

ALTON CITY COUNCIL MEETING
Minutes of Regular Session
Tuesday, January 11, 2022

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

Motion by Vander Pol and second by Plathe to approve the agenda. Ayes 3

Motion by Mulder and second by Vander Pol to approve the minutes from December 14, 2021, meeting. Ayes 3

1016 3rd Ave (Bowling Alley Lot): Mayor Vande Griend informed the Council about negotiations to sell City owned property at 1016 3rd Ave. Zestos had expressed interest in purchasing the lot and the Mayor presented them with a purchase price that the City Council would consider. The Mayor informed the Council about a business that recently contacted the City and is interested in purchasing the lot to construct a building for their business. The Mayor presented the counteroffer from Zestos to be considered and if that was not accepted, the same offer made to Zestos would be presented to the interested business.

Motion by Mulder and second by Plathe to reject the counteroffer from Zestos. Ayes 3

Anema asked the Council if Zestos would be able to increase their offer to the amount offered by the City. It was the consensus of the Council to first present the same offer made to Zestos to the other interested party. If the other party does not accept the offer, then Zestos would have a chance of making another offer.

Anema left the meeting at 6:11 PM.

PLANNING AND ZONING (BLOM):

Mayor Vande Griend opened a public hearing for the rezoning of Lot 5 East 10' & Lot 6 & Vacated Alley West 6', Block 13 & Lots 7 & 8 South 82.5', Vacated Alley East 9' of South 82.5', & Lot 9 & 10 Vacated Alley 9' OF South 82.5', & Lots 7 & 8 North 82.5' & Vacated Alley East 9' of North 82.5' Block 13, in the Incorporated City of Alton, Iowa at 6:12 PM. Oltmans spoke with Dave Katt, Jason Budden and Verne Vande Brake, adjacent property owners of the property, there were no objections to the rezoning. Budden expressed interest in having his property rezoned as well. No other written or oral comments were received. Oltmans presented the minutes of the Alton Planning and Zoning board. Mayor Vande Griend closed the public hearing at 6:16 PM.

The Council discussed rezoning to Highway Commercial which would allow the properties to have residential or commercial uses. If the properties are used for residential purposes, it could be used later as commercial without rezoning again.

ORDINANCE 871: "AN ORDINANCE AMENDING ORDINANCE NO. 647 KNOWN AS THE CITY OF ALTON ZONING ORDINANCE PURSUANT TO SECTION 25.1 AND 1.5 OF SAID ORDINANCE AS PREVIOUSLY PASSED AND ADOPTED THE 13TH DAY OF DECEMBER 2004"

Ordinance 871 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 Plathe.

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

And the Mayor declares the motion duly carried.

Motion by Plathe that title of said bill for Ordinance be approved as set out and said bill for Ordinance 871 be adopted and placed on its final passage. Council Member Vander Pol seconded the foregoing motion.

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

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.

De Jong left the meeting at 6:17 PM.

CODE OF ORDINANCES: The Council discussed a request from Don Krull to make a special exception to the Light Industrial Zoning to allow the property at 503 E. 10th St. be used as a residential property. Van Es informed the Council that the current Light Industrial Zoning Ordinance does not allow for any special exceptions. Discussion was held about the danger of allowing residential that close to the Union Pacific Railroad tracks.

It was the consensus of the Council to continue to follow the Industrial Zoning Ordinance.

LOT 3, HIEMSTRA FIRST ADDITION:

Mayor Vande Griend opened a public hearing for the rezoning of Lot 3, Hiemstra First Addition, in the Incorporated City of Alton, Iowa at 6:24 PM. Noah Jansen was at the Planning and Zoning meeting and was in favor of the rezoning. Jose Gutierrez also attended the Planning and Zoning meeting and expressed concern about if rezoning would not allow him to move trailers onto his properties on Park St. Oltmans informed him the rezoning of this property would not affect his properties. It was the recommendation of the Alton Planning and Zoning Board to rezone the property. Mayor Vande Griend closed the public hearing at 6:28 PM.

ORDINANCE 870: “AN ORDINANCE AMENDING ORDINANCE NO. 647 KNOWN AS THE CITY OF ALTON ZONING ORDINANCE PURSUANT TO SECTION 25.1 AND SECTION 1.5 OF SAID ORDINANCE AS PREVIOUSLY PASSED AND ADOPTED THE 13TH DAY OF DECEMBER 2004”

Ordinance 870 was introduced by Council Member Vander Pol.

Motion by Council Member Plathe 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 Mulder.

Ayes: Vander Pol, Mulder, Plathe

Nays: None

Absent: Krull, Jorgensen

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 870 be adopted and placed on its final passage. Council Member Vander Pol seconded the foregoing motion.

