

ALTON CITY COUNCIL MEETING
Minutes of Regular Session
Tuesday, May 14, 2024

Mayor Vande Griend called the meeting to order at 6:00 P.M. with Council members Frederes, Jorgensen, Kleinhesselink, Mulder, and Plathe present. Also present were Kenton Vore, Dale Oltmans, and Laurie Tentinger

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

Marcel Thoene arrived at 6:04 PM.

HIEMSTRA ADDITION: Kenton Vore presented the Council with three plans for development in the Hiemstra Addition. Vore would like to purchase the four remaining properties on the east side of Park St and develop single family homes, duplexes, or a quadplex. The Council discussed the options and zoning. Vore indicated he would sell single family homes if that was the plan allowed. He also said he would either sell or rent out duplexes and fourplexes.

Oltmans stated there was also another proposal for one of the properties and interest from multiple individuals for potential development of the area.

The Council informed Vore they would review the proposals and options and get back to him.

Vore left the meeting at 6:07 PM.

The Council reviewed an offer from Josh and Brittany Van Wyk to purchase Lot 13 in Hiemstra Addition. Van Wyk's would like to move a house onto Lot 13.

Motion by Frederes and second by Plathe to make a counteroffer to Josh and Brittany Van Wyk, purchase pending approval by the Board of Adjustments. Ayes 5

AEDC: Council Member Plathe had requested the members of the AEDC attend the meeting to address his concerns about the bid accepted for the sewer project in the Fair View Meadows Addition. Marcel Thoene, member of the AEDC, addressed the Council. Thoene spoke to the Council about the history and purpose of the AEDC as well as his professional resume. He reiterated that the AEDC was formed as a private entity that allows for the members to make decisions not affected by public bidding laws and open meeting laws. It also allows them to choose local contractors to bid on projects and make decisions based on more than just price. Thoene outlined the benefits of having one general contractor complete the project. Plathe pointed out that Solsma's has done several projects for the City and is available to help when needed and that former City employee Herda has provided valuable advice to City Staff. Plathe expressed concern that he doesn't want to ruin that working relationship. Thoene restated that the decision to award the second part of the bid to Cleveringa Excavating was made with good intent and the best interest of the AEDC, City, and its residents in mind. Plathe indicated he just wanted to hear the AEDC's reasoning for making their decision and hopes that future projects will take these factors into consideration.

Thoene left the meeting at 6:33 PM.

Brian Konz arrived at the meeting at 6:34 PM.

PUBLIC WORKS: Konz reviewed e-mail communication with Sioux County regarding repairs and seal coating of Alton Dr. South as a joint project with Sioux County' portion south of city limits. By working with Sioux County, the mobilization and traffic control costs decrease significantly. Oltmans informed the Council there is money in the budget since the projects on Jefferson Avenue and Division Street came in under budget.

Motion by Mulder and second by Frederes to approve the repairs and seal coating of Alton Dr South from Virigina St to city limits in conjunction with Sioux County. Ayes 5

Konz spoke to the Council regarding the budgeted snowplow replacement. Konz indicated the snowplow scheduled for replacement is in good shape and should last quite a while yet. Instead of replacing the existing plow, Konz proposed using the budgeted funds to purchase snow wings for the skid loader and payloader. Konz received updated quotes from Town & Country Implement and by ordering the snow wings before May 31 the City will save approximately \$5,800.

Motion by Kleinhesselink and second by Mulder to approve the purchase of snow wings for the skid loader and payloader as quoted by Town & Country Implement. Ayes 5

Konz left the meeting at 6:43 PM.

Motion by Mulder and second by Frederes to approve the minutes from the April 30, 2024, meeting. Ayes 5

Motion by Mulder and second by Kleinhesselink to approve the financial reports as presented. Ayes 5

Motion by Kleinhesselink and second by Frederes to approve the bills as presented. Ayes 5

MAY 2024 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	\$2,430.88
AHLERS & COONEY, P.C.	LEGAL FEES	\$423.00
ALEX AIR APPARATUS, INC	GLOVES, LIGHTS	\$5,526.96
AMERICAN STATE BANK	FED/FICA TAX	\$11,127.61
ANALYTICAL & CONSULTING	COMPLIANCE TESTING	\$54.50
ARNOLD MOTOR SUPPLY	AIR COMPRESSOR MAINTENANCE	\$89.75
BOMGAARS	SUPPLIES	\$167.70
CENTERS AGAINST ABUSE	UTILITY DEPOSIT REFUND	\$49.85
CENTURY BUSINESS PRODUCTS	COPIER FEES	\$196.77
CERTIFIED POOL TRAINERS	CPO TRAINING	\$480.00
CLAYTON ENERGY CORPORATION	GAS COMMODITY	\$1,630.10
CLAYTON ENERGY CORPORATION	GAS RESERVATION	\$2,853.94
DELEEUEW GRAPHICS & SIGNS	GOLF CART STICKERS	\$129.80
DEWILD GRANT RECKERT & ASSOC	WASTEWATER SERVICES	\$1,110.50
ERS ELECTRONIC RECYCLING	E-RECYCLING	\$834.93
FOREMAN TIRE SERVICE	TIRE	\$311.86
GRAINGER	SUPPLIES, AIR COMPRESSOR PARTS	\$70.41
ASHTON HARDING	UTILITY CONNECTION REBATE	\$600.00
HAWKINS WATER TREATMENT GROUP	CHEMICALS	\$2,677.26

