

**ALTON CITY COUNCIL MEETING**  
**Minutes of Regular Session**  
**Tuesday, June 14, 2022**

Mayor Vande Griend called the meeting to order at 6:01 P.M. with Council members Jorgensen, Mulder, Plathe, and Vander Pol present. Krull was absent. Also present were Brenda Richardson, Jeff Drew, Dale Oltmans and Laurie Tentinger.

Motion by Jorgensen and second by Vander Pol to approve the agenda. Ayes 4

**PROPERTY & LIABILITY INSURANCE:** Brenda Richardson from Perspective Insurance presented the Property & Liability Policy Proposal. The Council noted the updates to buildings and equipment in the policy.

Motion by Mulder and second by Plathe to approve the Property & Liability Policy Proposal from Perspective Insurance for Fiscal Year 2022-2023. Ayes 4

Richardson left the meeting at 6:11 PM.

**UTILITIES:** Jeff Drew presented the Council with a request for credit on his water bill. When radio read meters were installed the meter numbers were switched between his two apartment buildings so when his apartments had a leak it took him longer to find the leak.

The Council instructed staff to put together some numbers on Drew’s request for their review.

Drew left the meeting at 6:20 PM.

Oltmans presented an offer from Southern Sioux County Rural Water System for the City to purchase the water rights to real estate north of town for \$7,500. The purchase would give the City rights, but will not require the City to provide water to potential businesses.

Motion by Mulder and second by Vander Pol to agree to the purchase of water rights from Southern Sioux County Rural Water System for \$7,500. Ayes 4

Motion by Mulder and second by Plathe to approve the minutes from May 31, 2022, meeting. Ayes 4

Motion by Mulder and second by Jorgensen to approve the financial reports as presented. Ayes 4

Motion by Vander Pol and second by Plathe to approve the bills as presented. Ayes 4

<b>JUNE 2022 ACCOUNTS PAYABLE</b>		
<u><b>VENDOR</b></u>	<u><b>PRODUCT/SERVICE</b></u>	<u><b>AMOUNT</b></u>
A & M LAUNDRY INC	LAUNDRY SERVICE	\$56.89
ACCESS SYSTEMS	COPIER FEES	\$53.07
AFLAC	AFLAC-PRE-TAX	\$383.71
AGSTATE	FUEL, SPRAY	\$1,827.54
AHLERS & COONEY, P.C.	LEGAL FEES	\$2,002.50
ALTON ECONOMIC DEVELOPMENT COR	TIF REBATE	\$12,939.99
AMERICAN STATE BANK	FED/FICA TAX	\$9,968.09
AMERICAN STATE BANK	SAFE DEPOSIT BOX RENT	\$25.00
ANALYTICAL & CONSULTING	COMPLIANCE TESTING	\$382.92
ARNOLD MOTOR SUPPLY	BATTERY, FILTERS, OIL	\$409.31

