

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

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

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

UTILITIES: Jayme Huber, representing NIPCO, spoke to the Council about purchasing part of the City’s 69 kV transmission line. NIPCO plans on constructing a new switch and substation to support the new MOC/FV Elementary school and Orange City residential development. NIPCO offered the City of Alton \$40,000 for one mile of the current transmission line and will take care of all the easement and franchise transfers with the Iowa Utilities Board. The City would be responsible for one third cost of the new switch on Jay Avenue which is approximately \$65,000.

Huber left the meeting at 6:20 PM.

Pottebaum informed the Council on the cost and labor savings as well as the system upgrade the sale would provide the City.

RESOLUTION 22-07: “RESOLUTION PROPOSING TO DISPOSE OF CITY OWNED PROPERTY” was introduced and moved for adoption by Council Member Krull. Vander Pol seconded the motion to adopt.

On roll call vote:

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

Nays: None

Whereupon the Mayor Pro Tem Mulder declared the Resolution duly adopted.

Pottebaum left the meeting at 6:25 PM.

Motion by Jorgensen and second by Vander Pol to approve the minutes from March 4, 2022 meeting. Ayes 5

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

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

MARCH 2022 ACCOUNTS PAYABLE

<u>VENDOR</u>	<u>PRODUCT/SERVICE</u>	<u>AMOUNT</u>
A & M LAUNDRY INC	LAUNDRY SERVICE	\$56.89
ACCESS SYSTEMS	COPIER FEES	\$35.55
AFLAC	AFLAC-PRE-TAX	\$383.71
AG PARTNERS	FUEL	\$1,982.81
AHLERS & COONEY, P.C.	IND PARK URP, URBAN RENEWAL	\$1,350.00
AMERICAN STATE BANK	FED/FICA TAX	\$11,372.25
ANALYTICAL & CONSULTING	COMPLIANCE TESTING	\$56.20
BOMGAARS	SUPPLIES	\$8.98

