

**AGENDA**  
**Dallas Center City Council**  
**February 12, 2008 - 7:00 PM**

PUBLIC HEARING – on proposal to sell City-owned property at the northeast corner of the intersection of Sugar Grove Avenue (Highway 44) and Quinlan Avenue to James Woodsmall

1. Pledge of Allegiance
2. Roll Call
3. Action to Approve Agenda
4. Action to Approve Consent Agenda
  - a. Minutes of January 8<sup>th</sup> regular and January 15<sup>th</sup>, 17<sup>th</sup>, 22<sup>nd</sup>, and 30<sup>th</sup> special meetings
  - b. January Treasurer's Report
  - c. January Police, Fire/Rescue, and Water Reports
  - d. Approve invoices for payment (Review Committee – Ellerman and Stevens)
  - e. Approve Harvest Moon liquor license
5. Action to approve Digital Stew invoice for payment
6. Public Communications
7. The Neighborhood - Update
8. City-Owned Property - Former Service Station at Sugar Grove and Quinlan
  - a. Action on Resolution 2008-5 – disposing of and selling the city-owned property at the northeast corner of Sugar Grove Avenue and Quinlan Avenue to James Woodsmall for \$50,000, and authorizing Mayor and Clerk to deliver Quit Claim Deed upon receipt of purchase price
  - b. Action approving contract with MPS Engineers to plug monitoring wells – not to exceed \$2,325.
9. City Engineer's Reports – other matters
  - a. Discussion on sewer utility fund balance and potential rate increase
10. Annexation
  - a. Presentation by City Engineer Veenstra
  - b. Discussion of possible voluntary annexation to the City
  - c. Report on other annexation issues
11. Storm Water Drainage Utility
  - a. Preview of public hearings
  - b. Discussion of possible resolution (with map) to identify areas of the City that should be exempted from the storm water utility fee [section 104.06(1)(I) of the Ordinance]
  - c. Discussion of possible resolution to adopt the City Engineer's calculations for ERUs for measured uses properties
12. Action on tax abatement applications
13. Discussion – resolution identifying reserve officers and setting compensation at \$1
14. Discussion on City Public Works position
15. Set public hearing on 2008-2009 City Budget
16. Economic Development Committee Report
17. Facilities Committee Report
18. Council Reports
19. Mayor's Report
20. Adjournment

Cindy Riesselman, City Clerk

**E-MAILED**Time: 3:00AM  
Date: 1/10/08  
Initial: ckr**FAKED**Date: 1/10/08  
Time: 3:00AM  
By: ckr

The Dallas Center City Council met in regular session January 8, 2008 at 7:00 PM. Mayor Hambleton called the meeting to order and led the pledge of allegiance. Council members present included Dan Willrich, Kim Cross, Alex MacConnell and Gary Stevens. Absent was Bill Ellerman.

Motion by Willrich, 2<sup>nd</sup> by Cross to approve agenda. All ayes.

Motion by Willrich, 2<sup>nd</sup> by Stevens to approve consent agenda (Minutes of December 11<sup>th</sup> regular and December 19<sup>th</sup> special meeting, December Treasurer's Report, December Police, Fire/Rescue, and Water Reports, approve invoices for payment (Review Committee – MacConnell and Willrich), approve mayor's appointment of Terry Gibson to the Economic Development Committee. All ayes.

EFTPS	Dec fed and FICA w/holding	2,470.19
IPERS	Dec IPERS w/holding	2,421.72
EFTPS	Dec fed and FICA w/holding	2,561.58
Arnold Motor Supply	Supplies	19.77
Baker & Taylor	Books/processing	930.48
Brickner, Sue	Tuition/books	460.37
Casey's General Store	Dec serv	331.32
Central IA Library	Workshop	6.00
City of Dallas Center	Small meter refund	100.00
Culligan Water Service	Dec serv	21.88
Dallas Center Post Office	Postage	41.00
Dallas County News	Publications	331.69
Deaton Truck	Maint/repairs	119.22
Des Moines Stamp	Supplies	53.00
Digital Stew	Computer repairs	259.50
Dust-Tex Service	Dec serv	49.74
Fesler's Inc	Repairs	174.44
Flory, Marvin	Dec fire/rescue salaries	410.00
Four H Hardware	Supplies	13.49
Gall's Inc	Supplies	56.69
Greif, Jerry	Snow removal	110.00
Mary Anne Grieve	Mileage/supplies	132.83
Hallett Construction	Sand	656.91
Heartland Co-op	Dec serv/salt	1,927.12
IA Comm Network	Dec serv	5.53
IA Municipal Finance Officer's	Dues	30.00
IA One Call	Nov serv	18.00
IA Rural Water Assoc`	Dues	225.00
LGI	Test	229.10
Luellen Brothers	Repairs	767.50
Brown, Fagen and Rouse	Jan retainer/fees	1,316.73
Mike Merritt	Salvage title fees	1,640.00
MediaCom	Dec serv	45.95
Menards	Supplies	58.59
Merritt Company	Dec serv/supplies	578.55
MidAmerican Energy	Dec serv	4,779.91
Midwest Breathing	Qtrly tests	126.00
Moss Brothers	Supplies	207.72
EMC National Life	Feb ins prem	173.39
Matt Parrott & Sons	Supplies	62.19
Nationwide Retirement	Deferred comp	226.00
Office of Vehicle Services	Salvage title fees	1,640.00
Payment Remittance	Supplies/postage/books	1,130.56

