

ALTON CITY COUNCIL MEETING
Minutes of Regular Session
Tuesday, November 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 Brad Wielenga, Justin Van Kalsbeek, London Wielenga, Dale Oltmans and Laurie Tentinger.

Motion by Plathe and second by Krull to approve the agenda. Ayes 4

Mulder arrived at 6:06 PM.

SOLID WASTE: Brad Wielenga from Orange City Sanitation spoke to the Council about renewing the City's Solid Waste Collection contract. Wielenga discussed the current contract and the current economic conditions affecting the collection rate. Wielenga proposed a \$3.00 increase with a two- and one-half-year contract ending June 30, 2025. This rate will keep Alton's rate at or below the rates of surrounding communities.

ORDINANCE 879: "AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF ALTON, IOWA 2002 ABY AMENDING PROVISION PERTAINING TO THE COLLECTION AND TRANSPORTATION OF SOLID WASTE"

Ordinance 879 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, Krull, Vander Pol, Mulder

Nays: None

And the Mayor 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 879 be adopted and placed on its final passage. Council Member Vander Pol seconded the foregoing motion.

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

Nays: None

The Mayor declares the motion duly carried and will forthwith sign the said Ordinance and the Clerk will add his attestation thereto, said Ordinance being adopted.

Wielenga, Van Kalsbeek and Wielenga left the meeting at 6:10 PM.

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

Motion by Mulder and second by Jorgensen to approve the financial reports as presented. Ayes 5

Motion by Vander Pol and second by Mulder 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	\$3,778.58
AHLERS & COONEY, P.C.	LEGAL FEES	\$438.50
ALTON CHAMBER	FEES	\$1,487.50
AMERICAN PUBLIC GAS ASSOC	DUES	\$445.00
AMERICAN STATE BANK	FED/FICA TAX	\$10,760.33
ANALYTICAL & CONSULTING	COMPLIANCE TESTING	\$139.17
ARNOLD MOTOR SUPPLY	FILTERS, OIL, PLUGS	\$388.38
BLACKTOP PAVING	STREET PATCHING	\$4,500.00
BOMGAARS	LAWNMOWER WHEELS, SUPPLIES	\$81.96
BORDER STATES INDUSTRIES, INC.	CONNECTORS, METER VALVES	\$586.45
BORTSCHELLER, SCOTT	BOOT REIMBURSEMENT	\$125.00
CARROLL CONSTRUCTION SUPPLY	TAPE	\$25.53
CENTURY BUSINESS PRODUCTS	COPIER FEES	\$90.67
CLAYTON ENERGY CORPORATION	GAS RESERVATION	\$5,594.28
CLAYTON ENERGY CORPORATION	GAS COMMODITY	\$2,819.51
DEWILD GRANT RECKERT & ASSOC	SEWER STUDY, REVIT PLAN	\$8,190.75
ECHO GROUP INC	CONDUIT, LIGHT, PVC CAP, WIRE	\$3,331.35
FELD FIRE	MOBILE HOSE CART	\$2,515.00
FRANK DUNN CO	HIGH PERFORMANCE PATCH	\$630.00
GET BRANDED 360	SHIRTS	\$397.47
GROEBNER & ASSOCIATES INC	LEAK TAPE	\$844.00
GWORKS	LICENSE & SUPPORT	\$5,287.00
HOEFLING, SAMANTHA	UTILITY DEPOSIT REFUND	\$100.00
HOLIDAY INN	IMFOA CONFERENCE	\$370.05
IOWA FINANCE AUTHORITY	WW SRF LOAN INTEREST	\$8,080.00
IOWA FINANCE AUTHORITY	WA SRF LOAN INTEREST	\$70.00
IOWA ONE CALL	LOCATES	\$40.70
IOWA RURAL WATER ASSN.	DUES	\$275.00
IOWA STATE TREASURER	STATE TAX	\$1,775.00
IOWA UTILITIES BOARD	ELECTRIC & GAS ASSESSMENTS	\$875.00
IPERS COLLECTIONS	IPERS	\$7,290.11
STUART C IRBY CO	RISERS, MARKING PAINT	\$1,451.22
KLAY, VELDHUIZEN, BINDNER,DEJONG	LEGAL FEES	\$3,305.75
KOPETSKYS ACE	MALLET, HAMMER	\$70.96
KW SIOUXLAND	EARNEST MONEY	\$2,000.00
MID SIOUX OPPORTUNITY	PROJECT SHARE	\$120.00
MIDAMERICAN ENERGY	STREETLIGHTS	\$340.01
MISSOURI RIVER ENERGY SERVICES	ELECTRIC	\$34,184.93
MISSOURI RIVER ENERGY SERVICES	SUBSTATION MAINTENANCE	\$839.38
MUNICIPAL MANAGEMENT CORP	LEAK SURVEY/DETECTION	\$600.00
MUNICIPAL UTIL-BILLS	UTILITIES	\$1,270.38
NEAL CHASE LUMBER CO	SUPPLIES, SEED, ANTIFREEZE	\$951.65
ORANGE CITY MUNICIPAL UTILITIES	BULK WATER	\$7,116.96
ONE OFFICE SOLUTION	BINDERS, PAPER	\$118.18
ORANGE CITY HEALTH SYSTEM	PARAMEDIC ASSIST, DRUG TEST	\$302.00