Ayes: Mulder, Vander Pol, Plathe

Nays: None

Absent: Krull, Jorgensen

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 sale of Lot 3, Hiemstra First Addition, in the Incorporated City of Alton, Iowa at 6:29 PM. There were no written or oral comments. Mayor Vande Griend closed the public hearing at 6:33 PM.

RESOLUTION 22-02 “RESOLUTION RATIFYING AND AUTHORIZING DISPOSAL OF MUNICIPALLY OWNED PROPERTY” was introduced and moved for adoption by Council Member Mulder. Vander Pol seconded the motion to adopt.

On roll call vote:

Ayes: Mulder, Vander Pol, Plathe

Nays: None

Absent: Krull, Jorgensen

Whereupon the Mayor declared the Resolution duly adopted

FIRE DEPARTMENT: Plathe updated the Council on the progress at the Fire Station. The addition is on schedule. Van Es updated the Council on the paver fundraiser. He indicated there has been a lot of people expressing interest but there has not been a lot of commitment yet. The Fire Department is considering extending the deadline another month.

Van Es left the meeting at 6:36 PM.

Motion by Mulder and second by Vander Pol to approve the financial reports as presented. Ayes 3

Motion by Vander Pol and second by Plathe to approve the bills as presented. Ayes 3

JANUARY 2022 ACCOUNTS PAYABLE

<u>VENDOR</u>	<u>PRODUCT/SERVICE</u>	<u>AMOUNT</u>
A & M LAUNDRY INC	LAUNDRY SERVICE	\$56.89
AALBERS EXCAVATING/TRUCKING	ROCK	\$701.50
AFLAC	AFLAC-PRE-TAX	\$383.71
AG PARTNERS	FUEL	\$2,333.05
ALTON CHAMBER	FEES	\$1,487.50
AMERICAN STATE BANK	FED/FICA TAX	\$10,196.90
ANALYTICAL & CONSULTING	COMPLIANCE TESTING	\$123.52
ARNOLD MOTOR SUPPLY	CONNECTORS	\$169.66
BOMGAARS	TORCH KIT, SUPPLIES	\$223.19
BORDER STATES INDUSTRIES, INC.	FR SHIRTS	\$210.23
CENTURY BUSINESS PRODUCTS	COPIER FEES	\$57.17
CITY OF ORANGE CITY	GAS CONTRACT	\$3,750.00
CITY OF ORANGE CITY	LAW ENFORCEMENT	\$40,715.75
CLAYTON ENERGY CORPORATION	GAS RESERVATION	\$12,667.29
CLAYTON ENERGY CORPORATION	GAS COMMODITY	\$21,216.32
CONNECTIONS INC	EMPLOYEE ASSISTANCE PROGRAM	\$81.27
DE JONG OIL & REPAIR INC.	LIGHT	\$32.84
DEARBORN LIFE INS CO	GROUP INSURANCE	\$3,032.48
DIAMOND VOGEL PAINT	PAINT	\$191.52
ECHO GROUP INC	CONCESSION STAND, PIPE CONNECTORS	\$1,715.55
IOWA DEPT OF TRANSPORTATION	PLOW GUARDS	\$709.21
IOWA ONE CALL	LOCATES	\$18.20
IOWA STATE TREASURER	STATE TAX	\$1,655.00
IPERS COLLECTIONS	IPERS	\$7,186.97
KLAY,VELDHUIZEN,BINDNER,DEJONG	LEGAL FEES	\$718.75
KOPETSKYS ACE	WIRE, WIRE NUTS, ZIP TIES	\$86.63
KELLIE LANCASTER	GAS REBATE	\$350.00
MID SIOUX OPPORTUNITY	PROJECT SHARE	\$120.00
MIDAMERICAN ENERGY	STREET LIGHTS	\$332.11
MIKES WELDING & REPAIR	SUPPLIES, SNOW PUSHERS	\$1,138.30
MISSOURI RIVER ENERGY SERVICES	ELECTRIC	\$53,547.13
MOUW MOTOR	OIL CHANGE	\$58.81
MUNICIPAL UTIL-BILLS	UTILITIES	\$2,867.47
NCC	EMS TRAINING	\$15.00
NEAL CHASE LUMBER CO	SUPPLIES, CONCESSION STAND, TIN	\$2,679.29
JODY NIBBELINK	SEPTIC TANK REIMBURSEMENT	\$3,250.00
ORANGE CITY MUNICIPAL UTILITIES	BULK WATER	\$6,672.53
ONE OFFICE SOLUTION	OFFICE SUPPLIES	\$153.01
ORANGE CITY HEALTH SYSTEM	PARAMEDIC ASSIST	\$136.00
ORANGE CITY SANITATION	GARBAGE HAULING	\$7,026.60
PAYROLL	PAYROLL 12/31/2021	\$34,129.76
PEFA, INC	GAS COMMODITY	\$17,542.51
POPPEMA-SIKMA CONSTR. CO	FIRE STATION ADDITION	\$1,033,085.64