BORDER STATES INDUSTRIES, INC.	FR CLOTHING	\$252.72
CENTURY BUSINESS PRODUCTS	COPIER FEES	\$64.93
CLAYTON ENERGY CORPORATION	GAS COMMODITY	\$30,855.17
CLAYTON ENERGY CORPORATION	GAS RESERVATION	\$12,667.29
CLEVERINGA EXCAVATING	DEKOK BUILDING DEMO	\$39,250.00
CMBA ARCHITECTS	FIRE STATION SERVICES	\$2,750.00
DAILY SENTINEL	ELECTRIC/GAS POSITION AD	\$250.00
DEWILD GRANT RECKERT & ASSOC	AMMONIA COMPLIANCE, FIRE STATION	\$2,590.63
DIAMOND VOGEL PAINT	PAINT	\$61.45
ECHO GROUP INC	METER SOCKETS, FIRE STATION, CONDUIT	\$3,803.03
ELECTRICAL ENGINEERING & EQUIP	GENERATOR INSPECTION & BATTERY	\$791.80
ENERGY ECONOMICS INC	ANODES	\$1,006.06
GOODLAND PUMP SERVICE	POOL PUMP REPAIRS	\$3,658.65
IMFOA	MEMBERSHIP DUES	\$100.00
IOWA INFORMATION	ELECTRIC/GAS POSITION AD	\$237.54
IOWA STATE TREASURER	STATE TAXES	\$1,550.00
IPERS COLLECTIONS	IPERS	\$6,217.80
KLAY, VELDHIJZEN, BINDNER, DEJONG	LEGAL FEES	\$4,982.40
KOLBECK INC	WOOD GRINDING	\$1,750.00
KOPETSKYS ACE	DEHUMIDIFIER, SUPPLIES	\$261.98
MARCUS NEWS INC	ELECTRIC/GAS POSITION AD	\$110.50
MEIS PAINTING & LAWN CARE	BUSINESS ENCOURAGEMENT GRANT	\$1,418.00
METERING & TECHNOLOGY SOL	METER	\$200.66
MID SIOUX OPPORTUNITY	PROJECT SHARE	\$105.67
MIKES WELDING & REPAIR	REPAIRS	\$139.80
MISSOURI RIVER ENERGY SERVICES	ELECTRIC	\$58,332.36
MUNICIPAL UTIL-BILLS	UTILITIES	\$4,935.18
NCC	EMS TRAINING	\$65.00
NEAL CHASE LUMBER CO	SUPPLIES, CONCESSION STAND	\$4,091.95
NORTHWEST IOWA SOLID WASTE	PAINT, CLEANER DISPOSAL	\$130.23
NOTEBOOM ELECTRIC	SUPPLIES	\$5.40
ORANGE CITY MUNICIPAL UTILITIES	BULK WATER	\$7,246.06
ONE OFFICE SOLUTION	OFFICE SUPPLIES	\$32.25
ORANGE CITY HEALTH SYSTEM	AMBULANCE SUPPLIES	\$158.45
ORANGE CITY SANITATION	GARBAGE HAULING	\$6,973.20
PAYROLL	PAYROLL 02/28/2022	\$41,512.52
PEFA, INC	GAS COMMODITY	\$16,439.33
PERSPECTIVE INSURANCE	LIBRARY POLICY	\$1,304.00
PLUIM PUBLISHING CO., INC.	ELECTRIC/GAS POSITION AD	\$46.50
POPPEMA-SIKMA CONSTR. CO	FIRE STATION ADDITION	\$354,222.28
POTTEBAUM STORAGE	CABINETS, PIPE	\$340.00
PREMIER COMMUNICATIONS	IT SERVICES	\$1,200.00
ROCK VALLEY BEE	ELECTRIC/GAS POSITION AD	\$99.00
SANCHEZ, ERIKA	UTILITY DEPOSIT REFUND	\$100.00
SIOUXLAND PRESS	PUBLICATIONS, EL/GA AD	\$161.00
SPIREWORKS CREATIVE	WEBSITE UPDATES	\$195.00
THE YARD BAR & GRILL	BUSINESS ENCOURAGEMENT GRANT	\$2,409.00
TOM HARPENAU	GAS REBATE	\$300.00

TREASURER - STATE OF IOWA	WATER EXCISE TAX	\$1,272.75
TREASURER - STATE OF IOWA	SALES TAX	\$5,776.05
TRI-STATE OVERHEAD SALES INC	DOOR -DUMP GARAGE	\$1,260.00
U. S. POSTMASTER	POSTAGE	\$500.00
UNITYPOINT CLINIC-OCC MED	DRUG TESTS	\$84.00
VAN ES CONSTRUCTION	CONCESSION STAND CONSTR.	\$3,840.00
VERIZON	CELL PHONES	\$516.60
VISA	CABINETS, SUPPLIES, TRAINING	\$4,080.97
WELLMARK BLUE CROSS/BLUE SHIELD	GROUP INSURANCE	\$10,314.30
WESCO DISTRIBUTION, INC.	TRANSFORMER BASE, CTS, SHEAVE	\$3,701.00
WEST IOWA TELEPHONE	TELEPHONE, FAX, INTERNET	\$624.64
	TOTAL ACCOUNTS PAYABLE	\$662,591.49

BUDGET: Oltmans explained the accounting process for the private source funds within the City. He proposed streamlining the process, so all private source funds are accounted by staff using the same City software and eliminating the need for a second software. Streamlining the process would help eliminate double entries as well as simplify the budget, budget amendment and annual report processes.

Motion by Jorgensen and second by Krull to move forward with City Staff taking over the private source fund accounting. Ayes 5

ORDINANCE 873 - AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF ALTON, IOWA, BY AMENDING PROVISIONS PERTAINING TO FLOODPLAIN

MANAGEMENT: The Federal Emergency Management Agency (FEMA) has issued new requirements for the National Flood Insurance Program for cities which have a Federal Flood Insurance Rate Map (FIRM). The City of Alton is one of those cities.

