

ALTON CITY COUNCIL MEETING
Minutes of Regular Session
Tuesday, June 11, 2024

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

Motion by Kleinhesselink and second by Mulder to approve the amended agenda. Ayes 4

HABITAT FOR HUMANITY: Kurt Franje, representing Habitat for Humanity, spoke to the Council about their new “Home Repairs” Program. Franje asked for the City’s help advertising by word of mouth as well as sharing on social media platforms.

Franje left the meeting at 6:05PM.

UTILITIES: Evan Leebens from Missouri River Energy Services presented rate studies for the electric, water and sewer utilities. Leebens discussed the City’s unchanged electric rates for the last seven years. The study reviewed current rates, usage, projected plans, projected cost increases for the electric, water and sewer utilities and suggested rate increases. Leebens reviewed each utility class and suggested rates.

Leebens left the meeting at 6:54 PM.

The Council reviewed the rate studies, discussed the proposed rates, projected projects, and the impact it would have on the residents and the Cities utilities.

ORDINANCE 890: “AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF ALTON, IOWA 2002 BY AMENDING PROVISIONS PERTAINING TO THE MUNICIPAL SANITARY SEWER UTILITY RATES”

Ordinance 890 was introduced by Council Member Jorgensen.

Motion by Council Member Kleinhesselink 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 Plathe.

Ayes: Jorgensen, Kleinhesselink, Plathe, Mulder

Nays: None

Absent: Frederes

And the Mayor 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 890 be adopted and placed on its final passage. Council Member Kleinhesselink seconded the foregoing motion.

Ayes: Jorgensen, Kleinhesselink, Mulder, Plathe

Nays: None

Absent: Frederes

The Mayor declares the motion duly carried and will forthwith sign the said Ordinance and the Clerk will add his attestation thereto, said Ordinance being adopted.

ORDINANCE 891 “AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF ALTON, IOWA 2002 BY AMENDING PROVISIONS PERTAINING TO THE MUNICIPAL WATER UTILITY RATES”

Ordinance 891 was introduced by Council Member Mulder.

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 Kleinhesselink.

Ayes: Jorgensen, Plathe, Kleinhesselink, Mulder

Nays: None

Absent: Frederes

And the Mayor declares the motion duly carried.

Motion by Mulder that title of said bill for Ordinance be approved as set out and said bill for Ordinance 891 be adopted and placed on its final passage. Council Member Plathe seconded the foregoing motion.

Ayes: Mulder, Plathe, Jorgensen, Kleinhesselink

Nays: None

Absent: Frederes

The Mayor declares the motion duly carried and will forthwith sign the said Ordinance and the Clerk will add his attestation thereto, said Ordinance being adopted.

ORDINANCE 892 “AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF ALTON, IOWA 2002 BY AMENDING PROVISIONS PERTAINING TO THE ELECTRIC UTILITY RATES”

Ordinance 892 was introduced by Council Member Kleinhesselink.

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 Mulder.

Ayes: Jorgensen, Mulder, Plathe, Kleinhesselink

Nays: None

Absent: Frederes

And the Mayor declares the motion duly carried.

Motion by Kleinhesselink that title of said bill for Ordinance be approved as set out and said bill for Ordinance 892 be adopted and placed on its final passage. Council Member Mulder seconded the foregoing motion.

Ayes: Kleinhesselink, Mulder, Jorgensen, Plathe

Nays: None

Absent: Frederes

The Mayor declares the motion duly carried and will forthwith sign the said Ordinance and the Clerk will add his attestation thereto, said Ordinance being adopted.

NATURAL GAS PUBLIC AWARENESS:

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 Mulder and second by Jorgensen to approve the Natural Gas Public Awareness Statement of Financial Support. Ayes 4

Motion by Mulder and second by Jorgensen to approve the minutes from May 14, 2024, meeting. Ayes 4

Motion by Kleinhesselink and second by Mulder to approve the financial reports as presented. Ayes 4