Petersen, Shirley	Training/mileage	264.25
Praxair Distribution	Supplies	46.86
Qwest	Dec serv	923.75
Rhinehart Excavating	Snow removal	636.19
Riesselman, Cindy	Mileage	25.21
Spring Valley Radio	Supplies/repairs	142.64
State of Iowa	Elevator permit	125.00
Teknowvation	Repairs	95.00
Gale	Books	90.24
Treasurer, State of Iowa	Dec sales tax	1,362.10
Treasurer, State of Iowa	Dec state w/holding	767.95
Veenstra & Kimm	Eng services	8,560.35
Verizon Wireless	Dec serv	84.23
Waste Management	Dec serv	11,253.92
Werch, Mary	Supplies	173.16
Dallas County Treasurer	Salt	1,389.26
DMC Mfg	Repairs	67.50
Crossroads Ag	Ice melt	275.50
Overhead Door of DM	Repairs	421.00
Julian Chestelson	Mileage	26.19
J Byers	Supplies	86.06
Brenton Brothers	Supplies	19.60
Joey Marchant	Supplies	2.53
Dallas County Sheriff	Garnishment	303.01
Paul Halamar	Meter refund	100.00
Family Fun	Subscription	24.95
Hygienic Labs	Test	30.00

It was reported that all new council members were sworn in on December 13, 2007 at City Hall by Cindy Riesselman.

Motion by Stevens, 2<sup>nd</sup> by Willrich to approve Resolution No. 2008-1 – recognizing Terry Gibson’s service to the City as Council Member since 2004. Roll call 4-0.

Motion by Willrich, 2<sup>nd</sup> by Cross to approve Digital Stew invoices for payment. Ayes: Willrich, Cross, Stevens; abstain: MacConnell.

Motion by Stevens, 2<sup>nd</sup> by Willrich to allow the current homeowners of 808 Linden to place funds in escrow at the sale of the home to cover the cost to hook the home to City sewer, due to the frozen ground. The connection must be completed by June 1, 2008 and the City is to receive a copy of the agreement between the seller and buyer. The motion was amended to state the agreement between the seller and buyer must be acceptable to the City attorney prior to the money being placed in escrow. Homeowner was also made aware of the requirement of a \$1,000 deposit for work done in a public right-of-way. All ayes.

Motion by Cross, 2<sup>nd</sup> by MacConnell to approve the following appointments for 2008/2009. All ayes.

Mayor Pro-Tem	Cross
Police Chief	Leonard
City Clerk/Treasurer	Riesselman
City Attorney	Brown
City Engineer	Veenstra & Kimm
Zoning Administrator	Sorensen
Building Official	Sorensen
Sanitary Sewer Superintendent	Keltner
Water Superintendent	Davis

Mayor Hambleton made the following council committee appointments:

Water/Sewer	Willrich	MacConnell
Streets/Alleys	Ellerman	MacConnell
Vehicles	Ellerman	Stevens
Fire Department	Stevens	MacConnell
Buildings	Cross	Stevens
Park	MacConnell	Ellerman
Pool	Willrich	Stevens
Landfill	Ellerman	Stevens
Library	MacConnell	Ellerman
Compensation	Willrich	Cross
Health Officer	McHose	
Fire Chief	Hofland	
Rescue Captain	Case	
Public Safety Committee	Hambleton, Cross	Hofland, Leonard, Case
Facilities	Willrich	Hambleton (non-voting)
Economic Development	Cross	Willrich

Motion by Willrich, 2<sup>nd</sup> by Stevens to designate the Northeast Dallas County Record as the official newspaper. All ayes.

