

**ALTON CITY COUNCIL MEETING
Minutes of Regular Session
Tuesday, November 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, Liam Stubbe, Kevin Langel, Leon Kleinhesselink, Dale Oltmans and Laurie Tentinger.

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, 2023, 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 Mulder and second by Vander Pol to accept the annual financial audit for Fiscal Year 2022-2023. Ayes 5

Lottman and Stubbe left at 6:17 PM

FAIR VIEW MEADOWS 3RD ADDITION: Jorgensen, representing the Alton Economic Development Corporation, spoke to the Council regarding a developer that the AEDC has been working with on development of Fair View Meadows 3rd Addition. The AEDC and developer have not come to an agreement on a proposal. The AEDC made the decision to proceed with completing sitework for the 3rd Addition. Langel spoke regarding the financial estimates, plans, and financing. The Council discussed the ability to make payments if lots didn’t sell. Oltmans and Langel discussed upcoming sales, land value, and lot sales. Oltmans reported that recently the six remaining lots in Phase 1 were sold, and half the lots in Phase 2 have been sold. Revenues from homes built or that will be built provide enough TIF revenue to reimburse costs of Phase 2 development. Revenue from additional lot sales and homes built could be used to reimburse cost to develop the next phase.

Motion by Mulder and second by Plathe to proceed with preparing notice of public hearing for the assignment of options to the AEDC. Ayes 5

Langel left the meeting at 6:38 PM.

Motion by Jorgensen and second by Mulder to approve the minutes from October 10, 2023, meeting. Ayes 5

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

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

NOVEMBER 2023 ACCOUNTS PAYABLE

<u>VENDOR</u>	<u>PRODUCT/SERVICE</u>	<u>AMOUNT</u>
A & M LAUNDRY INC	LAUNDRY SERVICE	\$56.05
AALBERS EXCAVATING/TRUCKING	ROCK, STONE	\$3,845.90
AFLAC	AFLAC-PRE-TAX	\$417.77
AGSTATE	FUEL	\$3,630.11

AGRIVISION EQUIPMENT	TRACTOR MAINTENANCE	\$1,102.64
AHLERS & COONEY, P.C.	AUDITORS REQUEST	\$158.00
ALEX AIR APPARATUS, INC	COATS & PANTS, GLASS CUTTER	\$12,225.52
AMERICAN STATE BANK	FED/FICA TAX	\$11,213.12
AMERICAN STATE BANK	GAS LOAN	\$29,486.25
ANALYTICAL & CONSULTING	COMPLIANCE TESTING	\$269.26
ARNOLD MOTOR SUPPLY	SANDER, DEF, OIL, FILTER	\$317.61
BOB BECKER	GAS REBATE	\$350.00
BOMGAARS	GRASS SEED, SUPPLIES	\$843.66
BORDER STATES INDUSTRIES, INC.	STREET LIGHT POLES, JUNCTIONS	\$16,290.97
CENTURY BUSINESS PRODUCTS	COPIER FEES	\$155.15
CITY OF ORANGE CITY	POOL MANAGEMENT	\$14,426.90
CLAYTON ENERGY CORPORATION	GAS COMMODITY	\$13,948.90
CLAYTON ENERGY CORPORATION	GAS RESERVATION	\$7,012.09
DAKOTA SUPPLY GROUP	WRENCH	\$46.58
DANS TREE SERVICE LLC	TREE REMOVAL, STUMP GRINDING	\$6,150.00
DEWILD GRANT RECKERT & ASSOC	GIS SERVICES, CITY HALL PLANNING	\$491.00
ANDREW DRIESEN	ELECTRIC REBATE	\$200.00
ECHO GROUP INC	SUPPLIES	\$718.70
CONSOLIDATED ELECTRICAL DIST.	GENERATOR SERVICE/INSPECTION	\$1,244.32
FOREMAN TIRE SERVICE	TIRE, OIL CHANGE, TIRE REPAIR	\$304.51
GROUND EFFECTS	TREES	\$6,103.61
HAWKINS WATER TREATMENT GROUP	CHEMICALS	\$5.00
HOLIDAY INN	IMFOA CONFERENCE	\$354.72
IOWA FINANCE AUTHORITY	WW SRF INTEREST	\$7,650.00
IOWA ONE CALL	LOCATES	\$40.50
IOWA RURAL WATER ASSN.	DUES	\$355.00
IOWA STATE TREASURER	STATE TAX	\$1,645.86
IOWA UTILITIES BOARD	ELECTRIC & GAS ASSESSMENTS	\$685.00
IPERS COLLECTIONS	IPERS	\$7,752.24
STUART C IRBY CO	SUPPLIES	\$36.55
KLAY, VELDHUIZEN, BINDNER, DEJONG	LEGAL FEES	\$300.00
KGM	REGULATORS	\$295.98
KOPETSKYS ACE	SUPPLIES	\$145.49
METERING & TECHNOLOGY SOL	METERS REGISTERS	\$1,187.60
MID SIOUX OPPORTUNITY	PROJECT SHARE	\$120.00
MID STATES AUDIO, INC	PORTABLE SOUND SYSTEM	\$2,966.30
MIDAMERICAN ENERGY	STREETLIGHTS	\$346.61
MIDAMERICAN ENERGY	ELECTRIC - BLOWOFF VALVE	\$10.25
MISSOURI RIVER ENERGY SERVICES	ELECTRIC	\$43,256.38
MUNICIPAL UTIL-BILLS	UTILITIES	\$1,492.81
NEAL CHASE LUMBER CO	MOWER, SUPPLIES	\$972.82
ORANGE CITY MUNICIPAL UTILITIES	BULK WATER	\$9,806.76
ORANGE CITY FIRE DEPT	MUTUAL AID	\$360.00
ORANGE CITY HEALTH SYSTEM	PARAMEDIC ASSISTS, DRUG TESTS	\$869.61
ORANGE CITY SANITATION	GARBAGE HAULING	\$9,036.60
PAYROLL	PAYROLL 10/31/2023	\$36,914.44
PCC	RESCUE BILLING	\$440.64
PEFA, INC	GAS COMMODITY	\$12,628.98
PLUIM PUBLISHING CO., INC.	FIRE AD	\$332.50
PREMIER COMMUNICATIONS	IT SERVICES	\$700.00
PRINCIPAL LIFE	GROUP INSURANCE	\$156.37
RICE SIGNS	SIGNS	\$265.80

