

ALTON CITY COUNCIL MEETING
Minutes of Regular Session
Tuesday, June 13, 2023

Mayor Vande Griend called the meeting to order at 6:00 P.M. with Council members Jorgensen, Mulder, and Plathe present. Krull and Vander Pol were absent. Also present, Brandon Mars, Dale Oltmans and Laurie Tentinger.

ECONOMIC DEVELOPMENT: A potential developer presented to the Council proposed plans to put four-plex's on some of the lots on Park Street. The developer is requesting incentives from the City in the form of reduced land cost or tax abatement. The developer's plan is to build one four-plex unit to be used for rental units and if the need is shown construct two additional four-plex's. The developer would like to complete concrete work this fall and construction during the winter months.

Brandon Mars left the meeting at 6:06 PM.

The Council discussed different incentive options with minimum assessment, first right of refusal and a timeline for having construction completed. Discussion was held on the need for low-to-moderate income housing and the proper use of the funds used to purchase the properties. It was the consensus of the Council to instruct staff to put together incentive options for the Council to discuss at the next meeting.

Motion by Mulder and second by Plathe to approve the agenda. Ayes 3

Motion by Jorgensen and second by Mulder to approve the minutes from May 30, 2023, meeting. Ayes 3

Motion by Mulder and second by Plathe to approve the financial reports as presented. Ayes 3

Motion by Jorgensen and second by Mulder to approve the bills as presented. Ayes 3

JUNE 2023 ACCOUNTS PAYABLE

<u>VENDOR</u>	<u>REFERENCE</u>	<u>AMOUNT</u>
A & M LAUNDRY INC	LAUNDRY SERVICE	\$56.05
ACCESS SYSTEMS	COPIER FEES	\$137.51
AFLAC	AFLAC-PRE-TAX	\$383.71
AGSTATE	FUEL, SPRAY	\$2,103.45
AGRIVISION EQUIPMENT	LIFT ARM, SUPPLIES, TRACTOR LEASE	\$2,084.42
AHLERS & COONEY, P.C.	BOUNDRY ADJUSTMENT ANNEXATION	\$225.00
ALEX AIR APPARATUS, INC	HELMETS, BOOTS	\$9,494.12
ALTON ECONOMIC DEVELOPMENT COR	TIF REBATE	\$15,817.46
AMERICAN STATE BANK	FED/FICA TAX	\$10,837.09
AMERICAN STATE BANK	GAS LOAN PRINCIPAL	\$26,741.25
AMERICAN STATE BANK	SAFE DEPOSIT BOX	\$25.00
ARNOLD MOTOR SUPPLY	FILTERS, OIL, DEF	\$329.84
BLUE OTTER SOLUTIONS, LLC	APGA GOAL SURVEY	\$366.72
BOLKEMA REPAIR LLC	PLOW REPAIRS	\$4,902.75
BOMGAARS	SUPPLIES, SPADE, SUPPLIES	\$93.39
BORDER STATES INDUSTRIES, INC.	CONNECTORS	\$831.96
CARROLL CONSTRUCTION SUPPLY	DECOGLOSS	\$320.00
CENTURY BUSINESS PRODUCTS	COPIER FEES	\$72.12
CLAYTON ENERGY CORPORATION	GAS COMMODITY	\$1,553.01
CLAYTON ENERGY CORPORATION	GAS RESERVATION	\$2,782.94
DANS TREE SERVICE LLC	TREE REMOVAL - PARK ST	\$2,625.00

