

ALTON CITY COUNCIL MEETING
Minutes of Regular Session
Tuesday, February 14, 2023

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 Chase Lottman, Kevin Langel and Marc Thoene, and Dale Oltmans.

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

AUDIT REPORT: Chase Lottman from Williams and Company reviewed the June 30, 2022, Audit Report with the Council. In the Auditors opinion, the financial statements present fairly, and Chase stated the City Staff has done a thorough job reporting the finances as well as maintaining the City's financial position.

Motion by Plathe and second by Mulder to accept the annual financial audit for 2021-2022. Ayes 5

Lottman left at 6:20 PM

Motion by Vander Pol and second by Krull to approve the minutes from January 10, 2023, meeting. Ayes 5

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

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

FEBRUARY 2023 ACCOUNTS PAYABLE

<u>VENDOR</u>	<u>REFERENCE</u>	<u>AMOUNT</u>
A & M LAUNDRY INC	LAUNDRY SERVICE	\$56.05
ACCESS SYSTEMS	COPIER FEES	\$10.91
AFLAC	AFLAC-PRE-TAX	\$383.71
AGSTATE	FUEL	\$2,275.84
AHLERS & COONEY, P.C.	BOUNDRY ADJUSTMENT ANNEXATION	\$652.00
AMERICAN STATE BANK	FED/FICA TAX	\$11,031.39
AMERICAN TEST CENTER INC	BUCKET TRUCK TESTING	\$1,020.00
ARNOLD MOTOR SUPPLY	FIRE TRUCK REPAIR	\$455.18
BOMGAARS	SUPPLIES	\$27.92
BORDER STATES INDUSTRIES, INC.	PEDESTALS, INTERDUCT	\$5,750.21
CENTURY BUSINESS PRODUCTS	COPIER FEES	\$104.11
CITY OF ORANGE CITY	LAW ENFORCEMENT, GAS CONTRACT	\$49,236.25
CLAYTON ENERGY CORPORATION	GAS RESERVATION	\$22,855.56
CLAYTON ENERGY CORPORATION	GAS COMMODITY	\$33,783.67
DIAMOND VOGEL PAINT	SPRAY PAINT	\$101.76
ECHO GROUP INC	BALLAST, LIGHT FIXURE, WIRE	\$313.14
ELECTRONIC ENGINEERING CO.	PAGER	\$623.00
FAREWAY STORES INC	SUPPLIES	\$47.88
GET BRANDED 360	SHIRTS	\$93.00
SIOUXLAND HABITAT FOR HUMANITY	UTILITY CONNECTION REBATE	\$700.00
HAWKE & CO AG SERVICES	HYDRAULIC FLUID	\$143.39
IMFOA	MEMBERSHIP - OLTMANS	\$100.00
IOWA ASSN. OF MUNICIPAL UTIL.	OQ TRAINING	\$465.00

