

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

Mayor Pro Tem Mulder called the meeting to order at 6:00 P.M. with Council members Jorgensen, Krull, Plathe, and Vander Pol present. Also present were Kevin Huyser, Dale Oltmans and Laurie Tentinger.

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

Motion by Jorgensen and second by Krull to approve the minutes from September 27, 2022, meeting. Ayes 5

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

Brad DeJong arrived at the meeting at 6:03 PM.

NUISANCE PROPERTY ABATEMENT: Kevin Huyser, representing Jose Gutierrez and Magali Castaneda, appealed to the Council for a deadline extension on the nuisance property abatements on Park St. Huyser contests that due to supply chain the deadline is unreasonable. Gutierrez/Castaneda have cleaned up some of the junk around the properties they own but are requesting more time to meet code. Gutierrez/Castaneda have listed eight properties with a realtor. The ninth property that was previously under consideration does not show a clear title to Gutierrez/Castaneda. Currently two properties have tenants and one of those tenants has been served a 30-day notice.

Huyser left the meeting at 6:12 PM.

DeJong advised the Council on the options on how to proceed. Council discussed the current state of the properties, the pending court date, property liens, and disconnected utilities.

Motion by Plathe and second by Mulder to deny the request for deadline extension as set out in the nuisance property abatement and proceed with abandonment process. Ayes 5

DeJong left the meeting at 6:35 PM.

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

OCTOBER 2022 ACCOUNTS PAYABLE

<u>VENDOR</u>	<u>PRODUCT/SERVICE</u>	<u>AMOUNT</u>
A & M LAUNDRY INC	LAUNDRY SERVICE	\$61.77
AFLAC	AFLAC-PRE-TAX	\$383.71
AGSTATE	FUEL	\$93.97
AGRIVISION EQUIPMENT	BRACKET, AXLE, WHEEL KIT	\$248.71
AHLERS & COONEY, P.C.	LEGAL FEES	\$1,944.00
AMERICAN STATE BANK	FED/FICA TAX	\$10,928.14
ANALYTICAL & CONSULTING	COMPLIANCE TESTING	\$160.48
ARNOLD MOTOR SUPPLY	FILTER, OIL	\$84.61
ARRICK, DAMON	UTILITY DEPOSIT REFUND	\$35.83
AUTOMATIC BUILDING CONTROLS	ANNUAL MONITOR CONTRACT	\$240.00
BOMGAARS	SUPPLIES	\$20.56
BORDER STATES INDUSTRIES, INC.	WIRE, PED	\$4,085.56
BORTSCHELLER, SCOTT	MILEAGE	\$285.25

CENTURY BUSINESS PRODUCTS	COPIER FEES	\$117.08
CLAYTON ENERGY CORPORATION	GAS COMMODITY	\$12,639.92
CLAYTON ENERGY CORPORATION	GAS RESERVATION	\$3,038.23
CONNECTIONS INC	EMPLOYEE ASSISTANCE PROGRAM	\$81.27
COUNTRY TRAILERS	TRAILER	\$14,150.00
DEWILD GRANT RECKERT & ASSOC	SEWER STUDY, GIS MAPPING, EASEMENT	\$3,860.63
EMERGENCY APPARATUS MAINT	TRUCK & PUMP CERTIFICATION	\$866.41
FOREMAN TIRE SERVICE	TIRE REPAIR	\$20.00
GROEBNER & ASSOCIATES INC	ELBOWS	\$49.06
H & D UNDERGROUND INC	DIRECTIONAL BORING	\$2,712.50
HIEMSTRA, ERIC	ELECTRIC REBATE	\$750.00
IOWA STATE TREASURER	STATE TAX	\$1,817.00
IPERS COLLECTIONS	IPERS	\$7,298.72
JELLEMA CONSTRUCTION	E DIVISION ST, MANHOLE REPAIR	\$53,481.54
JJSS, LLC	JET SEWER LINE	\$962.50
DELORES KONZ	ELECTRIC & GAS REBATES	\$550.00
KGM	METER GASKETS	\$27.51
KOPETSKYS ACE	BATTERIES	\$13.58
METERING & TECHNOLOGY SOL	METERS	\$832.60
MIDAMERICAN ENERGY	STREETLIGHTS	\$339.61
MID SIOUX OPPORTUNITY	LIHEAP REIMBURSEMENT	\$1,091.02
MID SIOUX OPPORTUNITY	PROJECT SHARE	\$100.00
MIKES WELDING & REPAIR	BUCKET REPAIR	\$504.85
MISSOURI RIVER ENERGY SERVICES	ELECTRIC	\$37,714.39
MOUW MOTOR	OIL CHANGE	\$56.79
MUNICIPAL UTIL-BILLS	UTILITIES	\$1,748.05
NCC	EMS TRAINING	\$15.00
NEAL CHASE LUMBER CO	SUPPLIES, SHED & MANHOLE REPAIRS	\$2,136.40
NIEUWENDORP, ANDREW	UTILITY DEPOSIT REFUND	\$24.53
NO STREAKING INC	WINDOW CLEANING	\$96.00
ORANGE CITY MUNICIPAL UTILITIES	BULK WATER	\$8,046.22
ORANGE CITY SANITATION	GARBAGE HAULING	\$7,324.00
PAYROLL	PAYROLL 09/30/2022	\$34,142.68
PCC	RESCUE BILLING	\$464.95
PEFA, INC	GAS COMMODITY	\$2,645.46
PREMIER COMMUNICATIONS	IT SERVICES	\$600.00
PRINCIPAL LIFE	GROUP INSURANCE	\$133.00
SIOUX COMMERCIAL SWEEPING INC	CRACK SEALING	\$23,834.00
SIOUXLAND PRESS	PUBLICATIONS	\$390.75
TOWN & COUNTRY IMPLEMENT	FIRE TRUCK MAINTENANCE	\$118.25
TREASURER - STATE OF IOWA	WATER EXCISE TAX	\$1,579.02
TREASURER - STATE OF IOWA	SALES TAX	\$2,322.82
TREASURER OF STATE	UNCLAIMED PROPERTY	\$32.10
TRI-STATE OVERHEAD SALES INC	DOOR INSTALLATION	\$1,380.00
U. S. POSTMASTER	POSTAGE	\$500.00
UNUM LIFE INSURANCE COMPANY	GROUP INSURANCE	\$424.10
VAN OTTERLOO, MITCHELL	UTILITY DEPOSIT REFUND	\$232.57
VECTOR	DUES, CPR	\$7,881.00
VERIZON	CELL PHONES	\$536.41
VISA	TRAINING, BOLLARGARD, SUPPLIES	\$2,851.02
WELLMARK BLUE CROSS/BLUE SHIELD	GROUP INSURANCE	\$10,314.30