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

JUNE 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	\$1,499.56
AHLERS & COONEY, P.C.	FVM PHASE 3 & 4 PRELIM DA	\$124.00
ALTON ECONOMIC DEVELOPMENT COR	TIF REBATE	\$16,722.70
AMERICAN STATE BANK	FED/FICA TAX	\$11,865.99
AMERICAN STATE BANK	GAS LOAN PRINCIPAL/INTEREST	\$28,199.37
AMERICAN STATE BANK	SAFE DEPOSIT BOX	\$25.00
ANALYTICAL & CONSULTING	COMPLIANCE TESTING	\$304.00
ARNOLD MOTOR SUPPLY	FILTERS, OIL	\$335.19
BARRY'S ELECTRIC	CITY HALL REMODEL	\$22,233.08
BLUE OTTER SOLUTIONS, LLC	APGA GOAL SURVEY	\$428.01
BOMGAARS	SUPPLIES, WAND, NOZZLE	\$297.83
BORDER STATES INDUSTRIES, INC.	SPLICES	\$233.92
CENTURY BUSINESS PRODUCTS	COPIER FEES	\$69.40
CITY OF ORANGE CITY	POOL MANAGEMENT	\$4,000.00
CLAYTON ENERGY CORPORATION	GAS COMMODITY	\$311.81
CLAYTON ENERGY CORPORATION	GAS RESERVATION	\$2,853.94
DEWILD GRANT RECKERT & ASSOC	ENGINEERING FEES	\$4,708.50
DISTINCTIVE WINDOWS & DESIGN	CITY HALL - BLINDS	\$2,879.00
ECHO GROUP INC	UNDERGROUND STREET LIGHTING	\$894.88
ELECTRONIC ENGINEERING CO.	PAGER MAINTENANCE	\$192.45
FASTENAL	MARKING PAINT	\$305.68
FP MAILING SOLUTIONS	INK CARTRIDGE	\$182.03
FURNITURE MART	CITY HALL - FLOORING	\$13,967.12
GOODLAND PUMP SERVICE	LIFT STATION PUMP REPAIRS	\$1,228.21
HAWKINS WATER TREATMENT GROUP	CHEMICALS	\$521.43
HUBERS PLUMBING, HEATING	CITY HALL REMODEL	\$11,152.17
IMFOA	CERTIFICATION RENEWAL	\$50.00
IOWA CODIFICATION	CODE DEVELOPMENT PROJECT	\$1,500.00
IOWA FINANCE AUTHORITY	WW SRF PRINCIPAL/INTEREST	\$51,650.00
IOWA ONE CALL	LOCATES	\$54.10
IOWA STATE TREASURER	STATE TAX	\$1,701.14
IPERS COLLECTIONS	IPERS	\$8,181.79
JANITOR'S CLOSET	FILTERS	\$21.15
KOPETSKYS ACE	SUPPLIES	\$88.32
QUALITY CONKLIN PRODUCTS	CLEANER	\$28.08
METERING & TECHNOLOGY SOL	SUPPLIES	\$32.20
MID SIOUX OPPORTUNITY	DONATION, PROJECT SHARE	\$1,120.00

MIDAMERICAN ENERGY	ELECTRIC - BLOWOFF VALVE	\$28.89
MIDAMERICAN ENERGY	STREET LIGHTS	\$347.39
MISSOURI RIVER ENERGY SERVICES	ELECTRIC	\$32,453.27
MISSOURI RIVER ENERGY SERVICES	CONFERENCE REGISTRATION	\$150.00
MUNICIPAL UTIL-BILLS	UTILITIES	\$1,937.77
NASSAU CEMETERY	DONATION	\$500.00
NEAL CHASE LUMBER CO	SUPPLIES, GRID MARKER, BLADE	\$643.08
ORANGE CITY MUNICIPAL UTILITIES	BULK WATER	\$10,489.93
OFFICE ELEMENTS	CITY HALL - FURNITURE	\$19,583.49
ONE OFFICE SOLUTION	CHAIR MATS	\$447.00
ORANGE CITY HEALTH SYSTEM	MEDICAL SUPPLIES	\$91.93
ORANGE CITY SANITATION	GARBAGE HAULING	\$9,038.70
P & K PEST CONTROL	PEST CONTROL	\$65.00
PARSONS, JENNIFER	UTILITY DEPOSIT REFUND	\$3.47
PAYROLL	PAYROLL 05/31/2024	\$39,685.39
PEFA, INC	GAS COMMODITY	\$924.64
PIPER SANDLER & CO	DISSEMINATION SERVICES	\$1,500.00
PREMIER COMMUNICATIONS	IT SERVICES	\$1,015.95
PRINCIPAL LIFE	GROUP INSURANCE	\$156.37
SIOUXLAND PRESS	PUBLICATIONS	\$413.00
SKARSHAUG TESTING LAB.	GLOVE TESTING/REPLACEMENT	\$347.20
STAPLES PROMOTIONAL PRODUCTS	MAGNETS	\$502.00
SUPERHITECH	CITY HALL CAMERA	\$674.99
TORRES, ENEMECIO	UTILITY DEPOSIT REFUND	\$62.59
TREASURER - STATE OF IOWA	WATER EXCISE TAX	\$1,509.15
TREASURER - STATE OF IOWA	SALES TAX	\$2,602.04
U. S. POSTMASTER	POSTAGE	\$500.00
U. S. POSTMASTER	PO BOX RENT	\$120.00
UMB BANK, N.A.	2020 REFI - ADMIN FEES	\$600.00
UNUM LIFE INSURANCE COMPANY	GROUP INSURANCE	\$355.99
VECTOR	COMMERCIAL LIABILITY INS	\$505.00
VERIZON	CELL PHONES	\$589.25
VISA	POOL VACUUM, TRAINING, SUPPLIES	\$4,183.96
WELLMARK BLUE CROSS/BLUE SHIELD	GROUP INSURANCE	\$8,060.64
WESCO DISTRIBUTION, INC.	TRANSFORMER	\$5,276.00
WEST IOWA TELEPHONE	TELEPHONE, FAX, INTERNET	\$836.57
WILTON MUNICIPAL UTILITIES	DIGGER DERRICK	\$50,000.00
	TOTAL ACCOUNTS PAYABLE	\$386,636.52

PROPOSED “CODE OF ORDINANCES” OF THE CITY OF ALTON

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 Plathe seconded the foregoing motion.

