

ALTON CITY COUNCIL MEETING
Minutes of Regular Session
Tuesday, April 12, 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 Tammy Hansen, Dale Oltmans and Laurie Tentinger.

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

COMMUNITY BUILDING: Tammy Hansen, representing the Floyd Venturers 4-H Club submitted a request to the Council to waive the rental fee at the community building for their club. Hansen indicated they would probably use the community building approximately three times per year for the Club's meeting. The Club has offered to do a community service project in exchange for use of the community building.

Motion by Jorgensen and second by Krull to approve waiving the community building rental fee in exchange for community services project for the Floyd Venturers 4-H Club. Ayes 5

Hansen indicated they set the meeting schedule in August. She will work with City Staff to coordinate available dates.

Hansen left the meeting at 6:06 PM.

The Council discussed the current rental policy for the community building. The current policy does not require a deposit when the building is reserved.

Motion by Jorgensen and second by Krull to update the community building rental policy to require \$50 deposit to reserve a date. Ayes 5

Motion by Krull and second by Vander Pol to approve the minutes from April 5, 2022, meeting. Ayes 5

Motion by Vander Pol 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

APRIL 2022 ACCOUNTS PAYABLE

<u>VENDOR</u>	<u>PRODUCT/SERVICE</u>	<u>AMOUNT</u>
A & M LAUNDRY INC	LAUNDRY SERVICE	\$56.89
AFLAC	AFLAC-PRE-TAX	\$383.71
AGSTATE	FUEL	\$2,069.86
AHLERS & COONEY, P.C.	IND PARK URP, ASCEND MANF.	\$958.00
ALEX AIR APPARATUS, INC	JAWS OF LIFE	\$2,665.00
AMERICAN LEGION POST 200	FLAGS	\$145.40
AMERICAN STATE BANK	FED/FICA TAX	\$9,818.73
ANALYTICAL & CONSULTING	COMPLIANCE TESTING	\$182.09
ARNOLD MOTOR SUPPLY	JUMP-N-CARRY, FILTERS	\$330.32
BOMGAARS	GATE WHEELS & HINGE, SUPPLIES	\$112.89
BORDER STATES INDUSTRIES, INC.	GROUND CONNECTERS	\$468.77
BROWN SUPPLY CO.	SHIRTS, METER	\$237.50
CENTURY BUSINESS PRODUCTS	COPIER FEES	\$56.48

CERTIFIED POOL TRAINERS	CPO CLASSES	\$500.00
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	\$17,425.75
CMBA ARCHITECTS	FIRE STATION ADDITION	\$2,750.00
CONNECTIONS INC	EMPLOYEE ASSISTANCE PROGRAM	\$81.27
DEARBORN LIFE INS CO	GROUP INSURANCE	\$3,032.48
DELEEUW GRAPHICS & SIGNS	ATV & GOLF CART STICKERS	\$517.88
DEWILD GRANT RECKERT & ASSOC	T-LINE, BLOWOFF, GIS, FORCE MAIN	\$11,808.78
DIAMOND VOGEL PAINT	PAINT	\$27.02
DMSTEEL, INC	CRANE RENTAL	\$900.00
ECHO GROUP INC	CONCESSION STANDS	\$124.98
EMC INSURANCE COMPANIES	WORK COMP DEDUCTIBLE	\$429.65
FIRE SERVICE TRAINING BUREAU	TRAINING	\$100.00
FOREMAN TIRE SERVICE	TIRE REPAIR	\$33.50
FRANSYL EQUIPMENT CO., INC.	TRUCK MAINTENANCE	\$4,058.16
GROEBNER & ASSOCIATES INC	PIPE CAPS	\$117.51
HEYING CO	INFIELD GROOMER	\$3,500.00
HUBERS PLUMBING, HEATING	WATER HEATER	\$502.44
IMFOA	CONF REGISTRATION	\$250.00
IOWA ASSN. OF MUNICIPAL UTIL.	GAS OQ TRAINING	\$2,580.00
IOWA DEPT OF TRANSPORTATION	SIGN TUBING	\$833.50
IOWA INFORMATION	EL/GAS POSITION ADS	\$237.54
IOWA STATE TREASURER	STATE TAX	\$1,614.00
IPERS COLLECTIONS	IPERS	\$6,554.82
STUART C IRBY CO	GAS PIPE, RISERS	\$3,469.55
KGM	METERS, METER BARS	\$2,082.72
KOPETSKYS ACE	SUPPLIES	\$7.59
MARVS OUTDOOR POWER & EQUIP.	SUPPLIES	\$52.70
METERING & TECHNOLOGY SOL	METERS	\$1,842.00
MID SIOUX OPPORTUNITY	PROJECT SHARE	\$120.00
MIDAMERICAN ENERGY	STREET LIGHTS	\$337.44
MISSOURI RIVER ENERGY SERVICES	ELECTRIC	\$44,547.62
MUNICIPAL UTIL-BILLS	UTILITIES	\$3,997.83
NCC	POWERLINE SAFETY TRAINING	\$140.00
NEAL CHASE LUMBER CO	SUPPLIES	\$421.27
NO STREAKING INC	WINDOW CLEANING	\$90.00
ORANGE CITY MUNICIPAL UTILITIES	BULK WATER	\$6,756.16
ONE OFFICE SOLUTION	OFFICE SUPPLIES	\$69.44
ORANGE CITY HEALTH SYSTEM	PARAMEDIC ASSIST, SUPPLIES	\$285.46
ORANGE CITY SANITATION	GARBAGE HAULING	\$7,217.00
PARTY FUN	ELECTRIC REBATE	\$1,215.00
PAYROLL	PAYROLL 03/31/2022	\$76,311.09
PEFA, INC	GAS COMMODITY	\$12,346.35
PETERS, MARC	UTILITY DEPOSIT REFUND	\$300.00
POPPEMA-SIKMA CONSTR. CO	FIRE STATION ADDITION	\$164,739.95
PREMIER COMMUNICATIONS	IT SERVICES	\$600.00
T&R SERVICE COMPANY	TRANSFORMERS DISPOSAL	\$4,749.00
TREASURER - STATE OF IOWA	WATER EXCISE TAX	\$1,191.74
TREASURER - STATE OF IOWA	SALES TAX	\$4,831.44