DEWILD GRANT RECKERT & ASSOC	FORCE MAIN IMPROVEMENTS, GRANT	\$5,171.83
DIAMOND VOGEL PAINT	FIELD STRIPE, PAINT	\$123.76
ECHO GROUP INC	BULBS, FIELD LIGHTS, PARK	\$1,243.44
FASTENAL	MARKING PAINT	\$320.94
FOREMAN TIRE SERVICE	TIRE DISPOSAL	\$210.00
H & D UNDERGROUND INC	DIRECTIONAL BORING	\$11,332.50
DEB HARPENAU	REIMBURSEMENT - FIRE TRUCK, MILEAGE	\$310.39
HEIMAN FIRE EQUIPMENT INC	FIRE EXTINGUISHER INSPECTION	\$164.00
LOREN HOFLAND	SIDEWALK REPLACEMENT REBATE	\$272.00
HUBERS PLUMBING, HEATING	SERVICE CALL	\$83.50
IOWA FINANCE AUTHORITY	WW SRF PRINCIPAL	\$51,080.00
IOWA FINANCE AUTHORITY	WA SRF PRINCIPAL	\$8,070.00
IOWA STATE TREASURER	STATE TAX	\$1,556.19
IOWA STATE UNIVERSITY	MPA REGISTRATION- DALE OLTMANS	\$195.00
IPERS COLLECTIONS	IPERS	\$7,487.42
STUART C IRBY CO	MARKING PAINT	\$153.00
JANITOR'S CLOSET	SUPPLIES	\$59.35
JELLEMA CONSTRUCTION	CURB - 2ND AVE	\$1,400.00
KLAY,VELDHUIZEN,BINDNER,DEJONG	LEGAL FEES	\$1,412.50
KOPETSKYS ACE	WRENCH SET, CUTTER, SUPPLIES	\$263.35
KORSMO, LOGAN	UTILITY DEPOSIT REFUND	\$300.00
MID SIOUX OPPORTUNITY	DONATION	\$1,220.00
MIDAMERICAN ENERGY	STREET LIGHTS	\$346.47
MISSOURI RIVER ENERGY SERVICES	ELECTRIC	\$35,255.14
MISSOURI RIVER ENERGY SERVICES	REGISTRATION	\$150.00
MUNICIPAL UTIL-BILLS	UTILITIES	\$1,752.84
NASSAU CEMETERY	DONATION	\$500.00
NCC	EMS TRAINING	\$80.00
NEAL CHASE LUMBER CO	SHELTER HOUSE, SUPPLIES	\$5,716.19
NO STREAKING INC	WINDOW CLEANING	\$96.00
NOTEBOOM ELECTRIC	SUPPLIES	\$1.72
ORANGE CITY MUNICIPAL UTILITIES	BULK WATER	\$9,789.33
ORANGE CITY FIRE DEPT	TRAFFIC CONTROL-E DIV HWY 10	\$250.00
ORANGE CITY HEALTH SYSTEM	DRUG TESTS	\$90.00
ORANGE CITY SANITATION	GARBAGE HAULING	\$8,562.55
PAYROLL	PAYROLL 05/31/2023	\$36,174.71
PEFA, INC	GAS COMMODITY	\$1,422.90
PERSPECTIVE INSURANCE	LIBRARY POLICY	\$2,269.00
PIPER SANDLER & CO	DISSEMINATION SERVICES	\$1,500.00
POPPEMA-SIKMA CONSTR. CO	COMMUNITY BLDG	\$90,957.99
PREMIER COMMUNICATIONS	IT SERVICES	\$700.00
PRINCIPAL LIFE	GROUP INSURANCE	\$156.37
REHAB SYSTEMS INC.	JET VAC/TELEVISIONS/CLEANING	\$2,050.50
RICE SIGNS	SIGNS, SIGN POSTS	\$3,024.69
LESLEY RODRIGUEZ	COMM BLDG DEPOSIT REFUND	\$100.00
SIOUX ABSTRACT CO. INC.	ABSTRACT - 706 PARK ST	\$485.00
SIOUX COMMERCIAL SWEEPING INC	LINE STRIPING	\$4,200.90
SIOUX COUNTY RECORDER	RECORDING FEES	\$53.00
SIOUX COUNTY TREASURER	PROPERTY TAX - 802 PARK ST	\$111.00
SIOUXLAND PRESS	PUBLICATIONS, CCR	\$736.00
SKARSHAUG TESTING LAB.	GLOVE CLEAN/TEST	\$66.91
SOLSMA BROTHERS	2022 BLOW OFF VALVE PROJECT	\$85,350.00
STEFFEN TRUCK EQUIPMENT, INC	OIL COOLER	\$396.37
T & L TOOLS	PIPE WRENCHES	\$149.78
TOWN & COUNTRY IMPLEMENT	KNOB	\$48.00
TRAIN STATION	ELECTRIC REBATE	\$84.00