BLUE OTTER SOLUTIONS, LLC	APGA GOAL SURVEY	\$386.10
BOER & SONS INC	MULCH SHOOTER	\$600.00
BOMGAARS	ROUND UP, SUPPLIES	\$565.83
BORDER STATES INDUSTRIES, INC.	SPLICE CLOSURES, FR CLOTHING, PAINT	\$901.31
CARBAJAL, ALEJANDRO	UTILITY DEPOSIT REFUND	\$300.00
CENTER SPORTS, INC	BALLS	\$258.00
CENTURY BUSINESS PRODUCTS	COPIER FEES	\$162.93
CHRISTOFFEL, LUKE	UTILITY DEPOSIT REFUND	\$350.00
CITY OF ORANGE CITY	1981 INTERNATIONAL SNOWPLOW	\$1,500.00
CLAYTON ENERGY CORPORATION	GAS RESERVATION	\$2,323.39
CLAYTON ENERGY CORPORATION	GAS COMMODITY	\$8,241.80
CLEVERINGA EXCAVATING	CRUSHED CONCRETE - DEKOK BLDG	\$395.23
CMBA ARCHITECTS	FIRE STATION SERVICES	\$1,880.00
CRAIG, TOMMY	UTILITY DEPOSIT REFUND	\$250.00
DANS TREE SERVICE LLC	STUMP GRINDING	\$140.00
DEWILD GRANT RECKERT & ASSOC	HYDRANT FLUSHING, T- LINE, GIS	\$16,773.53
DIAMOND VOGEL PAINT	FIELD STRIPE	\$68.74
DRIESEN, ANDREW	UTILITY DEPOSIT REFUND	\$500.00
ECHO GROUP INC	BALLAST - BASEBALL FIELD	\$1,179.76
FELLER, REBECCA	UTILITY DEPOSIT REFUND	\$200.00
FIRST CHOICE RECYCLING	E-RECYCLING	\$824.32
GROEBNER & ASSOCIATES INC	LOCATE WIRE, EXCESS FLOW VALVES	\$672.80
GROSSMANN, DOUG	UTILITY DEPOSIT REFUND	\$100.00
HAWKINS WATER TREATMENT GROUP	CHEMICALS	\$4,022.44
IOWA STATE TREASURER	STATE TAX	\$1,623.00
IPERS COLLECTIONS	IPERS	\$6,748.73
STUART C IRBY CO	TRANSITION COUPLING	\$122.60
JANITOR'S CLOSET	DISPENSERS	\$289.56
JELLEMA CONSTRUCTION	CURB & SIDEWALK APPROACH	\$13,750.00
JULIUS, MICHAEL	UTILITY DEPOSIT REFUND	\$100.00
KELLEN, MORGAN	UTILITY DEPOSIT REFUND	\$250.00
KLAY, VELDHIJZEN, BINDNER, DEJONG	LEGAL FEES	\$3,405.00
KGM	GAS RISER	\$261.24
KOPETSKYS ACE	SUPPLIES	\$351.26
KOSTER, ROGER	UTILITY DEPOSIT REFUND	\$200.00
LATHROP, EMILY	UTILITY DEPOSIT REFUND	\$100.00
LYNCH, DOUGLAS	UTILITY DEPOSIT REFUND	\$300.00
MID SIOUX OPPORTUNITY	DONATION, PROJECT SHARE	\$1,120.00
MIDAMERICAN ENERGY	STREETLIGHTS	\$338.07
MISSOURI RIVER ENERGY SERVICES	ELECTRIC	\$30,039.04
MISSOURI RIVER ENERGY SERVICES	MEETING REGISTRATION	\$75.00
MUNICIPAL UTIL-BILLS	UTILITIES	\$1,856.56
NASSAU CEMETERY	DONATION	\$500.00
NCC	EMS TRAINING	\$45.00
NEAL CHASE LUMBER CO	SUPPLIES	\$694.87
NIPCO	FUSES	\$2,376.42
NO STREAKING INC	WINDOW CLEANING	\$90.00
ORANGE CITY MUNICIPAL UTILITIES	BULK WATER	\$7,892.50

