

ALTON CITY COUNCIL MEETING
Minutes of Regular Session
Tuesday, December 12, 2023

Mayor Pro Tem Mulder called the meeting to order at 6:00 P.M. with Council members Jorgensen, Krull, and Vander Pol present. Plathe was absent. Also present were Kristy Frederes, Leon Kleinhesselink, Dale Oltmans and Laurie Tentinger.

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

ZONING: Jared Solsma spoke to the Council about the possibility of rezoning the current building at 109 11th St from Industrial to Highway Commercial. The Council discussed potential uses of the building as well as surrounding properties.

It was the consensus of the Council to consider rezoning if approved by the Planning and Zoning Board.

Motion by Jorgensen and second by Krull to approve the minutes from November 14, 2023, meeting. Ayes 4

Motion by Krull and second by Jorgensen to approve the financial reports as presented. Ayes 4

Motion by Jorgensen and second by Vander Pol to approve the bills as presented. Ayes 4

DECEMBER 2023 ACCOUNTS PAYABLE		
<u>VENDOR</u>	<u>PRODUCT/SERVICE</u>	<u>AMOUNT</u>
A & M LAUNDRY INC	LAUNDRY SERVICE	\$56.05
AFLAC	AFLAC-PRE-TAX	\$417.77
AGSTATE	FUEL	\$1,907.50
ALTON CHAMBER	FEES	\$1,487.50
AMERICAN STATE BANK	FED/FICA TAX	\$11,026.89
ANALYTICAL & CONSULTING	COMPLIANCE TESTING	\$84.26
ARNOLD MOTOR SUPPLY	DEGREASER, OIL, FILTERS	\$336.72
AT&T MOBILITY	UTILITY DEPOSIT REFUND	\$150.00
BEYOND THE SQUARE LLC	NAME PLATES	\$36.50
BOMGAARS	FLASHLIGHT, SEALANT	\$49.48
BORTSCHELLER, SCOTT	BOOT REIMBURSEMENT	\$125.00
CENTURY BUSINESS PRODUCTS	COPIER FEES	\$70.78
CLAYTON ENERGY CORPORATION	GAS RESERVATION	\$16,523.59
CLAYTON ENERGY CORPORATION	GAS COMMODITY	\$68.11
FOREMAN TIRE SERVICE	TIRE REPAIRS	\$62.00
HARMELINK, BREANNA	UTILITY DEPOSIT REFUND	\$22.57
HAWKINS WATER TREATMENT GROUP	CHEMICALS	\$20.00
HEYING CO	BUSINESS ENCOURAGEMENT GRANT	\$2,223.00
HOWERZYL, JOHN	UTILITY DEPOSIT REFUND	\$65.57
IOWA ONE CALL	LOCATES	\$75.70
IOWA STATE TREASURER	STATE TAX	\$1,591.37
IPERS COLLECTIONS	IPERS	\$7,666.67
STUART C IRBY CO	EFVS, PIPE	\$744.91
KLAY,VELDHUIZEN,BINDNER,DEJONG	LEGAL FEES	\$925.00