TREASURER - STATE OF IOWA	WATER EXCISE TAX	\$1,454.06
TREASURER - STATE OF IOWA	SALES TAX	\$2,530.12
TRI-STATE OVERHEAD SALES INC	REMOTE	\$225.00
U. S. POSTMASTER	POSTAGE	\$500.00
U. S. POSTMASTER	PO BOX RENT	\$114.00
UMB BANK, N.A.	2019 BOND FEE	\$600.00
UNUM LIFE INSURANCE COMPANY	GROUP INSURANCE	\$338.69
UTILITY EQUIPMENT CO.	CURB BOX REPAIR LID, FRAMES, COVERS	\$1,571.20
VAN ES CONSTRUCTION	SHELTER - BANDSHELL PARK	\$3,650.00
VAN HOLLAND LAWN SERVICE LTD	TILL, LEVEL, SEED - RIVER ST	\$4,300.00
VAN WYK CONCRETE	CONCRETE - SHELTER HOUSE	\$11,335.00
VANTHOF, NOAH	UTILITY DEPOSIT REFUND	\$83.78
VERIZON	CELL PHONES	\$688.51
VERMEER SALES & SERVICE	VAC TRAILER NOZZLES, LOCATOR PARTS	\$755.17
VISA	TRAINING, PUMP TUBES, CERTIFICATIONS	\$3,617.61
WELLMARK BLUE CROSS/BLUE SHIELD	GROUP INSURANCE	\$10,782.18
WESCO DISTRIBUTION, INC.	INNERDUCT GLUE	\$210.00
WEST IOWA TELEPHONE	TELEPHONE, FAX, INTERNET	\$777.89
WILKINS, NICOLE	UTILITY DEPOSIT REFUND	\$1.91
	TOTAL ACCOUNTS PAYABLE	\$510,374.44

LIQUOR LICENSE: Casey's General Store submitted a liquor license application.

Motion by Jorgensen and second by Mulder to approve Casey's General Store Class E Retail Alcohol License. Ayes 3

CITY HALL REMODEL: Mayor Vande Griend asked the status of the bid package for the City Hall Remodel project. Mulder and Plathe both indicated they are too busy at work to put together a package. Plathe indicated staff could contact subcontractors to get pricing on electrical, plumbing, flooring, cabinets, and doors. Once pricing is obtained contractors can bid on the project using the sub contractors' pricing. The Council directed staff to get pricing from subcontractors for the City Hall Remodel project.

UTILITIES: The Council completed Public Officials Natural Gas Public Awareness Training and survey.

The Council reviewed a Statement of Financial Support for the natural gas public awareness plan as required by the Federal Energy Regulatory Commission.

Motion by Jorgensen and second by Plathe to approve the Natural Gas Public Awareness Statement of Financial Support. Ayes 3

Oltmans presented to the Council a proposed Task Order from DGR Engineering for an Electric Generation Feasibility Study. The study would analyze the potential addition of generating capacity in Alton.

Motion by Mulder and second by Jorgensen to approve Task Order Number 3 with DGR Engineering to perform a Generation Feasibility Study. Ayes 3

The Council reviewed proposals from Missouri River Energy Services for Electric, Water, and Wastewater rate studies.