IOWA STATE TREASURER	STATE TAX	\$1,582.13
IPERS COLLECTIONS	IPERS	\$7,464.55
J-S LEADERSHIP GROUP	CONSULTING SERVICES	\$800.00
KOPETSKYS ACE	GARAGE - DUMP	\$253.90
MATHESON TRI-GAS IN	OXYGEN	\$383.75
MIDAMERICAN ENERGY	STREET LIGHTS	\$348.76
MID SIOUX OPPORTUNITY	PROJECT SHARE	\$120.00
MIDWEST SPRAY TEAM & SALES INC	GROUND STABILIZER	\$693.36
MISSOURI RIVER ENERGY SERVICES	ELECTRIC	\$61,192.86
MUNICIPAL UTIL-BILLS	UTILITIES	\$4,743.28
NEAL CHASE LUMBER CO	SUPPLIES	\$103.45
NORTHERN MUNICIPAL DIST	L&R FUND ASSESSMENT	\$408.95
ORANGE CITY MUNICIPAL UTILITIES	BULK WATER	\$7,808.26
ONE OFFICE SOLUTION	PAPER	\$109.80
ORANGE CITY HEALTH SYSTEM	PARAMEDIC ASSIST, TESTS	\$417.00
ORANGE CITY SANITATION	GARBAGE HAULING	\$8,549.80
PAYROLL	PAYROLL 01/31/2023	\$36,210.14
PEFA, INC	GAS COMMODITY	\$26,572.28
PLUIM PUBLISHING CO., INC.	SUBSCRIPTION	\$23.00
PREMIER COMMUNICATIONS	IT SERVICES	\$700.00
PRINCIPAL LIFE	GROUP INSURANCE	\$168.82
ROSE PROPERTIES	UTILITY CONNECTION REBATE	\$700.00
SIOUXLAND PRESS	PUBLICATIONS	\$87.50
SKARSHAUG TESTING LAB.	GLOVES	\$149.40
SOUTHERN SIOUX RURAL WATER	WATER SERVICE TERRITORY PURCH	\$7,500.00
STEFFEN	HYDRAULIC TAMPER REPAIR	\$836.53
STEVEN, JOHN	MAIL BOX	\$75.00
THOMPSON AUTOMATION & SPECIALT	GENERATOR REPAIR	\$5,149.82
TREASURER - STATE OF IOWA	WATER EXCISE TAX	\$1,376.78
TREASURER - STATE OF IOWA	SALES TAX	\$6,621.37
U. S. POSTMASTER	POSTAGE	\$500.00
UNITYPOINT CLINIC-OCC MED	DRUG TESTS	\$42.00
UNUM LIFE INSURANCE COMPANY	GROUP INSURANCE	\$306.23
UTILITY EQUIPMENT CO.	HYDRANT, VALVE, TEE, BOLTS	\$1,698.62
QUINTIN VAN ES	ANNUAL ZONING FEES	\$1,662.50
VERIZON	CELL PHONES	\$1,318.61
VISA	SUPPLIES, SENSAPHONE	\$572.39
WELLMARK BLUE CROSS/BLUE SHIELD	GROUP INSURANCE	\$12,570.76
WESCO DISTRIBUTION, INC.	JUNCTION BOXES	\$7,846.00
WEST IOWA TELEPHONE	TELEPHONE, FAX, INTERNET	\$630.92
	TOTAL ACCOUNTS PAYABLE	\$338,528.49

HIEMSTRA ADDITION: Kurt Franje representing Habitat for Humanity arrived at the meeting at 6:24 PM. Franje thanked the Council for the City’s partnership on the latest Habitat Home. Kurt also informed the Council that Promise Community Health Center in Sioux Center owns a house that needs to be moved off property they have purchased. They offered to donate the house to Habitat for Humanity. Franje expressed interest in moving the house to Hiemstra Addition in Alton and selling the home as a fund raiser for Habitat for Humanity. Franje presented a request to the City to purchase a lot in Hiemstra Addition to move the home.

It was the consensus of the Council to sell Lot 2, in Hiemstra Addition, to Habitat for Humanity for \$1.

Franje left the meeting at 6:32 PM.

LAND PURCHASE OPTION AGREEMENT:

Kevin Langel and Marcel Thoene, as part of the Alton Economic Development Commission arrived at the meeting at 6:33 PM.

Jorgensen, representing the AEDC informed the Council about potential development of Fair View Meadows 3rd Addition. Discussion was held on development and assignment of the City’s land purchase option agreement for the property.

Langel and Thoene left the meeting at 7:10 PM.

BUDGET: RESOLUTION 23-08: “A RESOLUTION OF THE CITY COUNCIL OF ALTON, IOWA APPROVING THE CITY MAXIMUM PROPERTY TAX DOLLARS FOR THE AFFECTED LEVY TOTAL FOR THE ANNUAL BUDGET FOR FISCAL YEAR ENDING JUNE 30, 2024” was introduced and moved for adoption by Council Member Mulder. Krull seconded the motion to adopt.

