

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

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 Bobby Bylsma, Brenda Richardson, Dale Oltmans and Laurie Tentinger.

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

**ZONING:** Bobby Bylsma requested to amend the zoning ordinances to allow chickens in town. He presented the Council with his proposed changes to the ordinance and noted that currently Orange City allows for chickens in city limits. Bylsma would like to have chickens as pets as well as the production of eggs.

Bylsma left the meeting at 6:09 PM

**PROPERTY & LIABILITY INSURANCE PACKAGE:** Brenda Richardson from Perspective insurance presented the Property and Liability Policy Renewal. Richardson pointed out the premium increase due to rising rates, the new fire station, and increasing building values, as well as work comp for the fire department.

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

Richardson left the meeting at 6:23 PM.

The Council discussed Bylsma's request to allow for chickens in city limits. Oltmans reported that currently Ag Zoning does allow a restricted number of small fowl. Vander Pol showed the Council other Cities' ordinances allowing chickens and what restrictions and policies were in place to regulate and enforce proper care. Vander Pol also addressed the noise of dogs in town is greater than any chickens would produce. The Council discussed various ways to collect a consensus from residents. Jorgensen and Mulder both indicated that several residents have expressed their desire to keep chickens out of town and this is only the third request in over seven years from individuals wanting to have chickens.

Motion by Plathe and second by Jorgensen deny the request to amend current zoning ordinances addressing fowl in residentially zoned areas of the City of Alton.

Ayes: Krull, Jorgensen, Plathe, Mulder

Nays: Vander Pol

Motion by Jorgensen and second by Vander Pol to approve the minutes from February 14, 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

**MARCH 2023 ACCOUNTS PAYABLE**

<u>VENDOR</u>	<u>REFERENCE</u>	<u>AMOUNT</u>
A & M LAUNDRY INC	LAUNDRY SERVICE	\$56.05
AALBERS EXCAVATING/TRUCKING	3RD AVE UTILITY PROJECT, ROCK	\$11,094.63
AFLAC	AFLAC-PRE-TAX	\$383.71

AGSTATE	FUEL	\$1,599.05
AGRIVISION EQUIPMENT	TIRE & WHEEL ASSEMBLY	\$288.09
AMERICAN STATE BANK	FED/FICA TAX	\$13,487.30
ANALYTICAL & CONSULTING	COMPLIANCE TESTING	\$198.22
ARNOLD MOTOR SUPPLY	AIR FILTERS, WIPER BLADES	\$344.27
BOMGAARS	SUPPLIES	\$225.07
BORDER STATES INDUSTRIES, INC.	FR CLOTHING, HIGH VOLTAGE ELBOWS	\$1,445.88
BUNKERS FEED	SOFTNER SALT	\$43.91
CENTURY BUSINESS PRODUCTS	COPIER FEES	\$72.75
CERTIFIED POOL TRAINERS	CPO TRAINING	\$375.00
CLAYTON ENERGY CORPORATION	GAS COMMODITY	\$37,696.18
CLAYTON ENERGY CORPORATION	GAS RESERVATION	\$22,855.56
CROGHAN, OWEN	GAS REBATE	\$100.00
DAVE'S LOCK & KEY	KEYS - LIBRARY	\$105.10
DE JONG OIL & REPAIR INC.	STARTER	\$393.14
DEWILD GRANT RECKERT & ASSOC	EL SYSTEM STUDY, SEWER, GIS MAPPING	\$7,950.00
ECHO GROUP INC	STRIPPER, PLIERS, CUTTER	\$280.06
FP MAILING SOLUTIONS	INK CARTRIDGE	\$120.10
GOLDSTAR PRODUCTS INC	ICE MELT	\$333.27
GROEBNER & ASSOCIATES INC	SERVICE LINE CAP	\$39.76
GWORKS	BILLING & LICENSING MODULE	\$4,615.00
HABITAT FOR HUMANITY	UTILITY DEPOSIT REFUND	\$116.61
DEB HARPENAU	CUPCAKES - RETIREMENT PARTY	\$169.70
HAWKE & CO AG SERVICES	MOUNTING PIN	\$43.37
CHRIS HUBERS	UTILITY CONNECTION REBATE	\$600.00
IOWA DEPT OF REVENUE	PROPERTY TAX	\$10.51
IOWA STATE TREASURER	STATE TAX	\$1,598.99
IPERS COLLECTIONS	IPERS	\$7,467.74
JANITOR'S CLOSET	SUPPLIES	\$18.25
BRIAN KEEPERS	GAS REBATE	\$350.00
KLAY,VELDHUIZEN,BINDNER,DEJONG	LEGAL FEES	\$625.00
BRIAN KONZ	DEDUCTIBLE BUYDOWN	\$671.07
KOPETSKYS ACE	CUTTER, TORCH HEAD, PROPANE	\$153.46
ASHLEY LALK	ELECTRIC REBATE	\$250.00
LELOUX DIVERSIFIED, LLC	DRAIN CLEANING, TELEVISION	\$192.50
MEIS PAINTING & LAWN CARE	BUSINESS ENCOURAGEMENT GRANT	\$1,418.00
MID SIOUX OPPORTUNITY	PROJECT SHARE	\$120.00
MIDAMERICAN ENERGY	STREET LIGHTS	\$348.46
MIKES WELDING & REPAIR	OXYGEN TANK	\$65.00
MISSOURI RIVER ENERGY SERVICES	ELECTRIC	\$56,198.74
MOC/FV COMMUNITY SCHOOL	DONATION	\$5,000.00
MUNICIPAL UTIL-BILLS	UTILITIES	\$4,033.32
NCC	EMS TRAINING	\$55.00
NEAL CHASE LUMBER CO	SUPPLIES	\$443.50
ORANGE CITY MUNICIPAL UTILITIES	BULK WATER	\$6,845.22
ONE OFFICE SOLUTION	OFFICE SUPPLIES	\$248.47
ORANGE CITY SANITATION	GARBAGE HAULING	\$8,571.35
ORANGE CITY SANITATION	ROLL OFFS - PARK ST	\$5,873.95
PAYROLL	PAYROLL 01/31/2023	\$50,120.03
PEFA, INC	GAS COMMODITY	\$16,842.53
PLUIM PUBLISHING CO., INC.	RETIREMENT AD	\$52.50