U. S. POSTMASTER	POSTAGE	\$500.00
VAN WERT INC.	ERT	\$95.68
VERIZON	CELL PHONES	\$516.46
VISA	SUPPLIES	\$119.27
VISSER BROTHERS	SUPPLIES	\$45.02
WELLMARK BLUE CROSS/BLUE SHIELD	GROUP INSURANCE	\$10,314.30
WESCO DISTRIBUTION, INC.	CTS, METER SOCKET	\$670.00
WEST IOWA TELEPHONE	TELEPHONE, FAX, INTERNET	\$623.68
	TOTAL ACCOUNTS PAYABLE	\$483,203.72

UTILITIES: Mayor Pro Tem Mulder opened the public hearing for the sale of a portion of the 69kV electric utility transmission line at 6:17 PM. No written or oral comments were received. Mayor Pro Tem Mulder closed the public hearing at 6:21 PM.

RESOLUTION 22-13 “RESOLUTION RATIFYING AND AUTHORIZING DISPOSAL OF MUNICIPALLY OWNED PROPERTY” was introduced and moved for adoption by Council Member Jorgensen. Mulder seconded the motion to adopt.

On roll call vote:

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

Nays: None

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

City Staff received bids from three contractors for the water blow-off valve project on April 7. Solsma Excavating had the low bid and was under the engineer’s estimate. The engineer’s recommendation was to award the contract to Solsma Excavating, LLC.

RESOLUTION 22-16 “RESOLUTION APPROVING CONSTRUCTION CONTRACT FOR THE ALTON WATER BLOW-OFF VALVE PROJECT” 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.

INSURANCE: Oltmans presented the Property and Liability Policy as prepared by Perspective Insurance. Oltmans pointed out the premium increase due to rising rates, adding buildings, and increasing building values, as well as work comp for the fire department.

Motion by Vander Pol and second by Plathe to approve the Property and Liability Policy as prepared by Perspective Insurance. Ayes 5

LIQUOR LICENSE EXTENSION: The Yard Bar & Grill submitted a request for extension of liquor license for a street dance on May 21, 2022.

Motion by Vander Pol and second by Plathe to approve a liquor license service extension for The Yard Bar & Grill on May 21, 2022, pending dram shop. Ayes 5

SIDEWALK REPLACEMENT PROGRAM: The Council reviewed the current sidewalk replacement program and discussed if the rebate amount was sufficient. Oltmans spoke to contractors to find out the of removal and replacement of a current sidewalk.

Motion by Mulder and second by Jorgensen to approve amending the sidewalk replacement rebate program, increasing the rebate amount to \$2.00/sq ft, and the City's allocated amount per fiscal year to \$5,000. Ayes 5

1016 3RD AVE: Mayor Pro Tem Mulder opened the public hearing for the sale of 1016 3rd Ave at 6:35 PM. No written or oral comments were received. Mayor Pro Tem Mulder closed the public hearing at 6:40 PM.