PREMIER COMMUNICATIONS	IT SERVICES	\$600.00
RANDY'S IRON WORKS INC	PLOW SUPPLIES	\$139.96
RICE SIGNS	STREET SIGNS	\$864.91
SIOUX COUNTY RECORDER	RECORDING FEES	\$127.00
SIOUX COUNTY SHERIFF	SIOUX COUNTY COMM CENTER	\$6,551.00
SIOUXLAND PRESS	PUBLICATIONS, SUBSCRIPTION	\$408.75
TOWN & COUNTRY IMPLEMENT	OIL, AIR FILTER	\$219.36
TREASURER - STATE OF IOWA	SALES TAX	\$3,654.49
TREASURER - STATE OF IOWA	WATER EXCISE TAX	\$1,289.48
U. S. POSTMASTER	POSTAGE	\$500.00
QUINTIN VAN ES	IA FIREFIGHTERS ASSOC DUES	\$357.00
VERIZON	CELL PHONES	\$535.32
VISA	SUPPLIES, DUES, SENSAPHONE	\$1,179.69
WELLMARK BLUE CROSS/BLUE SHIELD	GROUP INSURANCE	\$10,314.30
WESCO DISTRIBUTION, INC.	TRANSFORMER	\$28,220.00
WEST IOWA TELEPHONE	TELEPHONE, FAX, INTERNET	\$632.51
	TOTAL ACCOUNTS PAYABLE	\$1,328,419.03

NUISANCE PROPERTY ABATEMENT: The Mayor informed the Council about a meeting he and Oltmans had with the City Attorney regarding abandoned, nuisance, and vacant properties. There have been several complaints about properties in town.

Motion by Plathe and second by Vander Pol to have the City Attorney address the abandoned, nuisance, and vacant properties in Alton. Ayes 3

UTILITIES: Oltmans spoke to the Council about the having City's engineer, DGR prepare a scope of services for the wastewater system. With current needs, potential land future development plans, DGR would form a long-term plan to address wastewater needs. It was the consensus of the Council to have staff obtain a scope of services from DGR. Oltmans also discussed current engineering to replace wastewater mains from the City's main lift station on Division Street under the Floyd River to the lagoons south of town. The existing piping is aging and may not meet the City's needs in the future. Staff is also working on future planning for the water system based on recommendations from the water modeling study prepared by DGR. A water tower is recommended in the future. Potential properties are being identified and as a part of the City's land use planning negotiations will be started with current property owners.

FY23 BUDGET: Oltmans presented the Council with the preliminary budget and Max Property Tax Dollars and for the affected levy total for the annual budget for Fiscal Year ending June, 30, 2023.

RESOLUTION 22-01 "A RESOLUTION OF THE CITY COUNCIL OF ALTON, IOWA SETTING TIME AND PLACE FOR A PUBLIC HEARING FOR APPROVING THE CITY MAXIMUM PROPERTY TAX DOLLARS FOR THE AFFECTED LEVY TOTAL FOR THE ANNUAL BUDGET FOR FISCAL YEAR ENDING JUNE 30, 2023" 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

Nays: None

Absent: Krull, Jorgensen

Whereupon the Mayor declared the Resolution duly adopted

CITY BOARDS: The Council reviewed the City Boards and discussed the need to fill several open positions. The Council directed staff to advertise the positions on Facebook and in the next newsletter.

2022 MAYORAL APPOINTMENTS: The Mayor informed the Council that his appointments to Council Committees. Jorgensen will represent the City on the Sioux Golf & Country Club Board. All other committees will remain the same.

Motion by Mulder and second by Vander Pol to approve the Mayor’s Committee appointments. Ayes 3

CITY HALL: The Council discussed remodeling City Hall. The buildings HVAC, carpet and electric all need to be upgraded. Handicap accessibility and health and safety concerns will also be addressed. The Council directed staff to get quotes for remodeling. Once quotes are submitted the Council will decide how to proceed.

OTHER BUSINESS: It was the consensus of the Council to move the February and March Council meetings to the 15th of each month.

Motion by Plathe and second by Vander Pol to adjourn the meeting at 7:02 PM. Ayes 3

Mayor
Dan Vande Griend

City Clerk/Administrator
Dale Oltmans

December Revenue

General Fund	\$34,671.98	Capital Equipment Fund	\$40.32
RUT Fund	\$12,827.28	Capital Parks & Trails	\$22.89
Employee Benefits Fund	\$3,721.91	Water Fund	\$24,831.81
Local Option Fund	\$17,118.81	Sewer Fund	\$24,928.34
TIF – Global Fund	\$487.86	Electric Fund	\$94,383.13
TIF – FVM2 Phase 1 Fund	\$3,459.41	Gas Fund	\$143,638.17
Debt Service Fund	\$13,162.73	Storm Water Fund	\$2,702.40
		Total Receipts	\$375,997.04