WESCO DISTRIBUTION, INC.
WEST IOWA TELEPHONE
AL WILLETT

WIRE CONNECTOR
TELEPHONE, FAX, INTERNET
AMBULANCE REIMBURSEMENT
TOTAL ACCOUNTS PAYABLE

\$1,002.50
\$712.81
\$90.13

\$273,225.87

URBAN REVITALIZATION PLAN:

RESOLUTION 22-39: “RESOLUTION TERMINATING THE ALTON COMMERCIAL REVITALIZATION PLANS FOR THE ALTON COMMERCIAL URBAN REVITALIZATION AREAS #1, #2, #3, AND #4 AND ENDING THE ALTON COMMERCIAL URBAN REVITALIZATION AREAS #1, #2, #3, AND #4” was introduced and moved for adoption by Council Member Jorgensen. Plathe seconded the motion to adopt.

On roll call vote:

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

Nays: None

Whereupon the Mayor Pro Tem declared the Resolution duly adopted.

ORDINANCE 876: “AN ORDINANCE REPEALING THE ORDINANCES DESIGNATING THE ALTON COMMERCIAL URBAN REVITALIZATION AREA #1, THE ALTON COMMERCIAL URBAN REVITALIZATION AREA #2, AND THE ALTON COMMERCIAL URBAN REVITALIZATION AREA #3, AND THE ALTON COMMERCIAL URBAN REVITALIZATION AREA #4, ALL IN THE CITY OF ALTON, IOWA”

Ordinance 876 was introduced by Council Member Jorgensen.

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 Plathe.

Ayes: Jorgensen, Plathe, Vander Pol, Krull, 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 876 be adopted and placed on its final passage. Council Member Mulder seconded the foregoing motion.

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

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.

Mayor Pro Tem Mulder opened a public hearing for the amendment and restating of Alton Urban Revitalization Plan at 6:41 PM. No written or oral comments were received. Mayor Pro Tem Mulder closed the public hearing at 6:44 PM.

RESOLUTION 22-40: “RESOLUTION ADOPTING THE AMENDED AND RESTATED ALTON URBAN REVITALIZATION PLAN FOR THE ALTON URBAN REVITALIZATION AREA (AMENDING 2018 URBAN REVITALIZATION PLAN (AREA NO.5))” was introduced and moved for adoption by Council Member Krull. Mulder seconded the motion to adopt.

On roll call vote:

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

Nays: None

Whereupon the Mayor Pro Tem declared the Resolution duly adopted.

ORDINANCE 877: “AN ORDINANCE AMENDING ORDINANCE NO. 847 AND DESIGNATING THE ALTON URBAN REVITALIZATION AREA FOR THE AMENDED AND RESTATED ALTON URBAN REVITALIZATION PLAN FOR THE CITY OF ALTON, IOWA (AMENDING 2018 URBAN REVITALIZATION PLAN (AREA NO. 5))”

Ordinance 877 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: Jorgensen, Vander Pol, Plathe, Krull, Mulder

Nays: None

And the Mayor Pro Tem 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 877 be adopted and placed on its final passage. Council Member Jorgensen seconded the foregoing motion.