ORANGE CITY SANITATION	GARBAGE HAULING	\$7,368.00
ORANGE CITY SANITATION	ROLLOFF - PARK ST	\$1,033.05
PAYROLL	PAYROLL 10/31/2022	\$34,297.07
PEFA, INC	GAS COMMODITY	\$28,180.98
PREMIER COMMUNICATIONS	IT SERVICES	\$600.00
PRINCIPAL LIFE	GROUP INSURANCE	\$133.00
REHAB SYSTEMS INC.	JET VAC CLEANING, TELEVISIONING	\$11,094.75
RICE SIGNS	SIGNPOSTS	\$1,214.52
SANITATION PRODUCTS, INC	CURB BROOM BRUSHES	\$675.00
SIOUX COMMERCIAL SWEEPING INC	CRACK SEALING	\$4,185.70
SIOUX COUNTY RECORDER	RECORDING FEES	\$147.75
SIOUXLAND PRESS	PUBLICATIONS	\$436.50
SKARSHAUG TESTING LAB.	GLOVE CLEANING/TESTING	\$85.03
LAURIE TENTINGER	MILEAGE	\$304.38
SUPERHITECH	CAMERA - FIRE STATION	\$2,474.91
THE YARD BAR & GRILL	LIQUOR LICENSE REFUND	\$97.50
TREASURER - STATE OF IOWA	WATER EXCISE TAX	\$1,585.50
TREASURER - STATE OF IOWA	SALES TAX	\$2,284.94
TRI-STATE OVERHEAD SALES INC	BOARD REPLACEMENT	\$188.10
U. S. POSTMASTER	POSTAGE	\$500.00
UMB BANK, N.A.	2021 BOND INTEREST	\$29,775.00
UMB BANK, N.A.	2020 BOND FEE	\$600.00
UMB BANK, N.A.	2020 BOND INTEREST	\$11,154.00
UMB BANK, N.A.	2021 BOND INTEREST	\$12,530.70
UNUM LIFE INSURANCE COMPANY	GROUP INSURANCE	\$424.10
UTILITY EQUIPMENT CO.	PLUG, ADAPTOR	\$552.34
VAN WERT INC.	METERS	\$318.18
VECTOR	COMMERCIAL LIABILITY INS	\$459.45
VERIZON	CELL PHONES	\$536.41
VISA	TRAINING, SUPPLIES, TAX FORMS	\$650.65
WELLMARK BLUE CROSS/BLUE SHIELD	GROUP INSURANCE	\$10,314.30
WESCO DISTRIBUTION, INC.	METER SOCKET	\$295.00
WEST IOWA TELEPHONE	TELEPHONE, FAX, INTERNET	\$712.30
WILLIAMS & CO	AUDIT	\$13,000.00
	TOTAL ACCOUNTS PAYABLE	\$302,658.30

NUISANCE PROPERTY ABATEMENT: Oltmans updated the Council on the purchase of Gutierrez's eight lots. The purchase agreement has been signed and Gutierrez and his lawyer are in the process of getting abstracts and mobile home titles.