ORANGE CITY HEALTH SYSTEM	DRUG TESTS, PARAMEDIC ASSIST	\$166.00
ORANGE CITY SANITATION	GARBAGE HAULING, CLEAN UP FLAGS	\$7,824.85
PAYROLL	PAYROLL 05/31/2022	\$31,837.35
PEFA, INC	GAS COMMODITY	\$5,582.79
PERSPECTIVE INSURANCE	BUSINESS PROTECTION PLAN	\$122,314.00
POPPEMA-SIKMA CONSTR. CO	FIRE STATION ADDITION	\$254,401.87
POTTEBAUM, LEONARD	MILEAGE	\$96.53
PREMIER COMMUNICATIONS	FIRE STATION IT, IT SERVICES	\$6,310.80
PRINS, JOSHUA	UTILITY DEPOSIT REFUND	\$18.29
ROBYN, BRIAN	UTILITY DEPOSIT REFUND	\$250.00
SIOUX ABSTRACT CO. INC.	ABSTRACT	\$450.00
SIOUXLAND PRESS	PUBLICATIONS	\$946.75
SORGDRAGER, EMILY	UTILITY DEPOSIT REFUND	\$350.00
TDM ENTERPRISES	UTILITY DEPOSIT REFUND	\$250.00
THOENE, MARCEL	GAS REBATE	\$350.00
TOWN & COUNTRY IMPLEMENT	KNOB	\$72.00
TORRES, SIGISFREDO	UTILITY DEPOSIT REFUND	\$22.80
TREASURER - STATE OF IOWA	WATER EXCISE TAX	\$1,323.53
TREASURER - STATE OF IOWA	SALES TAX	\$2,982.28
U. S. POSTMASTER	POSTAGE	\$500.00
U. S. POSTMASTER	PO BOX RENT	\$102.00
UMB BANK, N.A.	2019 BOND FEE	\$600.00
UNUM LIFE INSURANCE COMPANY	GROUP INSURANCE	\$424.10
USA BLUE BOOK	TESTER	\$220.91
UTESCH, JARED	UTILITY DEPOSIT REFUND	\$375.00
UTILITY EQUIPMENT CO.	CURBSTOP TOPS	\$2,368.53
UTILITY SAFETY & DESIGN	ODORANT	\$2,428.68
VAN ES CONSTRUCTION	LIBRARY ROOF REPAIR	\$240.00
VANVOORST, KEITH	UTILITY DEPOSIT REFUND	\$100.00
VERIZON	CELL PHONES	\$516.48
VISA	SUPPLIES, TRAINING, POOL CHAIRS	\$5,871.99
VISSER BROTHERS	SERVICE CALL	\$139.50
WARFIELD, WILLARD	CREDIT BALANCE REFUND	\$386.00
WELLMARK BLUE CROSS/BLUE SHIELD	GROUP INSURANCE	\$10,314.30
WESCO DISTRIBUTION, INC.	TRANSFORMER	\$4,190.00
WEST IOWA TELEPHONE	TELEPHONE, FAX, INTERNET	\$858.84
WIELENGA, KLAYTON	UTILITY DEPOSIT REFUND	\$300.00
WOLGEN, MARTIN	UTILITY DEPOSIT REFUND	\$225.00
	<b>TOTAL ACCOUNTS PAYABLE</b>	<b><u>\$608,885.22</u></b>

**FEMA FLOODPLAIN MAPPING:**

**RESOLUTION 22-21: “RESOLUTION TO RESCIND ORDINANCE NO. 873”** 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, Jorgensen, Plathe

Nays: None

Absent: Krull

Whereupon the Mayor declared the Resolution duly adopted.

**RESOLUTION 22-22: “RESOLUTION TO ADOPT ORDINANCE NO. 874”** was introduced and moved for adoption by Council Member Plathe. Jorgensen seconded the motion to adopt.

On roll call vote:

Ayes: Plathe, Jorgensen, Vander Pol, Mulder

Nays: None

Absent: Krull

Whereupon the Mayor declared the Resolution duly adopted.

**COMMERCIAL/INDUSTRIAL PROPERTY:**

**RESOLUTION 22-23: “RESOLUTION FIXING DATE FOR A PUBLIC HEARING ON THE PROPOSAL TO ENTER INTO A DEVELOPMENT AGREEMENT WITH HUISMAN REAL ESTATE, LLC AND K2W PRECISION, INC., AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF”** 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, Plathe, Mulder

Nays: None

Absent: Krull

Whereupon the Mayor declared the Resolution duly adopted.

**PERSONNEL:**

**RESOLUTION 22-24: “A RESOLUTION OF THE CITY COUNCIL OF ALTON, IOWA, SETTING WAGES FOR LIBRARY EMPLOYEES FOR FISCAL YEAR 2022-2023”** 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, Jorgensen

Nays: None

Absent: Krull

Whereupon the Mayor declared the Resolution duly adopted.