On roll call vote:

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

Nays: None

Whereupon the Mayor declared the Resolution duly adopted

RESOLUTION 23-09: “A RESOLUTION OF THE CITY COUNCIL OF ALTON, IOWA SETTING TIME AND PLACE FOR A PUBLIC HEARING FOR THE PURPOSE OF RECEIVING WRITTEN AND ORAL COMMENTS ON THE CITY’S PROPOSED FISCAL YEAR 2023-2024 BUDGET” 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 declared the Resolution duly adopted

UTILITIES: Oltmans provided the Council with a copy of correspondence from Jeff Drew's attorney. Drew is disputing his responsibility for the late fees incurred by his tenants on his properties. The City's attorney will respond to Drew's attorney's e-mail.

Oltmans presented the Council with an updated Alton Municipal Utilities Electric Reliability Plan.

Motion by Mulder and second by Vander Pol to accept the Alton Municipal Utilities Electric Reliability Plan as presented. Ayes 5

SOFTWARE: Oltmans presented a quote for an additional module to the City's current software to streamline billing and licensing.

Motion by Vander Pol and second by Jorgensen to approve adding Billing & Licensing Module to the current software. Ayes 5

PERSONNEL: Oltmans presented a supervisor training opportunity from Missouri River for Scott Bortscheller. Oltmans indicated the training would be a good opportunity with Scott taking on additional leadership roles.

Motion by Jorgensen and second by Plathe to approve Supervisor Training by Missouri River Energy Services for Scott Bortscheller. Ayes 5

HIEMSTRA ADDITION: Oltmans informed the Council of several parties interested in the potential development of Hiemstra Addition. Discussion was held on Low to Moderate Income requirements and possible incentives.

Oltmans indicated that the intent would be to return the properties to how they were originally platted as 100' by 100' lots. To allow single family or multifamily homes to be constructed the properties would need to be rezoned to High Density Residential (R-2). This has already been done on the properties sold to Habitat for Humanity. Properties with mobile homes currently on them would be grandfathered in but would not allow new mobile homes to be moved in.

Motion by Krull and second by Plathe to start the process to rezone Lots 1 – 14 Hiemstra Addition from Mobile Home to High Density Residential (R-2). Ayes 5

EMERGENCY MANAGEMENT/E911: Vande Griend attended the meetings and updated the Council.

COMMITTEES: Vande Griend informed the Council he would like updates on the committees at the May meeting. Council Members will meet with their committees and staff as necessary to determine any course of action recommended.

Krull and Vander Pol met with the Recreation Committee and updated the Council with questions and requests. The Rec Committee would like P&K to spray the concession stands for insects at the beginning of the season. They would also like to increase the umpire pay to attract and keep umpires. The freezer in the girls' concession stand is not in working order so they will need a new one. The fields need additional field clay. Brent Aalbers will donate the hauling and the clay will cost about \$2,500. Oltmans authorized Krull to have Aalbers truck the clay. The Committee would also like shelves installed on the south wall of the boys' concession stand and a table by the window. They are also requesting an outfield line sprayer.

MOC/FV REQUEST: Vande Griend has again been approached about Alton’s contribution to the MOC/FV sports fields. Discussion was held on the benefits as well as ways money could have been better utilized at the school.

Motion by Vander Pol and second by Mulder to approve a \$5,000 donation to MOC/FV Sports Fields.
Ayes 4 Nays 1

OTHER BUSINESS:

Motion by Jorgensen and second by Mulder to adjourn the meeting at 7:50 PM. Ayes 5

Mayor
Dan Vande Griend

City Clerk/Administrator
Dale Oltmans

January Revenue

General Fund	\$18,267.59	Capital Parks & Trails Fund	\$127.35
RUT Fund	\$12,360.31	Water Fund	\$25,605.74
Employee Benefits Fund	\$151.08	Sewer Fund	\$26,144.54
Local Option Sales Tax Fund	\$18,626.81	Electric Fund	\$88,424.36
TIF – FVM2 Phase 1 Fund	\$165.89	Gas Fund	\$83,566.90
Debt Service Fund	\$1,358.19	Storm Water Fund	\$2,713.86
Capital Equipment Fund	\$218.03	Total Receipts	\$277,730.65