POPPEMA-SIKMA CONSTR. CO	COMMUNITY BUILDING INTERIOR	\$91,402.31
PREMIER COMMUNICATIONS	IT SERVICES	\$700.00
PRINCIPAL LIFE	GROUP INSURANCE	\$196.23
SIouxLAND PRESS	ADVERTISEMENT, PUBLICATIONS	\$323.00
STEFFEN	OIL PRESSURE SWITCH	\$59.82
LAURIE TENTINGER	DEDUCTIBLE BUYDOWN	\$1,518.70
THE YARD BAR & GRILL	BUSINESS ENCOURAGEMENT GRANT	\$3,109.00
TREASURER - STATE OF IOWA	WATER EXCISE TAX	\$1,362.25
TREASURER - STATE OF IOWA	SALES TAX	\$6,017.66
U. S. POSTMASTER	POSTAGE	\$500.00
UNUM LIFE INSURANCE COMPANY	GROUP INSURANCE	\$436.07
USA BLUE BOOK	SUPPLIES	\$341.66
VAN WERT INC.	BI-DIRECTIONAL METER	\$299.60
VERIZON	CELL PHONES	\$561.86
VISA	TRAINING, SUPPLIES, SOFTWARE	\$3,735.41
WELLMARK BLUE CROSS/BLUE SHIELD	GROUP INSURANCE	\$9,887.89
WESCO DISTRIBUTION, INC.	WIRE	\$19,440.00
WEST IOWA TELEPHONE	TELEPHONE, FAX, INTERNET	\$666.46
WILLIAMS & CO	AUDIT	\$6,900.00
	<b>TOTAL ACCOUNTS PAYABLE</b>	<b>\$420,063.29</b>

**CODE OF ORDINANCES:** Oltmans presented proposed changes to Appendix A of the Code of Ordinances. Oltmans sited increasing costs as well as amending pool prices to align with Orange City as they manage Alton's pool and would like to be consistent for staff. Passholders will have the option to go to either pool with a pass.

**ORDINANCE 880: "AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF ALTON, IOWA 2002 BY AMENDING PROVISIONS PERTAINING TO APPENDIX A, ARTICLE 1 – USER FEES AND SERVICE CHARGES"**

Ordinance 880 was introduced by Council Member Jorgensen.

Motion by Council Member Mulder 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 Jorgensen.

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

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 880 be adopted and placed on its final passage. Council Member Mulder seconded the foregoing motion.