Oltmans presented Ordinance 873 which amends the City of Alton Code of Ordinances.

Ordinance 873 was introduced by Council Member Plathe.

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 Vander Pol.

Ayes: Krull, Jorgensen, 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 873 be adopted and placed on its final passage. Council Member Plathe seconded the foregoing motion.

Ayes: Krull, Jorgensen, 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.

Dave Heddens completed a building permit for a building in a floodplain. The Council discussed the requirements the DNR and the Corps of Engineers for a property owner to build in a floodplain. The City is not able to approve a building permit until this process has been completed. Plathe offered to explain the process and give contact information to Heddens since he has recently been through it.

LIQUOR LICENSE: Sioux Golf & Country Club submitted a request for renewal of their liquor license with outdoor service and Sunday sales.

Motion by Mulder and second by Krull to approve the liquor license with outdoor service and Sunday sales for Sioux Golf & Country Club. Ayes 5

1016 3RD AVE: Oltmans informed the Council there will need to be a public hearing to dispose of the lot at 1016 3rd Ave.

RESOLUTION 22-10 “RESOLUTION PROPOSING TO DISPOSE OF CITY OWNED PROPERTY” was introduced and moved for adoption by Council Member Jorgensen. Plathe seconded the motion to adopt.

On roll call vote:

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

Nays: None

Whereupon the Mayor Pro Tem Mulder declared the Resolution duly adopted.

NUISANCE PROPERTY ABATEMENT: The Council reviewed a letter sent to the City Attorney by Jose Gutierrez requesting more time to work on his properties to update them and make sure they are habitable. There was not a set plan or timeframe indicated in the letter. Gutierrez also offered to sell his properties on Park Street to the City for \$350,000.

Motion by Plathe and second by Krull to instruct the City Attorney to notify Jose Gutierrez that the City declines his offer for purchase and to proceed with the lawsuit for abandoned, vacant and nuisance properties owned by Jose Gutierrez. Ayes 5

Oltmans informed the Council that he will be testifying at a Court Trial set for this week, regarding the property at 705 2nd Avenue owned by Steve Kelling.

FIRE DEPARTMENT: Plathe updated the Council on the progress at the Fire Station. The garage doors are going in and should be operational by the end of the week. The ceilings are painted, and the walls should be done this week. Flooring should begin the first week of April. Plathe will send an e-mail to the Council once he is able to finalize pricing on updating the doors, soffit, and fascia on the existing community building. Mulder informed the Council the chairs and tables are ordered, and the brick fundraiser to date has raised approximately \$58,000.

RESOLUTION 22-08: “A RESOLUTION OF THE CITY COUNCIL OF ALTON, IOWA, SETTING SALARIES AND WAGES FOR APPOINTED OFFICERS AND EMPLOYEES OF THE CITY FOR FISCAL YEAR 2021-2022” was introduced and moved for adoption by Council Member Jorgensen. Plathe seconded the motion to adopt.

On roll call vote:

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

Nays: None

Whereupon the Mayor Pro Tem Mulder declared the Resolution duly adopted.

RESOLUTION 22-09: “A RESOLUTION OF THE CITY COUNCIL OF ALTON, IOWA, SETTING TERMS OF EMT TRAINING AND ASSISTANCE” was introduced and moved for adoption by Council Member Vander Pol. Krull seconded the motion to adopt.

On roll call vote:

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

Nays: None

Whereupon the Mayor Pro Tem Mulder declared the Resolution duly adopted.

LIBRARY:

RESOLUTION 22-11 “A RESOLUTION OF THE CITY COUNCIL OF ALTON, IOWA, SETTING WAGES FOR LIBRARY EMPLOYEES FOR FISCAL YEAR 2021-2022” was introduced and moved for adoption by Council Member Jorgensen. Vander Pol seconded the motion to adopt.