KGM	METER INDEXES	\$440.40
KOPETSKYS ACE	AIR FILTERS	\$174.41
MARVS OUTDOOR POWER & EQUIP.	TRIMMER HEAD	\$11.99
MID SIOUX OPPORTUNITY	PROJECT SHARE	\$140.00
MID STATES AUDIO, INC	PORTABLE SOUND SYSTEM	\$2,966.30
MIDAMERICAN ENERGY	STREET LIGHTS	\$346.64
MIDAMERICAN ENERGY	ELECTRIC - BLOWOFF VALVE	\$10.25
MIKES WELDING & REPAIR	SUPPLIES	\$79.15
MILLER, SHEILA	UTILITY DEPOSIT REFUND	\$36.34
MISSOURI RIVER ENERGY SERVICES	ELECTRIC	\$43,568.43
MUNICIPAL MANAGEMENT CORP	LEAK SURVEY, LEAKING HYDRANT	\$1,100.00
MUNICIPAL UTIL-BILLS	UTILITIES	\$1,796.63
NEAL CHASE LUMBER CO	SUPPLIES	\$236.09
NILLES, DAVE	ELECTRIC REBATE	\$48.00
ORANGE CITY MUNICIPAL UTILITIES	BULK WATER	\$9,055.88
O'HALLORAN INTERNATIONAL	SNOW PLOW	\$5,000.00
CRITTER SITTERS	KENNELING	\$60.00
ONE OFFICE SOLUTION	OFFICE SUPPLIES	\$116.05
ORANGE CITY HEALTH SYSTEM	AMBULANCE SUPPLIES, PARAMEDIC	\$658.49
ORANGE CITY SANITATION	GARBAGE HAULING	\$9,040.60
PAYROLL	PAYROLL 11/30/2023	\$36,603.91
PCC	RESCUE BILLING	\$63.30
PEFA, INC	GAS COMMODITY	\$18,701.45
PERSPECTIVE INSURANCE	BUSINESS PROTECTION - TRAILER	\$136.00
PREMIER COMMUNICATIONS	IT SERVICES	\$700.00
PRINCIPAL LIFE	GROUP INSURANCE	\$156.37
SCHUETZ GRAPHICS	STICKERS	\$108.00
SECRETARY OF STATE	NOTARY FEE	\$30.00
SIOUX COUNTY RECORDER	RECORDING FEES	\$17.00
SIOUX COUNTY SHERIFF	SIOUX COUNTY COMM CENTER	\$7,175.00
SKARSHAUG TESTING LAB.	HOSE/BLANKET TESTING	\$216.90
TRAIN STATION	MEETING EXPENSE	\$374.20
TREASURER - STATE OF IOWA	WATER EXCISE TAX	\$1,427.01
TREASURER - STATE OF IOWA	SALES TAX	\$3,245.63
U. S. POSTMASTER	POSTAGE	\$500.00
UNUM LIFE INSURANCE COMPANY	GROUP INSURANCE	\$338.69
VISA	ESRI, WORKSHOPS, PODIUM	\$2,022.35
VERIZON	CELL PHONES	\$589.31
WELLMARK BLUE CROSS/BLUE SHIELD	GROUP INSURANCE	\$8,060.64
WEST IOWA TELEPHONE	TELEPHONE, FAX, INTERNET	\$759.51
WILLIAMS & CO	AUDIT	\$6,500.00
	TOTAL ACCOUNTS PAYABLE	\$251,001.29

CITY ATTORNEY: The Council reviewed the 2024 City Attorney Contract.

Motion by Jorgensen and second by Mulder to approve the 2024 City Attorney Contract as presented.

Ayes 4

LIQUOR LICENSE: The Train Station submitted a request for renewal of Class C Retail Alcohol License.

Motion by Vander Pol and second by Jorgensen to approve The Train Station Class C Retail Alcohol License pending submission of Dram Shop. Ayes 4

INDUSTRIAL PARK: Mayor Pro Tem Mulder opened the public hearing for vacating easements at 6:22 PM.

No written or oral comments were received.

Mayor Pro Tem Mulder closed the public hearing for vacating easements at 6:25 PM.

RESOLUTION 23-37: “RESOLUTION APPROVING 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 Jorgensen. Krull seconded the motion to adopt.

On roll call vote:

Ayes: Jorgensen, Krull, Mulder, Vander Pol

Nays: None

Absent: Plathe

Whereupon the Mayor Pro Tem Mulder declared the Resolution duly adopted.

ORDINANCE 885: “AN ORDINANCE VACATING THE EASEMENTS LYING BETWEEN PARCEL D AND PARCEL E, I 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”

Ordinance 885 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: Jorgensen, Mulder, Vander Pol, Krull

Nays: None

Absent: Plathe

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

Ayes: Jorgensen, Vander Pol, Krull, Mulder

Nays: None

Absent: Plathe

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.