SANITATION PRODUCTS, INC	BUSHING, BOLT	\$302.43
SIOUX COUNTY RECORDER	ATV REGISTRATION	\$20.50
SIOUX GOLF & COUNTRY CLUB	ELECTRIC REBATE	\$50.00
SIOUXLAND PRESS	FIRE AD, PUBLICATIONS	\$108.50
SKARSHAUG TESTING LAB.	GLOVE CLEAN/TESTS	\$387.97
SMITH, JASON	UTILITY DEPOSIT REFUND	\$40.65
LAURIE TENTINGER	MILEAGE	\$336.17
TEAM LAB	DEGREASER	\$167.00
TREASURER - STATE OF IOWA	WATER EXCISE TAX	\$1,513.40
TREASURER - STATE OF IOWA	SALES TAX	\$2,092.06
TREASURER OF STATE	UNCLAIMED PROPERTY	\$365.00
UMB BANK, N.A.	2020 BOND INTEREST	\$10,106.20
UMB BANK, N.A.	2019 BOND INTEREST	\$11,288.55
UMB BANK, N.A.	2021 BOND INTEREST	\$29,400.00
UMB BANK, N.A.	2020 BOND FEE	\$600.00
UNITYPOINT CLINIC-OCC MED	DRUG TESTS	\$126.00
UNUM LIFE INSURANCE COMPANY	GROUP INSURANCE	\$338.69
UTILITY EQUIPMENT CO.	RISER	\$370.80
VERIZON	CELL PHONES	\$589.31
VISA	TRAINING, POSTAGE	\$1,839.44
WELLMARK BLUE CROSS/BLUE SHIELD	GROUP INSURANCE	\$10,782.18
WESCO DISTRIBUTION, INC.	TRANSFORMERS	\$21,574.60
WEST IOWA TELEPHONE	TELEPHONE, FAX, INTERNET	\$759.24
ZIEGLER	MINI EX & SKID LOADER MAINT.	\$2,193.22
	TOTAL ACCOUNTS PAYABLE	\$367,491.34

COUNCIL: Vander Pol officially submitted her resignation as Council Member effective December 15 due to moving out of Alton. With Vander Pol's resignation the Council discussed filling the Council seat.