Gutierrez believes he can show proof of vested interests in the trailer owned by Grant & Chad Nelson. He would like to sell this property to the City as well. Oltmans and Vande Griend made an offer on behalf of the City, Gutierrez countered. Oltmans updated the Council on the offers and asked for guidance. The Council discussed the offers and discussed the process for abandoned property.

Motion by Plathe second by Mulder to remove the current offer and have the City Attorney proceed with the abandoned property process. Ayes 5

Brian Konz arrived at the meeting at 6:30 PM.

EQUIPMENT: Konz spoke to the Council regarding the current lawnmower lease. The current lease is completed, and the City can either purchase the lawnmower or trade it in and start a new lease. Konz discussed the benefits of a new lease and the increased value of the trade in now. The new lease payment would be less than the current lease because of the current lawnmower's trade-in value.

Motion by Mulder and second by Plathe to approve the lease of the John Deere 1575 TerrainCut with John Deere 60 Inch Side Discharge Deck and attachments from AgriVision Equipment Group. Ayes 5

Konz also proposed a new lease of a compact utility tractor. AgriVision is offering a one-year lease of a John Deere 1025R Sub-Compact Utility Tractor with a 60" Deck. Konz explained how useful the tractor would be in smaller jobs and spaces.

Motion by Jorgensen and second by Krull to approve a one-year lease of John Deere 1025R Sub-Compact Utility Tractor with a 60" Deck from AgriVision Equipment Group. Ayes 5

Oltmans was notified that the 2022 pickup the City ordered in October of 2021 is no longer available. The dealer re-quoted a 2023 pickup and was informed that the government discount had significantly dropped on the newer model. With the newer model pickup price and the discount change the pickup would cost about \$16,000 more. The Council discussed the condition of the current pickup and economic factors. It was the consensus of the Council to wait to order the new pickup previously budgeted and planned until the next fiscal year.

UTILITIES: Oltmans and Konz informed the Council about requests for participation in utility extensions along 3rd Ave. Van Wyk Properties has requested the City's participation in a manhole and a water main with hydrant. Mars Custom Install has also requested the City's participation in a sewer main extension with cleanout and water service. Konz explained the benefits to the City and the Fire Department to install manholes and hydrants adjacent to the properties. The Council discussed different options on how the City could participate in the utility extensions.

Motion by Plathe and second by Mulder to assist Van Wyk Properties and Mars Custom Install with utility extensions to their respective properties along 3rd Ave. Ayes 5

The Council discussed the proposal from Justin Vore for the City's participation in providing wireless internet. It was the consensus of the Council to not participate in the project as the City is currently not interested in adding another utility. The City also does not wish to compete with a locally owned provider that has been providing services to Alton.

Tentinger updated the Council on delinquent utilities of rental tenants. Staff had previously sent letters to landlords notifying them of their responsibility for delinquent utilities on rental properties. The list Tentinger provided the Council consisted of tenants that have become delinquent and have been final billed after the notification.

It was the consensus of the Council to collect from the landlord on the delinquent rental tenants provided and to draft a policy to collect every June.

BOUNDARY ADJUSTMENT ANNEXATION: Oltmans presented an engagement letter from Ahlers Cooney to annex land and adjust the boundary of the corporate limits between Alton and Orange City.

Motion by Jorgensen and second by Vander Pol to approve the Engagement Letter from Ahlers Cooney to annex land and adjust the boundary of the corporate limits between Alton and Orange City. Ayes 5

SGCC: Jorgensen reviewed Sioux Golf & Country Club's proposed budget. Capital equipment plans were also discussed.

Motion by Krull and second by Plathe to approve Sioux Golf & Country Club's proposed annual budget as presented. Ayes 5

Jorgensen informed the Council of the names submitted as nominations for the two open board seats.

Motion by Mulder and second by Plathe to approve the nominations as presented. Ayes 5

LIQUOR LICENSE: The Yard Bar & Grill submitted a request for a liquor license with outdoor service.

Motion by Mulder and second by Vander Pol to approve the liquor license with outdoor service for The Yard Bar & Grill pending dram shop. Ayes

NWI AREA SOLID WASTE AGENCY: Motion by Vander Pol and second by Plathe to approve Mayor Vande Griend's appointment of Oltmans as representative and the Mayor as alternate to the NWI Area Solid Waste Agency. Ayes 5

CITY ATTORNEY: Oltmans presented the 2023 contract for legal services with Brad De Jong at Klay Law. An increase in the hourly rate from \$220 to \$250 was proposed.