HERITAGE REALTY	UTILITY CONNECTION REBATES	\$1,200.00
HILLSIDE APARTMENTS	UTILITY CONNECTION REBATE	\$700.00
HOLIDAY INN	IMFOA CONFERENCE	\$474.88
IOWA DEPT OF TRANSPORTATION	ROCK SALT	\$354.32
IOWA ONE CALL	LOCATES	\$19.00
IOWA STATE TREASURER	STATE TAX	\$1,573.40
IOWA STATE UNIVERSITY	MPA REGISTRATION-DALE OLTMANS	\$200.00
IPERS COLLECTIONS	IPERS	\$7,890.60
STUART C IRBY CO	SUPPLIES	\$88.93
JANITOR'S CLOSET	SUPPLIES	\$228.45
KOPETSKYS ACE	KEYS, SUPPLIES	\$56.88
MARS CUSTOM INSTALL LLC	CITY HALL REMODEL	\$18,418.04
METERING & TECHNOLOGY SOL	METERS	\$476.88
MID SIOUX OPPORTUNITY	PROJECT SHARE	\$120.44
MIDAMERICAN ENERGY	ELECTRIC - BLOWOFF VALVE	\$23.41
MIDAMERICAN ENERGY	STREETLIGHTS	\$348.25
MIKES WELDING & REPAIR	SUPPLIES	\$110.80
MISSOURI RIVER ENERGY SERVICES	ELECTRIC	\$35,115.97
THE MOVING COMPANY	MOVING FILING CABINETS	\$2,350.00
MUNICIPAL UTIL-BILLS	UTILITIES	\$2,072.63
NEAL CHASE LUMBER CO	SUPPLIES	\$237.05
NORTHWEST IOWA PLANNING	DUES	\$811.20
ORANGE CITY MUNICIPAL UTILITIES	BULK WATER	\$9,642.17
ORANGE CITY HEALTH SYSTEM	PARAMEDIC ASSIST, DRUG TEST	\$175.00
ORANGE CITY SANITATION	GARBAGE HAULING & FLAGS	\$9,617.50
PAYROLL	PAYROLL 04/30/2024	\$37,963.90
PEFA, INC	GAS COMMODITY	\$2,478.00
CINDY POTTEBAUM	UTILITY CONNECTION REBATE	\$600.00
PREMIER COMMUNICATIONS	IT SERVICES	\$925.00
PRINCIPAL LIFE	GROUP INSURANCE	\$156.37
SIOUX COUNTY RECORDER	RECORDING FEES	\$27.00
SIOUXLAND PRESS	PUBLICATIONS	\$338.00
SPIREWORKS CREATIVE	WEBSITE UPDATES	\$202.50
LAURIE TENTINGER	MILEAGE	\$326.29
SUPERHITECH	KEYBOARDS	\$99.98
TREASURER - STATE OF IOWA	SALES TAX	\$3,440.14
TREASURER - STATE OF IOWA	WATER EXCISE TAX	\$1,488.82
U. S. POSTMASTER	POSTAGE	\$500.00
UMB BANK, N.A.	2020 BOND PRINCIPAL & INTEREST	\$137,106.20
UMB BANK, N.A.	2021 BOND PRINCIPAL & INTEREST	\$64,400.00
UMB BANK, N.A.	2019 BOND PRINCIPAL & INTEREST	\$102,288.55
UNITYPOINT CLINIC-OCC MED	DRUG TEST	\$42.00
UNUM LIFE INSURANCE COMPANY	GROUP INSURANCE	\$355.99
VERIZON	CELL PHONES	\$589.25
VISA	FIRE EXT CABINET, MOVIE, SOFTWARE	\$1,074.29
VOGEL PAINT & GLASS	DOOR & WINDOW	\$3,425.00
WELLMARK BLUE CROSS/BLUE SHIELD	GROUP INSURANCE	\$8,060.64
WESCO DISTRIBUTION, INC.	WIRE	\$2,750.00
WEST IOWA TELEPHONE	TELEPHONE, FAX, INTERNET	\$1,162.70
CHASE WILLIAMS	ELECTRIC REBATE	\$400.00
	TOTAL ACCOUNTS PAYABLE	\$493,746.06

FY24 BUDGET AMENDMENT: Mayor Vande Griend opened a public hearing for the Fiscal Year 2024 Budget Amendment at 6:54 PM. No written or oral comments were received.

