

ALTON CITY COUNCIL MEETING
Minutes of Regular Session
Tuesday, February 15, 2022

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 Andrew Driesen, Scott Bortscheller, Dale Oltmans and Laurie Tentinger.

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

BUDGET: Mayor Vande Griend opened a public hearing for the Fiscal Year 2023 Budget Proposed General Fund Max Levy at 6:01 PM. Driesen indicated he wanted to make sure the tax levy wasn't drastically changing since he is planning on building a house. No other written or oral comments were received. Mayor Vande Griend closed the public hearing at 6:06 PM.

RESOLUTION 22-03: "A RESOLUTION OF THE CITY COUNCIL OF ALTON, IOWA 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 Jorgensen. Krull seconded the motion to adopt.

On roll call vote:

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

Nays: None

Whereupon the Mayor Vande Griend declared the Resolution duly adopted.

Driesen left the meeting at 6:07 PM.

Oltmans presented the budget as prepared and reviewed multiple line items.

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

RESOLUTION 22-04 "A RESOLUTION OF THE CITY COUNCIL OF ALTON, IOWA SETTING TIME AND PLACE FOR A PUBLIC HEARING FOR THE PURPOSE OF RECEIVING WRITTEN AND ORAL COMMENTS ON THE CITY'S PROPOSED FISCAL YEAR 2022-2023 BUDGET" was introduced and moved for adoption by Council Member Mulder. Vander Pol seconded the motion to adopt.

On roll call vote:

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

Nays: None

Whereupon the Mayor Vande Griend declared the Resolution duly adopted.

UTILITIES: Oltmans informed the Council of a discrepancy on two commercial gas meters. Bortscheller explained how gas meters can be set for different pressures and how a correction in the billing process is necessary for these meters. Two newer meters was discovered to have correctors automatically built in but were being billed like other similar meters with a corrector in the billing software causing over billing to the customer. Oltmans explained, per code the City must reimburse for any overbilling. The software has been corrected and the customers will be reimbursed.

Oltmans updated the Council on a meeting he, Bortscheller and Leonard Pottebaum had with NIPCO. NIPCO will be building a new substation for the REC and has offered to purchase one mile of the City's transmission line for \$40,000. Oltmans explained how this would be a benefit for the City as the transmission line is 50 plus years old and will need to be replaced in the near future. Oltmans presented an estimated cost to the City to replace one mile of transmission line.

Plathe expressed interest in having someone from NIPCO present the offer to the Council so they can ask questions and get the offer directly. It was the consensus of the Council to have a representative from NIPCO come to the next meeting with an offer.

Oltmans present the Council with proposals from DGR Engineering for two projects. The first project discussed was for engineering a new sanitary force main to the wastewater lagoons. Oltmans explained that funding sources may come available to help with this project and having the engineering done could aid in the City receiving funding to assist with the project.

Motion by Vander Pol and second by Plathe to approve the Scope of Services from DGR Engineering for the design of a new force main. Ayes 5

The second proposal Oltmans presented was for a sanitary sewer study. The Council discussed the possibility of expansion and the need for a system that will support additional volume as well as upgrading older line segments.

Motion by Jorgensen and second by Krull to approve the Scope of Services from DGR Engineering for the Sanitary Sewer Study. Ayes 5

Motion by Mulder and second by Plathe to approve the minutes from January 11, 2022 meeting. Ayes 5

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

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

FEBRUARY 2022 ACCOUNTS PAYABLE

<u>VENDOR</u>	<u>PRODUCT/SERVICE</u>	<u>AMOUNT</u>
A & M LAUNDRY INC	LAUNDRY SERVICE	\$56.89
WILLIAM ABERSON	AMBULANCE REFUND	\$459.50
AFLAC	AFLAC-PRE-TAX	\$383.71
AG PARTNERS	FUEL	\$193.08
AGRIVISION EQUIPMENT	TIRE/WHEEL ASSEMBLY	\$161.32
AHLERS & COONEY, P.C.	LEGAL FEES - IND PK URP	\$450.00
AMERICAN STATE BANK	FED/FICA TAX	\$9,257.70
ANALYTICAL & CONSULTING	COMPLIANCE TESTING	\$103.34
ARNOLD MOTOR SUPPLY	BATTERIES, OIL, FILTERS	\$520.56
BOMGAARS	STORAGE RACK, COUPLING, SUPPLIES	\$232.37
CENTURY BUSINESS PRODUCTS	COPIER FEES	\$191.28
CITY OF SIOUX CENTER	BYPASS METER BARS	\$540.00
CLAYTON ENERGY CORPORATION	GAS COMMODITY	\$24,676.66
CLAYTON ENERGY CORPORATION	GAS RESERVATION	\$12,667.29
CMBA ARCHITECTS	FIRE STATION SERVICES	\$6,120.00
DEWILD GRANT RECKERT & ASSOC	E 12TH ST IMPROVEMENTS, GIS MAPPING	\$1,721.50
DIAMOND VOGEL PAINT	PAINT	\$165.44
ECHO GROUP INC	EMERGENCY LIGHT, COUPLING	\$205.06
FASTENAL	SUPPLIES	\$3.29

