopted

NWI AREA SOLID WASTE AGENCY: Motion by Vander Pol and second by Krull to approve Mayor Vande Griend’s appointment of Oltmans as representative and the Mayor as alternate to the NWI Area Solid Waste Agency. Ayes 5

ALTON INDUSTRIAL PARK:

Motion by Jorgensen and second by Plathe consent to terminate First Right of Refusal and Minimum Assessment Agreement of Lot 1, Lot 2B and Lot 2C, Alton Industrial Park in Incorporated Alton, according to the Plat Thereof. Ayes 5

Motion by Jorgensen and second by Plathe consent to terminate First Right of Refusal and Minimum Assessment Agreement of Lot 2A, Replat of Lot 2, Alton Industrial Park in Incorporated Alton, according to the Plat Thereof. Ayes 5

Motion by Jorgensen and second by Plathe consent to terminate First Right of Refusal and Minimum Assessment Agreement of Lot E, Replat of Lot 2, Alton Industrial Park of Alton, Iowa as shown on Plat of Survey recorded on June 9, 2021, in Book: 2021 Page 3972. Ayes 5

FIRE STATION ADDITION: Plathe, representing Poppema Sikma Construction, reviewed change orders to the contract for the Fire Station Addition project.

Motion by Mulder and second by Vander Pol to approve the change orders to the contract as presented. Ayes 4
Plathe Abstained.

SGCC: The Council reviewed the board members elected at the SGCC annual meeting and the proposed annual budget.

Motion by Mulder and second by Vander Pol to approve the Annual Budget and elected Directors as proposed by Sioux Golf & Country Club. Ayes 5

HIEMSTRA FIRST ADDITION, LOT 3: The Council discussed the sale of land in Hiemstra First Addition to Siouxland Habitat for Humanity.

RESOLUTION 21-50: “RESOLUTION PROPOSING TO DISPOSE OF CITY OWNED REAL ESTATE” was introduced and moved for adoption by Council Member Jorgensen. Krull seconded the motion to adopt.

On roll call vote:

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

Nays: None

Whereupon the Mayor Pro Tem declared the Resolution duly adopted

ZESTOS: Oltmans informed the Council of Zestos’s interest in the City’s property south of the post office. Oltmans presented Zestos’s plan along with information on the City’s investment in the property. Discussion was held and the Council expressed interest in the potential of marketing or listing the property. They would like to see if there are other tax entities interested, since the property has never been listed publicly. Council directed staff to investigate listing the property.

STREET MAINTENANCE REIMBURSEMENT: Oltmans informed the Council that Van Wyk Concrete constructed a new building in 2017. They were informed at the time of requirements to connect to the City’s sanitary sewer and that any street repair costs were their responsibility.

Written notice was mailed in 2018 notifying Van Wyk Concrete that a sanitary sewer connection was required by the Alton Code of Ordinances. After failure to connect to the sanitary sewer, written notice was again mailed in the fall of 2019. Van Wyk Concrete attended the November 12, 2019 to request that they not be required to connect to the City’s sanitary sewer. The Council denied the request and set a completion date of July 12, 2020, to complete the connection. In 2020, Van Wyk concrete notified the City of complications due to an existing storm sewer and a requested that they not be required to make the connection to the sanitary sewer. The Council reviewed the request at the April 14, 2020 council meeting. The Council directed staff to draft a letter requiring a force main sewer be installed if gravity flow was

not possible. They also reaffirmed the July 12, 2020, deadline. A letter was mailed to Van Wyk concrete notifying them of the Council’s decision.

Van Wyk Concrete completed the installation and the City’s asphalt contractor made repairs to the street. The City mailed Van Wyk concrete an invoice dated 11/20/2020. The City mailed subsequent invoices and finally received a payment of \$400.00 dated 11/20/2021. A note was written on the check stating, “damage was done to new driveway when patching was done”. Van Wyk Concrete had not previously communicated about damages and until the note on the check. City staff was unaware of nor observed any damages. No evidence of damage was presented with the partial payment.

Motion by Plathe and second by Jorgensen to collect the remaining amount invoiced to Van Wyk Concrete. Ayes 5

NUISANCE ABATEMENT: Oltmans presented legal opinion from the City Attorney regarding dealing with a perpetual nuisance property. It was the recommendation of the City Attorney for the City to file a municipal infractions ordinance violation, set it down for a hearing and at the hearing have the court assess a penalty for non-compliance with the City’s nuisance abatement ordinance and enter an order authorizing the entry of the premises to abate the nuisance and assess the cost of same to the property.

Motion by Jorgensen and second by Mulder to follow legal advice of City Attorney regarding the nuisance at 705 2nd Avenue and directed staff to follow up with the City Attorney. Ayes 5

FY23 BUDGET: Oltmans presented the City’s Capital Plan. Discussion was held.

Motion by Vander Pol and second by Mulder to approve the Capital Plan as presented. Ayes 5

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

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

OTHER BUSINESS: Oltmans updated the Council on the potential business development north of town.

Motion by Krull and second by Jorgensen to adjourn the meeting at 7:10 PM. Ayes 5

Mayor Pro Tem
Justin Mulder

City Clerk/Administrator
Dale Oltmans

November Revenue

General Fund	\$39,017.65	Capital Building Fund	\$10,000.00
RUT Fund	\$10,953.88	Capital ARPA Fund	\$311.55
Employee Benefits Fund	\$4,135.86	Capital Parks & Trails	\$23.78
Local Option Fund	\$51,509.67	Water Fund	\$35,932.75
TIF – Global Fund	\$11,683.20	Sewer Fund	\$24,458.31
TIF – FVM2 Phase 1 Fund	\$11,298.93	Electric Fund	\$77,152.07
Debt Service Fund	\$16,577.30	Gas Fund	\$100,638.53
Capital Equipment Fund	\$41.88	Storm Water Fund	\$2,598.65
		Total Receipts	\$396,334.01