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

PLANNING AND ZONING: Mayor Pro Tem Mulder opened a public hearing to rezone Lot 1, Jellema Commercial Addition at 6:49 PM. Oltmans presented the Planning & Zoning Board’s recommendation to rezone the property to Highway Commercial. No oral comments were received. Mayor Pro Tem Mulder closed the public hearing at 6:53 PM.

ORDINANCE 878: “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 878 was introduced by Council Member Vander Pol.

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 Krull.

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

Nays: None

And the Mayor Pro Tem 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 878 be adopted and placed on its final passage. Council Member Vander Pol seconded the foregoing motion.

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

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.

URBAN REVITALIZATION APPLICATIONS: Oltmans presented the Council with applications from Jon Roetman & Rose Properties LLC for consideration of tax abatement under the amended and restated Alton Urban Revitalization Plan.

RESOLUTION 22-43: “RESOLUTION APPROVING AN APPLICATION FOR PRIOR APPROVAL UNDER THE AMENDED AND RESTATED ALTON URBAN REVITALIZATION PLAN” 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, Krull, Mulder

Nays: None

Whereupon the Mayor Pro Tem declared the Resolution duly adopted.

RESOLUTION 22-44: “RESOLUTION APPROVING AN APPLICATION FOR PRIOR APPROVAL UNDER THE AMENDED AND RESTATED ALTON URBAN REVITALIZATION PLAN” was introduced and moved for adoption by Council Member Jorgensen. Krull seconded the motion to adopt.

On roll call vote:

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

Nays: None

Whereupon the Mayor Pro Tem declared the Resolution duly adopted.

FISCAL YEAR 22 ANNUAL CITY STREET FINANCE-REPORT: Oltmans presented, and the Council reviewed the Annual City Street Finance Report for Fiscal Year 22.

Motion by Krull and second by Vander Pol to approve the Fiscal Year 22 Annual Finance Report. Ayes 5

FISCAL YEAR 22 ANNUAL FINANCE-REPORT: Oltmans presented, and the Council reviewed the Annual Finance Report for Fiscal Year 22.

Motion by Jorgensen and second by Mulder to approve the Fiscal Year 22 Annual Finance Report.
Ayes 5

ANNUAL URBAN RENEWAL REPORT: Oltmans presented the Annual Urban Renewal Report.

Motion by Vander Pol and second by Plathe to approve the Annual Urban Renewal Report as submitted.
Ayes 5

TIF DEBT CERTIFICATION: Oltmans presented the 2022 Certification for Urban Renewal District FVM 2nd Add. Phase 1, Urban Renewal District FVM 2nd Add. Phase 2, Urban Renewal District Global.

Motion by Jorgensen and second by Vander Pol to approve the Urban Renewal District FVM 2nd Add. Phase 1 2022 Certification, Urban Renewal District FVM 2nd Add. Phase 2 2022 Certification, Urban Renewal District Global 2022 Certification. Ayes 5

PERSONNEL:

RESOLUTION 22-41: “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 Mulder. Krull seconded the motion to adopt.

On roll call vote:

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

Nays: None

Whereupon the Mayor Pro Tem declared the Resolution duly adopted.

CITY HALL REMODEL: Oltmans presented a quote from Jellema Construction for the office remodel. Oltmans indicated the quote from the other contractor will be coming soon. It was the consensus of the Council to wait for the second quote to discuss further.

MOC-FV: Vander Pol spoke to Mark Gunderson regarding the sports field funding request. The Council had previously decided to wait until the Fire Station was complete to determine if funds were available to donate. The Council discussed the City’s current projects and upcoming projects and funding sources. The Council also discussed the fact that a donation is not currently in the City’s budget.

Motion by Jorgensen and second by Vander Pol to not donate to the sports fields currently and to revisit possible donations in the future. Ayes 5

OTHER BUSINESS: It was the consensus of the Council to move the November Council meeting to the 15th of the month.

Motion by Krull and second by Vander Pol to adjourn the meeting at 7:16PM. Ayes 5

Mayor Pro Tem
Justin Mulder

City Clerk/Administrator
Dale Oltmans

September Revenue

General Fund	\$24,561.17
RUT Fund	\$19,572.14
Employee Benefits Fund	\$1,060.90
Local Option Sales Tax Fund	\$48,380.64
TIF – FVM2 Phase 1 Fund	\$5,254.49
Debt Service Fund	\$11,960.31
Capital Equipment Fund	\$71.09
Capital LMI Fund	\$19,475.23

Capital Parks & Trails Fund	\$40.32
Water Fund	\$28,690.96
Sewer Fund	\$26,726.00
Electric Fund	\$85,292.45
Gas Fund	\$18,569.43
Storm Water Fund	\$2,639.08
Total Receipts	\$292,294.21