FELD FIRE	BUNKER GEAR	\$1,975.00
FOREMAN TIRE SERVICE	TIRE REPAIR	\$29.00
HAWKE & CO AG SERVICES	COUPLER	\$53.57
IOWA ASSN. OF MUNICIPAL UTIL.	DUES	\$5,421.00
IOWA DEPT OF REVENUE	PROPERTY TAX	\$11.10
IOWA ONE CALL	LOCATES	\$2.70
IOWA STATE TREASURER	STATE TAX	\$1,489.00
IPERS COLLECTIONS	IPERS	\$6,176.49
STUART C IRBY CO	PIPE, VALVE BOX	\$950.55
BRIAN KONZ	DEDUCTIBLE BUYDOWN	\$1,000.00
KGM	METER CONNECTIONS	\$247.76
KOPETSKYS ACE	THERMOSTAT, GUARD, SUPPLIES	\$178.78
MATHESON TRI-GAS IN	OXYGEN	\$116.34
MID SIOUX OPPORTUNITY	PROJECT SHARE	\$114.33
MIDAMERICAN ENERGY	STREET LIGHTS	\$338.29
MIDWEST SPRAY TEAM & SALES INC	GROUND STABILIZER	\$568.17
MIKES WELDING & REPAIR	REBUILD GRAPPLE BUCKET	\$3,006.85
MISSOURI RIVER ENERGY SERVICES	ELECTRIC	\$66,762.61
MUNICIPAL UTIL-BILLS	UTILITIES	\$4,761.00
NCC	EMS TRAINING	\$25.00
NEAL CHASE LUMBER CO	CONCESSION STANDS, SUPPLIES	\$3,342.18
NOTEBOOM ELECTRIC	PVC COUPLING	\$3.36
ORANGE CITY MUNICIPAL UTILITIES	BULK WATER	\$7,257.97
CRITTER SITTERS	KENNELING	\$60.00
OLVERA, JOSE	UTILITY DEPOSIT REFUND	\$63.55
ONE OFFICE SOLUTION	OFFICE SUPPLIES, PAPER	\$487.15
ORANGE CITY HEALTH SYSTEM	PARAMEDIC ASSIST, DRUG TEST	\$217.79
ORANGE CITY SANITATION	GARBAGE HAULING	\$7,001.90
PAYROLL	PAYROLL 01/31/2022	\$29,481.68
PEFA, INC	GAS COMMODITY	\$25,573.59
PERSPECTIVE INSURANCE	PROPERTY INS	\$98.00
PLUIM PUBLISHING CO., INC.	SUBSCRIPTION	\$17.00
RICE SIGNS	STREET SIGNS	\$671.11
SIOUX ABSTRACT CO. INC.	ABSTRACT - LOT 3 HIEMSTRA 1ST & IND PARK	\$890.00
SIOUX COUNTY RECORDER	RECORDING FEES	\$94.00
SIOUXLAND PRESS	PUBLICATIONS	\$224.50
TREASURER - STATE OF IOWA	WATER EXCISE TAX	\$1,338.71
TREASURER - STATE OF IOWA	SALES TAX	\$5,582.56
VAN WERT INC.	METER	\$1,451.15
QUINTIN VAN ES	ANNUAL ZONING FEES	\$975.00
VERIZON	CELL PHONES	\$516.60
VISA	TRAINING, SUPPLIES, SOFTWARE	\$2,112.34
WELLMARK BLUE CROSS/BLUE SHIELD	GROUP INSURANCE	\$10,314.30
WESCO DISTRIBUTION, INC.	TRANSFORMER, VT/CT PACKS	\$17,622.00
WEST IOWA TELEPHONE	TELEPHONE, FAX, INTERNET	\$625.20
	TOTAL ACCOUNTS PAYABLE	\$267,358.17

NWI REGIONAL HOUSING AUTHORITY: Oltmans informed the Council of the City's responsibility to have a representative on the Northwest Iowa Regional Housing Authority Board.