Motion by Mulder and second by Plathe to approve the 2023 City Attorney Contract as presented. Ayes 5

ZONING: Oltmans presented the 2023 Zoning Services contract with Quintin Van Es. There were no changes to the 2022 contract.

Motion by Mulder and second by Plathe to approve the 2023 Independent Contractor Zoning contract. Ayes 5

FIRE DEPARTMENT: Oltmans presented a new mutual aid agreement between Alton and Orange City. Mulder explained that with the current agreement departments will automatically respond to a structure fire within either city limits. The proposed agreement changes the terms to have both departments automatically respond to any structure fire in either of the city's fire districts.

RESOLUTION 22-46: "CONTRACT FOR AUTOMATIC MUTUAL AID IN FIRE PROTECTION BETWEEN THE FIRE DISTRICTS OF ORANGE CITY, IOWA AND FIRE DISTRICTS OF ALTON, IOWA PURSUANT TO IOWA CODE SECTION 28E.31" 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 declared the Resolution duly adopted

DESTRUCTION OF RECORDS: Tentinger has prepared and presented a list of records to be destroyed based on the Iowa League of Cities Record Retention Manual for Iowa Cities.

RESOLUTION 22-45: “A RESOLUTION OF THE CITY COUNCIL OF ALTON, IOWA AUTHORIZING THE DESTRUCTION OF GENERAL CITY RECORDS” 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, Krull, Plathe

Nays: None

Whereupon the Mayor declared the Resolution duly adopted

PERSONNEL:

RESOLUTION 22-42: “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 Vander Pol. Jorgensen seconded the motion to adopt.

On roll call vote:

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

Nays: None

Whereupon the Mayor declared the Resolution duly adopted.

Oltmans presented the employees benefit package as prepared by Van Engelenhoven Agency. Discussion was held on the proposed plan

Motion by Mulder and second by Vander Pol to approve the employee benefit package as prepared by Van Engelenhoven Agency. Ayes 5

Discussion was held about the end of year employee appreciation party.

CHAMBER: Breanne Van Gelder, Alton Chamber President, notified the Chamber of her desire to step down after more than seven years on the board. Also, due to lack of members, she also proposed that the Chamber investigate joining efforts with the Orange City Chamber. The Council discussed the possibility and what the City’s role would be.

DAYCARE: The City received a donation request from Orange City Area Daycare & Preschool. Vander Pol spoke to the Council about the numerous families that utilize or work for the daycare and the daycare’s need for additional funding. The Council discussed what an asset OCADP is to the Alton community as well as a funding source for a donation.

Motion by Plathe and second by Mulder to approve a \$10,000 donation to Orange City Area Daycare & Preschool. Ayes 5

CITY HALL REMODEL: The Council discussed putting the City Hall remodel project on hold due to a lack of contractors willing to bid on the project. They also discussed the need for plans and specs for the project to acquire multiple and more accurate quotes.

Motion by Mulder and second by Vander Pol to have a contractor put together plans and specs for the office remodel. Ayes 5

OTHER BUSINESS: Oltmans received a new contract from Clayton Energy for services provided. Oltmans reviewed the contract and informed the Council of the minimal increase requested. The Council will consider the contract at the next council meeting.

Oltmans updated the Council on the status of the candidate considering the Gas/Electric Position. Although still unknown, it was the consensus of the Council to begin advertising the position again.

Motion by Krull and second by Vander Pol to adjourn the meeting at 7:53 PM. Ayes 5

Mayor
Dan Vande Griend

City Clerk/Administrator
Dale Oltmans

October Revenue

General Fund	\$258,418.71	Capital Parks & Trails Fund	\$251.39
RUT Fund	\$14,374.70	Water Fund	\$30,280.04
Employee Benefits Fund	\$17,512.70	Sewer Fund	\$27,522.68
Local Option Sales Tax Fund	\$11,611.22	Electric Fund	\$82,408.79
TIF – FVM2 Phase 1 Fund	\$27,159.00	Gas Fund	\$23,829.45
Debt Service Fund	\$131,067.28	Storm Water Fund	\$2,652.00
Capital Equipment Fund	\$208.19	Total Receipts	\$627,296.15