**TRANSFER OF FUNDS:**

**RESOLUTION 21-25: “A RESOLUTION OF THE CITY COUNCIL OF ALTON, IOWA TRANSFERRING FUNDS FROM THE TIF FAIR VIEW MEADOWS 2<sup>ND</sup> ADDITION PHASE 1 HOUSING FUND FOR DEBT REPAYMENT”** was introduced and moved for adoption by Council Member Vander Pol. Plathe seconded the motion to adopt.

On roll call vote:

Ayes: Vander Pol, Plathe, Mulder, Jorgensen

Nays: None

Absent: Krull

Whereupon the Mayor declared the Resolution duly adopted.

**EMERGENCY MANAGEMENT:**

**RESOLUTION 22-26 “A RESOLUTION OF THE CITY COUNCIL ALTON ADOPTING A HAZARD MITIGATION PLAN FOR SIOUX-O’BRIEN-OSCEOLA COUNTY”** was introduced and moved for adoption by Council Member Jorgensen. Mulder seconded the motion to adopt.

On roll call vote:

Ayes: Jorgensen, Mulder, Vander Pol, Plathe

Nays: None

Absent: Krull

Whereupon the Mayor declared the Resolution duly adopted.

**HIEMSTRA ADDITION:** Oltmans informed the Council of his conversation with a property owner on Park Street who may be interested in selling his property to the City. The property owner indicated he has looked up the assessed property tax valuation, but he understands the City will have to pay to clean up the property. Discussion was held.

Motion by Jorgensen and second by Plathe authorizing Oltmans to make an offer on the property. Ayes 4

**NUISANCE PROPERTY ABATEMENT:** Oltmans updated the Council on a nuisance property owned by Steve Kelling. In the court case brought against Kelling, judgement was entered against Kelling. Kelling has seven days from the date of the court order to abate the nuisance and if he doesn’t, the City was granted permission to enter the property and abate the nuisance and assess all related expenses to Kelling.

Oltmans also updated the Council on legal actions taken to inspect the remaining abandoned and vacant properties on Park Street.

**FIRE STATION ADDITION/COMMUNITY BUILDING PROJECT:** Plathe reviewed quotes from Poppema Sikma for multiple updates to the community building.

Motion by Mulder and second by Vander Pol to approve the quotes from Poppema Sikma for insulating and replacing the ceiling and building the storage room. Ayes 4

Oltmans presented a Certificate of Substantial Completion for the fire station addition prepared by CMBA.

Motion by Mulder and second by Vander Pol authorize signing the Certificate of Substantial Completion for the fire station addition. Ayes 4

**CODE OF ORDINANCES:** The Council plans to hold a special meeting to review the updated Code of Ordinances. The meeting will be set for July 26 at 6:00.

**OTHER BUSINESS:** Oltmans informed the Council that NIPCO needs to do some work on the transmission lines and there will need to be two power outages. The outages planned are July 6 and July 21 from 11:00 PM – 5:00 AM.

Oltmans informed the Council the second candidate offered the Electric/Natural Gas position has also declined the position. Staff will advertise again in papers and at the colleges.

Motion by Jorgensen and second by Vander Pol to adjourn the meeting at 7:22 PM. Ayes 4

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Mayor  
Dan Vande Griend

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City Clerk/Administrator  
Dale Oltmans

**May Revenue**

General Fund	\$35,251.21	Capital LMI Fund	\$1.00
RUT Fund	\$7,167.10	Capital Parks & Trails Fund	\$17.75
Employee Benefits Fund	\$1,445.08	Water Fund	\$25,028.69
Local Option Fund	\$17,108.43	Sewer Fund	\$26,424.91
TIF – FVM2 Phase 1 Fund	\$4,708.31	Electric Fund	\$81,052.67
Debt Service Fund	\$5,301.45	Gas Fund	\$60,493.12
Capital Equipment Fund	\$31.29	Storm Water Fund	\$2,647.70
		<b>Total Receipts</b>	<b>\$266,678.71</b>