Motion by Jorgensen and second by Vander Pol to appoint Oltmans to represent the City of Alton on the Northwest Iowa Regional Housing Authority Board. Ayes 5

NUISANCE PROPERTY ABATEMENT: Oltmans updated the Council on the nuisance, abandoned, vacated properties the City Attorney is working to cure. One property owner is denying the infraction and a court date has been set in which Oltmans will have to testify. The other property owner has requested additional time to cure his property.

FIRE DEPARTMENT: Plathe updated the Council on the Fire Station Addition. The project is on schedule with painting and metal work are completed this week.

1016 3RD AVE: Oltmans presented an offer from John Roetman to purchase the property at 1016 3rd Ave from the City of Alton. The offer included a minimum assessment and first right of refusal.

Motion by Jorgensen and second by Mulder to approve the offer from John Roetman to purchase the property at 1016 3rd Ave. Ayes 5

LAND USE PLANNING: Oltmans spoke to the Council regarding annexation. Oltmans explained different annexation options as well as potential tax abatements.

Motion by Mulder and second by Krull to have staff move forward with pursuing annexation with the City's bonding attorney, Ahlers and Cooney. Ayes 5

COMMERCIAL/INDUSTRIAL DEVELOPMENT: Oltmans updated the Council on discussions with bonding attorney regarding terminating several complete Urban Revitalization Districts, and amending the current open district adding additional parcels, and replacing the current tax abatement incentives with two new tax abatement options.

Motion by Mulder and second by Vander Pol to approve Oltmans working with Ahlers Cooney to combine Urban Revitalization Districts, add new parcels, and offering different tax abatement options. Ayes 5

Oltmans has been working with the bonding attorney and presented potential incentive options that could be offered to K2W Precision who purchased the former Global Aquaculture property.

Motion by Jorgensen and second by Plathe to approve moving forward with the bonding attorney to establish a development agreement with K2W and authorizing Oltmans to sign an engagement letter with Ahlers Cooney. Ayes 5

Oltmans presented an term sheet drafted by the bonding attorney for Prime View, LLC. Council discussed the terms of the offer.

Motion by Plathe and second by Jorgensen to approve the Preliminary Development Agreement Terms with the City of Alton, Iowa and Prime View, LLC and to continue to work with the bonding attorney to negotiate terms and draft a development agreement. Ayes 5

CITY HALL: The Council reviewed bids for updating City Hall including adding handicap accessibility access. Discussion was held on the project, and it was the consensus of the Council to get

more detailed plans in place before going forward with the full project, but approved moving forward with the immediate need to relocate and add additional electric panels in City Hall and awarded the electric bid to Barry's Electric.

Motion by Vander Pol and second by Plathe to approve the bid from Barry's Electric to move the panels in City Hall. Ayes 5

CODE OF ORDINANCES: Mayor Vande Griend stated that he would like to have the council's review of the new Code of Ordinances completed by the May meeting so that the council can begin the approval process. Mulder will resend the link to the draft to the council for review.

OTHER BUSINESS: Oltmans updated the Council on the EMC Insurance audit. The Auditor was impressed with the state of the City's equipment and buildings. He will submit any recommendations and findings to Oltmans, and staff will work to prepare plans to cure.

Oltmans informed the Council that the building the purchased south of the new fire station addition will be razed and backfilled this week. Aggregate will be installed to create parking for fire station personnel during calls.

Volunteers are still needed for the Recreation Board. If members are not found recreation programs will not be able to be offered.

Oltmans informed the Council on the status of the search for the electric/gas staff position.

Vander Pol reported on the daycare. Four employees have quit, and the Board had a special meeting to discuss how to get people to attract and retain employees. The Board discussed rate increases, better advertising, as well as hiring/referral bonuses.

Motion by Krull and second by Jorgensen to adjourn the meeting at 7:39 PM. Ayes 5

Mayor
Dan Vande Griend

City Clerk/Administrator
Dale Oltmans

January Revenue

General Fund	\$13,459.87	Capital Equipment Fund	\$40.60
RUT Fund	\$14,145.49	Capital Parks & Trails	\$14.56
Employee Benefits Fund	\$56.47	Water Fund	\$23,752.48
Local Option Fund	\$17,118.81	Sewer Fund	\$24,394.53
TIF – FVM2 Phase 1 Fund	\$19.28	Electric Fund	\$83,296.59
Debt Service Fund	\$237.47	Gas Fund	\$73,883.29
		Storm Water Fund	\$2,651.94
		Total Receipts	\$253,071.38