Dan Case presented the year-end fire/rescue report.

Motion by Willrich, 2<sup>nd</sup> by Stevens to authorize the clerk to reimburse, quarterly through accounts payable, the volunteers of the fire department for expenses incurred for responding to fire calls beginning January 1, 2008. All ayes.

Water Storage Improvement project – the permit is pending approval of the DNR.

City engineers presented two options for the sewer odors in town. The council will make a decision during budget meetings.

Motion by Willrich, 2<sup>nd</sup> by MacConnell to approve Resolution 2008-2 – approving updated Zoning Map. Roll call 4-0.

Council directed city engineer to survey the City property at Sugar Grove and Quinlan.

Motion by Cross, 2<sup>nd</sup> by Stevens to set public hearing on proposed storm water drainage utility for February 19, 2008. Non-residential customers will meet at 6:00 PM and residential customers will meet at 7:00 PM at Memorial Hall. All ayes.

Motion by Willrich, 2<sup>nd</sup> by Stevens to approve Ordinance No. 382 – to establish no parking on the west side of Hatton Avenue, second reading. Roll call 4-0. Motion by Stevens, 2<sup>nd</sup> by Willrich to waive the 3<sup>rd</sup> reading, making the Ordinance effective upon publication. Roll call 4-0.

Motion by Willrich, 2<sup>nd</sup> by Cross to approve Resolution 2008-3 – 28E Agreement between Dallas County Conservation Board and the trail cities. Roll call 4-0.

Motion by Willrich, 2<sup>nd</sup> by Stevens to appoint Bill Claman as City representative for the bike trail steering committee. All ayes.

Motion by Cross, 2<sup>nd</sup> by MacConnell to set budget workshops for January 15<sup>th</sup>, January 22<sup>nd</sup> and January 29<sup>th</sup> at 6:00 PM. All ayes.

Institute for Decision Making will meet with Economic Development Committee on January 17<sup>th</sup> at 6:00 PM.

Motion by Willrich, 2<sup>nd</sup> by Cross to authorize the clerk to advertise for a sanitary sewer superintendent. All ayes.

City representatives will be attending an annexation meeting in Adel on January 10<sup>th</sup>.

Meeting adjourned at 9:03 PM.

Cindy Riesselman, City Clerk

**E-MAILED**

Time: 7:50AM  
Date: 1/17/8  
Initial: ch

**FAXED**

Date: 1/17/8  
Time: 7:50AM  
By: ch

The Dallas Center City Council met in special session January 15, 2008 at 6:00 PM. Mayor Hambleton called the meeting to order. Council members present included Stevens, Cross, MacConnell, Ellerman and Willrich.

Council began work on the 2008/2009 budget.

Meeting adjourned at 10:25 PM.

**E-MAILED** Time: 1:00pm  
Date: 1/23/8  
Initial: *ch*

**FAXED** Date: 1/23/8  
Time: 1:00pm  
By: *ch*

The Dallas Center City Council met in special session on January 17, 2008 with representatives from the Institute for Decision Making jointly with the Dallas Center Economic Development Committee and received a presentation.

Council members present were Cross, Stevens, Ellerman and Willrich. Also present was Mayor Hambleton.

No action was taken.

**E-MAILED**

Time: 1:00pm  
Date: 1/23/8  
Initial: ch

**MAILED**

Time: 1/23/8  
By: 1:00pm  
ch

The Dallas Center City Council met in special session January 22, 2008 at 6:00 PM. Mayor Hambleton called the meeting to order. Council members present included Cross, Willrich, MacConnell, Stevens and Ellerman.

Council discussed imminent Waukee annexation proposal. No action was taken.

Council finished work on the 2008/2009 budget.

Meeting adjourned at 8:17 PM.



**FAXED** Date: 1/31/8  
Time: 12:27pm  
By: ch

**E-MAILED** Time: 12:27pm  
Date: 1/31/8  
Initial: ch

The Dallas Center City Council met in special session January 30, 2008 at 8:00 PM. Mayor Hambleton called the meeting to order and led the Pledge of Allegiance. Council members present included Cross, Willrich, MacConnell, Stevens. Council member Ellerman arrived at 8:03 PM.

James Gastineau from the Iowa Underground Storage Tank Finance Responsibility Program was present and gave the Council history on the City-owned real estate at intersection of Sugar Grove Avenue (Highway 44) and Quinlan Avenue. He made the Council aware that the monitoring wells must be found and plugged and the City must apply for a "No Further Action Certificate" from the State.

Council reviewed an offer to purchase real estate submitted by James Woodsmall for the amount of \$50,000.