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

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.

**LIQUOR LICENSE:** Sioux Golf & Country Club submitted a request for renewal of their liquor license with outdoor service and Sunday sales.

Motion by Mulder and second by Plathe to approve the liquor license with outdoor service and Sunday sales for Sioux Golf & Country Club pending Dram Shop. Ayes 5

**BUDGET:** Oltmans informed the Council of the changes to the budget after the change in property tax legislation. With the change to the budget staff will need to publish the amended proposed budget and have a public hearing at the next Council meeting.

**RESOLUTION 23-10: “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 Vander Pol. Krull seconded the motion to adopt.

On roll call vote:

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

Nays: None

Whereupon the Mayor Pro Tem declared the Resolution duly adopted

**ANNEXATION:** Mayor Pro Tem Mulder opened a public hearing for Voluntary Annexation of Land at 6:52 PM. No written or oral comments were received. Mayor Pro Tem Mulder closed the public hearing at 6:55 PM.

**RESOLUTION 23-11: “RESOLUTION APPROVING AN APPLICATION FOR VOLUNTARY ANNEXATION OF CERTAIN LAND TO THE CITY OF ALTON, IOWA”** 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 Pro Tem Mulder declared the Resolution duly adopted.

**HIEMSTRA ADDITION:** Oltmans reported that he and the City attorney were in court and the City was awarded the last abandoned property. They will be working on abandoned personal property next. Oltmans also informed the Council of several developers interested in potential development of properties along Park Street. After all acquisition and demolition of current properties are completed, Oltmans recommended the Council consider pricing of the properties.

The Council expressed their desire to rezone the properties in Hiemstra Addition.

**RESOLUTION 23-12: “RESOLUTION PROPOSING TO REZONE LOTS 1-14, HIEMSTRA’S FIRST ADDITION, ALTON, IOWA”** 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

**UTILITIES:** Tentinger addressed the City’s current energy efficiency rebate policy. Currently rebate checks are issued to the resident. Discussion was held on sending checks versus applying a credit to the utility account. The Council discussed still writing checks to landlords since not all landlords have utility accounts.

Motion by Jorgensen and second by Mulder to modify the City’s energy efficiency rebate policy to apply rebates to resident’s utility accounts instead of writing a check, with the exception of landlords. Ayes 5

Oltmans informed the Council of an outstanding invoice to a Contractor that damaged one of the City’s transformers. The Contractor had repeatedly told staff he was working his insurance company to file a claim and pay for the damage but is not avoiding all contact efforts from City Staff.

Motion by Jorgensen and second by Mulder to take JJ’s Lawn Care to small claims court for the damage done to the City’s transformer. Ayes 5

Oltmans informed the Council of a staff meeting with DGR to discuss the electric system study to evaluate the current condition and capital planning of the electric system. The system overall is in excellent condition and the overhead to underground conversion was well planned and constructed by staff. The current substation and 69kV transmission line is at the end of its life and will need to be replaced in coming years. DGR informed Oltmans about a potential federal grant to help pay for a new proposed substation project but the minimum grant request is \$500,000,000. A group is working to combine multiple communities grant requests and provide the grant writing in order to meet the minimum. The City would be required commit to half of the project costs if approved. The fee for the group to submit the grant on the City’s behalf is \$1,500.

Motion by Jorgensen and second by Plathe to approve moving forward with the grant request for substation improvements and committing to paying 50% of the project from utility funds for the grant application. Ayes 5

**OTHER BUSINESS:**

Motion by Krull and second by Plathe to adjourn the meeting at 7:07 PM. Ayes 5

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Mayor Pro Tem  
Justin Mulder

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City Clerk/Administrator  
Dale Oltmans

**February Revenue**

General Fund	\$20,646.57	Capital Parks & Trails Fund	\$111.62
RUT Fund	\$14,269.71	Water Fund	\$27,236.75
Employee Benefits Fund	\$206.64	Sewer Fund	\$29,654.33
Local Option Sales Tax Fund	\$21,660.64	Electric Fund	\$95,016.13
TIF – FVM2 Phase 1 Fund	\$40.22	Gas Fund	\$142,934.09
Debt Service Fund	\$1,789.14	Storm Water Fund	\$2,580.42
Capital Equipment Fund	\$10,191.10	<b>Total Receipts</b>	<b>\$366,337.36</b>