Motion by Mulder and second by Plathe to close the public hearing at 6:56 PM. Ayes 5

RESOLUTION 24-18: “A RESOLUTION OF THE CITY COUNCIL OF ALTON, IOWA, ADOPTING THE BUDGET AMENDMENT FOR FISCAL YEAR ENDING JUNE 30, 2024” was introduced and moved for adoption by Council Member Mulder. Jorgensen seconded the motion to adopt.

On roll call vote:

Ayes: Mulder, Jorgensen, Plathe, Kleinhesselink, Frederes

Nays: None

Whereupon the Mayor Vande Griend declared the Resolution duly adopted.

ECONOMIC DEVELOPMENT:

RESOLUTION 24-19: “RESOLUTION RATIFYING AND CONFIRMING THE NOTICE OF PUBLIC HEARING AND RESOLUTION NO. 24-15 RELATED TO THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ALTON AND ALTON ECONOMIC DEVELOPMENT CORPORATION (PHASE 3 AND PHASE 4 PRELIMINARY INFRASTRUCTURE DA) was introduced and moved for adoption by Council Member Mulder. Kleinhesselink seconded the motion to adopt.

On roll call vote:

Ayes: Mulder, Kleinhesselink, Plathe, Frederes, Jorgensen

Nays: None

Whereupon the Mayor Vande Griend declared the Resolution duly adopted.

ORDINANCE 889: Mayor Vande Griend opened a public hearing for adopting the Code of Ordinances at 6:57 PM. No written or oral comments were received.

Motion by Mulder and second by Plathe to close the public hearing at 6:59 PM. Ayes 5

ORDINANCE 889: “AN ORDINANCE ADOPTING THE “CODE OF ORDINANCES OF THE CITY OF ALTON, IOWA”

Motion by Jorgensen that title of said bill for Ordinance be approved as set out and said bill for Ordinance 889 be adopted. Council Member Frederes seconded the foregoing motion.

On roll call vote:

Ayes: Jorgensen, Frederes, Mulder, Kleinhesselink, Plathe

Nays: None

Whereupon the Mayor declared the motion carried and said proposed ordinance was given first vote for passage and placed on file before the Council for the second time.

CIGARETTE PERMIT: Casey’s General Store submitted a request for renewal of their cigarette permit.

Motion by Kleinhesselink and second by Plathe to approve renewal of cigarette permit for Casey’s General Store. Ayes 5

SALARIES AND WAGES: Oltmans informed the Council of the Recreation Board’s request to raise the Rec Director’s wages from last year since he is returning for a second year. Also, of their desire to create a rate structure for returning directors in the future.

RESOLUTION 24-20: “A RESOLUTION OF THE CITY COUNCIL OF ALTON, IOWA, SETTING SALARIES AND WAGES FOR CALENDAR YEAR 2024” was introduced and moved for adoption by Council Member Jorgensen. Mulder seconded the motion to adopt.

On roll call vote:

Ayes: Jorgensen, Mulder, Plathe, Kleinhesselink, Frederes

Nays: None

Whereupon the Mayor Vande Griend declared the Resolution duly adopted.

COMMITTEE APPOINTMENTS: Oltmans informed the Council that Melody De Wit will no longer be on the Historical Board since she is moving. Mayor Vande Griend appointed John Steven to the Historical Board to fill the vacancy.

Motion by Mulder and second by Plathe to approve the Mayor’s appointment of John Steven to the Historical Board to fill a vacancy. Ayes 5

OTHER BUSINESS: Oltmans informed the Council of Orange City Sanitation’s request to pick up garbage on Memorial Day instead of moving it to the next day. It was the consensus of the Council to allow Orange City Sanitation to pick up on a non-scheduled day and notify residents via Facebook, Text Alert, and the Chamber sign. Orange City Sanitation will also put notification in the paper. Council also instructed staff to confirm Orange City Sanitation will respectfully pick up missed containers if residents notify them.

Plathe noted the north retaining wall at the Library needs to be addressed. It was the consensus of the Council to get quotes for a solid retaining wall on the north side of the Library from Van Wyk Concrete and Integrity Concrete.

Motion by Jorgensen and second by Frederes to adjourn the meeting at 7:10 PM. Ayes 5

Mayor
Dan Vande Griend

City Clerk/Administrator
Dale Oltmans

April Revenue

General Fund	\$258,927.13	Capital Parks & Trails Fund	\$216.90
RUT Fund	\$14,276.54	Water Fund	\$28,834.10
Employee Benefits Fund	\$7,082.74	Sewer Fund	\$29,986.18
Local Option Sales Tax Fund	\$19,261.55	Electric Fund	\$79,345.24
TIF – Global Fund	\$21,451.60	Gas Fund	\$82,970.07
TIF – FVM2 Phase 1 Fund	\$25,268.82	Storm Water Fund	\$2,849.58
Debt Service Fund	\$143,281.84		
Capital Equipment Fund	\$298.51	Total Receipts	\$714,050.80