On roll call vote:

Ayes: Jorgensen, Plathe, Mulder, Kleinhesselink

Nays: None

Absent: Frederes

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

HIEMSTRA ADDITION: The Council discussed a developer's proposal for Hiemstra Addition. It was the consensus of the Council to give priority to the developers in order of proposals received.

CITY HALL: Oltmans discussed with the Council paving the alley to the north of City Hall to allow for diagonal parking in front of the new handicap entrance as well as curb on the north side to address storm water issues with adjacent businesses.

Motion by Jorgensen and seconded by Kleinhesselink to get quotes. Ayes 4

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

Motion by Kleinhesselink and second by Mulder to approve Casey's General Store Class E Retail Alcohol License. Ayes 4

TRANSFER OF FUNDS:

RESOLUTION 24-21: "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 AND LMI SET ASIDE" was introduced and moved for adoption by Council Member Mulder. Plathe seconded the motion to adopt.

On roll call vote:

Ayes: Mulder, Plathe, Jorgensen, Kleinhesselink

Nays: None

Absent: Frederes

Whereupon the Mayor Vande Griend declared the Resolution duly adopted.

RESOLUTION 24-22: "A RESOLUTION OF THE CITY COUNCIL OF ALTON, IOWA TRANSFERRING FUNDS FROM THE TIF FAIR VIEW MEADOWS 2ND ADDITION PHASE 2 HOUSING FUND FOR LMI SET ASIDE" was introduced and moved for adoption by Council Member Jorgensen. Plathe seconded the motion to adopt.

On roll call vote:

Ayes: Jorgensen, Plathe, Mulder, Kleinhesselink

Nays: None

Absent: Frederes

Whereupon the Mayor Vande Griend declared the Resolution duly adopted.

RESOLUTION 24-23: "A RESOLUTION OF THE CITY COUNCIL OF ALTON, IOWA TRANSFERRING FUNDS FROM THE LOCAL OPTION SALES TAX FUND AND THE CAPITAL ARPA FUND TO THE CAPITAL BUILDING FUND" was introduced and moved for adoption by Council Member Kleinhesselink. Mulder seconded the motion to adopt.

On roll call vote:

Ayes: Jorgensen, Kleinhesselink, Mulder, Plathe

Nays: None

Absent: Frederes

Whereupon the Mayor Vande Griend declared the Resolution duly adopted.

PERSONNEL:

RESOLUTION 24-24: “A RESOLUTION OF THE CITY COUNCIL OF ALTON, IOWA, SETTING WAGES FOR LIBRARY EMPLOYEES FOR FISCAL YEAR 2024-2025” was introduced and moved for adoption by Council Member Jorgensen. Plathe seconded the motion to adopt.

On roll call vote:

Ayes: Jorgensen, Plathe, Kleinhesselink, Mulder

Nays: None

Absent: Frederes

Whereupon the Mayor Vande Griend declared the Resolution duly adopted.

BOARDS AND COMMITTEES: Mayor Vande Griend informed the Council that Brittany Van Wyk and Jennifer Van Es are willing to remain on the Recreation Board, Jackie Stack will become the Secretary and Emalee TeBrink the President of the Library Board, and Kellie Lancaster will fill the vacancy on the Library Board. There are still vacancies on the Parks & Trails Committee.

Motion by Jorgensen and second by Mulder to approve the Mayor’s Boards and Committees as presented. Ayes 4

OTHER BUSINESS: Oltmans informed the Council the DNR should be in Alton in approximately two weeks to start the tree study addressing Emerald Ash Borer damage. The study will show how many trees in Alton will need to be cut down and prioritize tree removal. At that point the City will obtain bids from contractors to complete the removal.

Oltmans also informed the Council that he has not received quotes for the retaining wall at the Library at this time.

Motion by Jorgensen and second by Plathe to adjourn the meeting at 7:32 PM. Ayes 4

Mayor
Dan Vande Griend

City Clerk/Administrator
Dale Oltmans

May Revenue

General Fund	\$48,129.48	Capital Parks & Trails Fund	\$210.55
RUT Fund	\$14,212.32	Water Fund	\$28,378.02
Employee Benefits Fund	\$531.04	Sewer Fund	\$28,216.84
Local Option Sales Tax Fund	\$21,835.63	Electric Fund	\$95,069.76
TIF – FVM2 Phase 1 Fund	\$5,046.51	Gas Fund	\$60,095.98
Debt Service Fund	\$11,690.55	Storm Water Fund	\$2,809.42
Capital Equipment Fund	\$289.78		
		Total Receipts	\$316,515.88