FAIR VIEW MEADOWS 3RD ADDITION:

RESOLUTION 23-36: “RESOLUTION PROPOSING THE ASSIGNMENT OF OPTION TO PURCHASE TO ALTON ECONOMIC DEVELOPMENT CORPORATION” was introduced and moved for adoption by Council Member Mulder. Krull seconded the motion to adopt.

On roll call vote:

Ayes: Mulder, Krull, Jorgensen, Vander Pol

Nays: None

Absent: Plathe

Whereupon the Mayor Pro Tem Mulder declared the Resolution duly adopted.

URBAN RENEWAL: The Council reviewed engagement letters from Ahlers Cooney for amending the Urban Renewal Plan for FVM2-2, Alton Industrial Park, and Global Aquaculture Districts, and drafting a Development Agreement with Alton Economic Development Corporation for the Amended FVM2-2 District.

Motion by Vander Pol and second by Jorgensen to approve the Ahlers Cooney Engagement Letter for Amendment No. 2 to the urban Renewal Plan for the Fair View Meadows 2nd Addition Phase 2 Urban Renewal District. Ayes 4

Motion by Krull and second by Vander Pol to approve the Ahlers Cooney Engagement Letter for Amendment No. 2 to the Alton Industrial Park Urban Renewal Plan and Amendment No. 2 to the Global Aquaculture Urban Renewal Plan. Ayes 4

Motion by Mulder and second by Vander Pol to approve the Ahlers Cooney Engagement Letter for Development Agreement with Alton Economic Development Corporation in Amendment No. 2 Subarea of Fair View Meadows 2nd Addition Phase 2 Urban Renewal District. Ayes 4

HIEMSTRA ADDITION: Oltmans informed the Council of a party interested in building a couple of spec houses in Hiemstra addition. The Council discussed lot prices as well as terms of a sale. It was the consensus of the Council to have Oltmans communicate with the party with a starting point of lot prices and terms of sale such as a maximum assessment, first right of refusal, and a timeframe to complete the project.

Oltmans reviewed a request from Habitat for Humanity to hold a lot in Hiemstra addition for a potential house to be built in 5-6 years. It was the consensus of the Council to continue to sell lots to interested parties to keep developing the area.

NATURAL GAS UTILITY:

ORDINANCE 886: “AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF ALTON, IOWA 2002 BY AMENDING PROVISIONS PERTAINING TO ORDINANCE 863, SECTION 2, CHAPTER 5, SECTION 5.03 - RATES”

Ordinance 886 was introduced by Council Member Vander Pol.

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 Krull.

Ayes: Jorgensen, Mulder, Krull, Vander Pol
Nays: None
Absent: Plathe

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

Ayes: Jorgensen, Mulder, Krull, Vander Pol
Nays: None
Absent: Plathe

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.

BUDGET: Oltmans reviewed Fiscal Year 2025 Capital Projects Plan as prepared. Council directed Staff to contact Sioux County Conservation about potential repairs and updates to Roadside Park.

Motion by Jorgensen and second by Vander Pol to approve the Fiscal Year 2025 Capital Project Plan as presented. Ayes 4

COUNCIL: The Oath of Office was administered to the newly elected council member, Leon Kleinhesselink.

OTHER BUSINESS: Vander Pol gave an updated on the Daycare's financial position and informed the Council to expect a request for support as part of the daycare's capital campaign.

Motion by Krull and second by Vander Pol to adjourn the meeting at 7:03 PM. Ayes 4

Mayor Pro Tem
Justin Mulder

City Clerk/Administrator
Dale Oltmans

November Revenue

General Fund	\$62,280.52	Capital LMI Fund	\$40.06
RUT Fund	\$13,814.23	Capital Parks & Trails Fund	\$187.36
Employee Benefits Fund	\$1,274.02	Water Fund	\$28,691.67
Local Option Fund	\$23,990.21	Sewer Fund	\$28,592.61
TIF – FVM2 Phase 2 Fund	\$8,969.66	Electric Fund	\$80,970.42
Debt Service Fund	\$26,255.49	Gas Fund	\$39,911.33
Capital Equipment Fund	\$428.54	Storm Water Fund	\$2,793.54
		Total Receipts	\$318,199.66