Motion by Jorgensen and second by Krull to approve Vander Pol's resignation as Council Member.
Ayes 5

Motion by Jorgensen and second by Vander to approve and publish the Notice of City Council's intent to fill City Council vacancy by appointment and Right to File Petition for Special Election. Ayes 5

TIF DEBT CERTIFICATION: Oltmans presented the 2023 Certification for Urban Renewal District FVM 2nd Addition Phase 1.

Motion by Mulder and second by Krull to approve the 2023 Urban Renewal District FVM 2nd Addition Phase 1 Certification. Ayes 5

Oltmans presented the 2023 Certification for Urban Renewal District FVM 2nd Addition. Phase 2.

Motion by Mulder and second by Krull to approve the 2023 Urban Renewal District FVM 2nd Addition Phase 2 Certification. Ayes 5

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

CITY ATTORNEY: The Council reviewed contracts from Bradley De Jong as well as Brian Van Engen. Council discussed appreciation for De Jong’s service as City Attorney. Because Alton and Orange City are growing together and since De Jong also represents the City of Orange City, the Council discussed potential conflicts of interest with any legal issues concerning Orange City.

Motion by Mulder and second by Jorgensen to appoint Brian Van Engen as the City Attorney beginning January 1, 2024. Ayes 5

ZONING: Oltmans presented the 2024 Zoning Services contract with Quintin Van Es. There were no changes to the 2023 contract.

Motion by Jorgensen and second by Plathe to approve the 2024 Independent Contractor Zoning contract. Ayes 5

UTILITIES: Oltmans informed the Council of a request to the City to insert a flyer with the utility bills. It has been the City’s policy in the past to insert outside information with bills only if it was a direct benefit to the City.

Motion by Jorgensen and second by Mulder to develop an official policy to only insert items in utility billing mailings for outside entities if it directly benefits the City. Ayes 5

Oltmans updated the Council on discussions held with Bill Lindley from Clayton Energy on the natural gas utility rate structure. Consensus was to proceed with updating the natural gas utility rate structure. Oltmans will prepare necessary documents to complete the update.

INDUSTRIAL PARK:

RESOLUTION 23-25: “RESOLUTION PROPOSING THE VACATION OF THE EASEMENTS LYING BETWEEN PARCEL D AND PARCEL E, IN THE REPLAT OF LOT 2 AND LYING BETWEEN PARCEL E AND LOT 4, REPLAT OF LOT 3 IN ALTON INDUSTRIAL PARK, CITY OF ALTON, IOWA” was introduced and moved for adoption by Council Member Plathe. Mulder seconded the motion to adopt.

On roll call vote:

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

Nays: None

Whereupon the Mayor declared the Resolution duly adopted

SGCC: The Council reviewed the proposed budget for Sioux Golf & Country Club for Fiscal Year 23-24. Jorgensen noted some changes from the prior year, such as raising some rates as well as employee wages.

Motion by Krull and second by Vander Pol to approve the Fiscal Year 23-24 budget for Sioux Golf & Country Club as presented. Ayes 5

The Council reviewed the list of nominees for the two open seats on the Sioux Golf & Country Club Board.

Motion by Mulder and second by Vander Pol to approve the nominees for the Sioux Golf & Country Club Board as presented. Ayes 5

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

Motion by Krull and second by Mulder to adjourn the meeting at 7:28 PM. Ayes 5

Mayor
Dan Vande Griend

City Clerk/Administrator
Dale Oltmans

October Revenue

General Fund	\$286,621.29	Capital Equipment Fund	\$483.63
RUT Fund	\$14,011.39	Capital Parks & Trails Fund	\$211.46
Employee Benefits Fund	\$7,590.52	Water Fund	\$38,008.51
Local Option Sales Tax Fund	\$19,538.05	Sewer Fund	\$30,947.61
TIF – Global Fund	\$583.01	Electric Fund	\$83,934.21
TIF – FVM2 Phase 1 Fund	\$21,430.32	Gas Fund	\$46,933.57
TIF – FVM2 Phase 2 Fund	\$34.94	Storm Water Fund	\$2,802.91
Debt Service Fund	\$148,770.82	Total Receipts	\$701,902.24