RESOLUTION 22-14 "RESOLUTION RATIFYING AND AUTHORIZING DISPOSAL OF MUNICIPALLY OWNED PROPERTY" was introduced and moved for adoption by Council Member Krull. Plathe seconded the motion to adopt.

On roll call vote:

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

Nays: None

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

PERSONNEL: Oltmans presented the Council with quotes from Drew Heying with Van Engelenhoven Agency for the employee benefits plan. Heying was able to secure a benefit package with the same or better options than the current plan for less cost with UNUM DI & Principal Life.

Motion by Jorgensen and second by Krull to approve the 2022 Employee Benefits Plan as presented from Van Engelenhoven Agency. Ayes 5

Oltmans informed the Council that Candidate 1 declined the offer to fill the lineman/gas operator position. There has since been some interest that the personnel committee will pursue.

Mulder spoke to the Council about the City's current clothing allowance. Currently there is no allowance for steel/composite-toed boots. Mulder expressed the importance of staff having proper safety gear and the responsibility of the City to ensure employees have access to proper gear.

Motion by Jorgensen and second by Vander Pol to implement a safety and protective gear policy giving an allowance up to \$125 per fiscal year for steel toed or composite-toed work boots with electrical hazard rating for all public works and utility employees, effective July 1, 2022. Ayes 5

COMMERCIAL/INDUSTRIAL DEVELOPMENT: The Council reviewed a draft development agreement with Huisman Real Estate and K2W Precision LLC prepared by Ahlers Cooney. It was the consensus of the Council to have staff continue working with Ahlers Cooney on the agreement.

Mulder updated on the status of the development agreement terms with Prime View, LLC.

URBAN REVITALIZATION: Oltmans presented the Council with an Engagement Letter for Ahlers Cooney to terminate outdated urban revitalization areas and amend the Commercial Urban Revitalization Plan.

Motion by Jorgensen and second by Mulder to authorize staff to sign the Engagement Letter – Amendment to 2018 Commercial Urban Revitalization Plan and Termination of Urban Revitalization Plans for Area #1, Area #2, Area #3, and Area #4 with Ahlers Cooney. Ayes 5

ANNEXATION MORATORIUM AMENDMENT: Oltmans presented a proposal to amend the annexation moratorium with the City of Orange City in exchange of a parcel of property adjacent to the new house addition, along with additional dirt.

Discussion was held on the advantages and challenges of the amendment.

RESOLUTION 22-15 “JOINT RESOLUTION FOR ANNEXATION MORATORIUM” was introduced and moved for adoption by Council Member Vander Pol. Mulder seconded the motion to adopt.

On roll call vote:

Ayes: Vander Pol, Mulder, Krull, Jorgensen

Nays: Plathe

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

NUISANCE PROPERTY ABATEMENT: Oltmans informed the Council, the City Attorney is working acquiring a court order for Administrative Search Warrants for properties on Park Street.

FIRE DEPARTMENT: Plathe updated the Council on the progress at the fire station. The project should be done in approximately a month. The Council discussed the amount of dog feces in the lawn at the community building. Oltmans indicated once the cameras are set up at the community building, staff will be able to determine the owners responsible.

REC PROGRAM: Vander Pol updated the Council on the progress at the concession stands. Krull indicated there was a mistake on the recreation registration form. The form indicated there will not be grilled food. The Rec Committee plans on alternating grilled food with other hot options during games.

OTHER BUSINESS: Council has received complaints about residents having chickens in town again. Council stated residents need to make a formal complaint to the City office and indicate where the chickens are located. Oltmans indicated he would let staff know watch for properties with chickens as well.

Motion by Krull second by Vander Pol to adjourn the meeting at 7:43 PM. Ayes 5

Mayor Pro Tem
Justin Mulder

City Clerk/Administrator
Dale Oltmans

March Revenue

General Fund	\$24,516.94	Capital Equipment Fund	\$25.68
RUT Fund	\$7,794.11	Capital Parks & Trails	\$14.57
Employee Benefits Fund	\$1,870.51	Water Fund	\$24,954.18
Local Option Fund	\$29,085.52	Sewer Fund	\$26,540.18
TIF – FVM2 Phase 1 Fund	\$2,278.82	Electric Fund	\$116,793.87
Debt Service Fund	\$6,132.96	Gas Fund	\$122,656.15
		Storm Water Fund	\$2,828.02
		Total Receipts	\$365,491.51