Motion by Plathe and second by Mulder to approve the Electric, Water and Wastewater rate studies as proposed by Missouri River Energy Services. Ayes 3

TRANSFER OF FUNDS:

RESOLUTION 23-25: “A RESOLUTION OF THE CITY COUNCIL OF ALTON, IOWA, TRANSFERRING \$200,000.00 FROM THE WATER FUND IN THE FORM OF A LOAN, TO THE CAPITAL LMI FUND FOR THE PURCHASE OF PROPERTY AND CLEANUP OF ABANDONED MOBILE HOMES” was introduced and moved for adoption by Council Member Jorgensen. Plathe seconded the motion to adopt.

On roll call vote:

Ayes: Jorgensen, Mulder, Plathe

Nays: None

Absent: Krull, Vander Pol

Whereupon the Mayor Vande Griend declared the Resolution duly adopted.

RESOLUTION 23-26: “A RESOLUTION OF THE CITY COUNCIL OF ALTON, IOWA TRANSFERRING FUNDS FROM THE LOCAL OPTION SALES TAX FUND TO THE CAPITAL BUILDING FUND” was introduced and moved for adoption by Council Member Mulder. Plathe seconded the motion to adopt.

On roll call vote:

Ayes: Mulder, Plathe, Jorgensen

Nays: None

Absent: Krull, Vander Pol

Whereupon the Mayor Vande Griend declared the Resolution duly adopted.

RESOLUTION 23-28: “A RESOLUTION OF THE CITY COUNCIL OF ALTON, IOWA TRANSFERRING FUNDS FROM THE TIF FAIR VIEW MEADOWS 2ND ADDITION PHASE 1 HOUSING FUND FOR DEBT REPAYMENT” was introduced and moved for adoption by Council Member Jorgensen. Plathe seconded the motion to adopt.

On roll call vote:

Ayes: Jorgensen, Plathe, Mulder

Nays: None

Absent: Krull, Vander Pol

Whereupon the Mayor Vande Griend declared the Resolution duly adopted.

PERSONNEL:

RESOLUTION 23-27: “A RESOLUTION OF THE CITY COUNCIL OF ALTON, IOWA, SETTING WAGES FOR LIBRARY EMPLOYEES FOR FISCAL YEAR 2023-2024” was introduced and moved for adoption by Council Member Plathe. Jorgensen seconded the motion to adopt.

On roll call vote:

Ayes: Plathe, Jorgensen, Mulder

Nays: None

Absent: Krull, Vander Pol

Whereupon the Mayor Vande Griend declared the Resolution duly adopted.

BOARDS AND COMMITTEES: Oltmans informed the Council that Melody DeWit has completed her term on the Library Board. The mayor proposed appointing Jackie Stack as a new member of the Library Board.

Motion by Jorgensen and second by Mulder to approve the appointment of Jackie Stack to the Library Board. Ayes 3

OTHER BUSINESS:

Oltmans updated the Council on a meeting he attended with Orange City Daycare and Daycare 28E, which the city is a member. The terms of the 28E agreement were met to construct the Daycare and the members will meet to decide if the 28E should disband. Current Daycare financial concerns, capacity, and fundraising were also discussed.

Oltmans also participated in a preconstruction meeting for the street work on Jefferson and Division St. Work is scheduled to begin July 10.

Oltmans informed the Council Mulder and Krull's seats are up for re-election this year. Also, up for election is Alton's Hospital Trustee.

Motion by Plathe and second by Mulder to adjourn the meeting at 6:46 PM. Ayes 3

Mayor
Dan Vande Griend

City Clerk/Administrator
Dale Oltmans

May Revenue

General Fund	\$52,830.98	Capital LMI Fund	\$1,056.06
RUT Fund	\$15,490.41	Capital Parks & Trails Fund	\$135.58
Employee Benefits Fund	\$1,960.78	Water Fund	\$25,930.56
Local Option Sales Tax Fund	\$22,578.20	Sewer Fund	\$27,209.97
TIF – FVM2 Phase 1 Fund	\$6,993.80	Electric Fund	\$78,687.98
Debt Service Fund	\$15,895.50	Gas Fund	\$71,653.81
Capital Equipment Fund	\$182.39	Storm Water Fund	\$2,761.14
		Total Receipts	\$323,367.16