On roll call vote:

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

Nays: None

Whereupon the Mayor Pro Tem Mulder declared the Resolution duly adopted.

SGCC: Jorgensen updated the Council on updates and repairs being made at Sioux Golf. Oltmans informed the Council of the need to move some trees along Jefferson before they damage the road. He questioned if SGCC would have a need for the trees. Jorgensen expressed SGCC would be interested. Mulder stated he would not be opposed to the City participating in the cost of moving the trees since it would cost the City to move them anyway. Jorgensen will speak to the SGCC Board.

Mark Gunderson arrived at the meeting at 7:10 PM.

Gunderson spoke to the Council regarding plans at the new elementary school in Orange City. Gunderson explained the school’s desire to install new athletic fields by the new school. The estimated cost of the project is \$4 million with \$1 million funded by the GO bond for the school project. The school is requesting the City of Alton’s participation in the project. He ensured the Council that the fields would be open to the public and with proper scheduling could be used by the recreation program. It was the consensus of the Council to evaluate possible participation after the new fire station addition and financing are complete.

Gunderson left the meeting at 7:45 PM.

COMMERCIAL/INDUSTRIAL DEVELOPMENT: Discussion was held on the potential development north of town. Oltmans presented TIF agreement terms prepared by the City’s bonding attorney, that will be a part of a Development agreement between the City and the developer. If the terms are agreeable, then the attorney can draft the development agreement for the Council and developer to consider.

Motion by Mulder second by Vander Pol to approve the incentive term sheet as presented for Prime View. Ayes 5

Jorgensen left the meeting at 7:50 PM.

ANNEXATION MORATORIUM AMENDMENT: Oltmans updated the Council on the AEDC’s discussions with the City of Orange City and amending the annexation moratorium. Each entity has property that would benefit them. Discussion was held on Orange City trading property near the school project for Alton amending the annexation moratorium agreement between the cities. This would allow the AEDC to continue planning future housing additions and to not only connect the current Fair View Meadows with the MOC/FV school project but also to address stormwater drainage.

Oltmans, as executive director of the AEDC gave a report on AEDC residential, commercial, and industrial development actives.

LINEMAN/GAS OPERATOR POSITION: Oltmans updated the Council on applications received for the lineman/gas operator position. Interviews will be scheduled for week of the 21st.

REC PROGRAM: Krull informed the Council that Alton Rec sign up will be April 21 in conjunction with at the fireman’s pancake supper. There will be hot food at the concession stands this year and they plan to alternate nights on serving grilled food and pizza.

CITY BOARDS: Mayor Vande Griend has nominated the following volunteers to the Recreation Board: Scott Bonestroo (Chairman), Jenny Plathe, Jennifer Van Es, Beth Mulder, and Megan Jilg.

Motion by Mulder and second by Plathe to approve the Mayor’s appointments to the Recreation Board. Ayes 4

CODE OF ORDINANCES: The Council discussed plans to go through the Code of Ordinances and review any questions or notes on the proposed code.

Motion by Krull second by Vander Pol to adjourn the meeting at 8:00 PM. Ayes 4

Mayor Pro Tem
Justin Mulder

City Clerk/Administrator
Dale Oltmans

February Revenue

General Fund	\$19,070.04	Capital Equipment Fund	\$10,036.10
RUT Fund	\$14,131.40	Capital Parks & Trails	\$12.93
Employee Benefits Fund	\$1,182.95	Water Fund	\$24,491.17
TIF – Global Fund	\$11,683.20	Sewer Fund	\$26,114.83
TIF – FVM2 Phase 1 Fund	\$20.63	Electric Fund	\$82,177.24
Debt Service Fund	\$5,668.20	Gas Fund	\$103,440.28
		Storm Water Fund	\$2,556.82
		Total Receipts	\$300,585.79