Motion by Cross, 2<sup>nd</sup> by Stevens to approve Resolution No. 2008-4 – proposing to sell the parcel of real estate, and setting a public hearing thereon. Roll call 5-0.

Public hearing was set for February 12, 2008 at 7:00 PM.

Meeting adjourned at 8:34 PM.

Cindy Riesselman, City Clerk

Treasurer's Report

January 2008

Fund	Treasurer's Balance	Received	Transfer In	Disbursed	Transfer Out	Treasurer's Balance	Outstanding Checks	Clerk's Balance	Invest End of Month	Total Cash & Investment
General	19,651.04	39,831.02	32,634.70	60,484.46	25,875.56	5,756.74	2,756.74	3,000.00	778,457.05	781,457.05
Road Use Tax	0.00	13,185.44	8,263.83	6,449.27	15,000.00	0.00		0.00	29,321.15	29,321.15
RUT Sink Fd	0.00		35,000.00		35,000.00	0.00		0.00	29,692.24	29,692.24
Debt Service	0.00	435.60		435.60		0.00		0.00	49,397.19	49,397.19
DS/TIF	0.00					0.00		0.00	39,924.98	39,924.98
T&A Books	0.00					0.00		0.00	14,211.05	14,211.05
Burn Char	0.00					0.00		0.00	23,011.20	23,011.20
Emp Ben	0.00	388.02	17,634.70		18,022.72	0.00		0.00	46,334.96	46,334.96
Fire Truck	0.00					0.00		0.00	127,422.83	127,422.83
Meter	0.00	450.00	200.00	200.00	450.00	0.00		0.00	8,292.79	8,292.79
Fines/Forfeitures	0.00					0.00		0.00	17,422.57	17,422.57
St. Cut	0.00					0.00		0.00	1,960.83	1,960.83
Spec Lib	0.00	56.95	48.72	105.67		0.00		0.00	16,614.60	16,614.60
Youth	0.00					0.00		0.00	14,437.14	14,437.14
CIR:Pol	0.00					0.00		0.00	28,735.01	28,735.01
Swim Pool	0.00					0.00		0.00	44,425.78	44,425.78
Snow Plow	0.00					0.00		0.00	27,654.50	27,654.50
St. Sweeper	0.00					0.00		0.00	28,725.44	28,725.44
Trk/Tractor	0.00					0.00		0.00	54,734.15	54,734.15
Utilities	4,500.00	28,324.99	6,987.56	13,318.32	21,994.23	4,500.00	1,500.00	3,000.00	259,761.53	262,761.53
W Sink Fd	0.00		15,000.00		15,000.00	0.00		0.00	17,790.95	17,790.95
W Reserve	0.00					0.00		0.00	59,039.13	59,039.13
W Improve	0.00					0.00		0.00	10,241.78	10,241.78
Sewer	6,085.20	14,534.89	40,000.00	8,756.18	48,227.74	3,636.17	636.17	3,000.00	143,507.33	146,507.33
S Sink Fd	0.00		25,000.00		25,000.00	0.00		0.00	25,420.68	25,420.68
S Reserve	0.00					0.00		0.00	59,823.24	59,823.24
S Improve	0.00					0.00		0.00	12,920.65	12,920.65
Burn Project	0.00					0.00		0.00	10,690.31	10,690.31
Sidewalk Proj	0.00					0.00		0.00	9,558.13	9,558.13
Rec Trail	0.00					0.00		0.00	0.00	0.00
Playground Equip	0.00	1,000.00			1,000.00	0.00		0.00	1,703.34	1,703.34
TIF	0.00					0.00		0.00	26,204.02	26,204.02
<b>Total</b>	<b>\$30,236.24</b>	<b>\$98,206.91</b>	<b>\$180,769.51</b>	<b>\$89,749.50</b>	<b>\$205,570.25</b>	<b>\$13,892.91</b>	<b>\$4,892.91</b>	<b>\$9,000.00</b>	<b>\$2,017,436.55</b>	<b>\$2,026,436.55</b>

295,319.75

278,976.42

Fund	Checking	Savings	CD amt	Interest Rate	Callable date	Mat Date	Bank	Total
General	\$3,000.00	\$274,317.28	\$103,464.00	5.25%	01/20/08	07/20/09	Western Bnk PR	\$781,457.05
			\$65,000.00	6.25%	10/26/08	10/26/27	WF-Bank Hapoalim NY	
			\$335,605.77	6.00%	01/11/08	10/11/22	WF-HSBC Bank USA	
Road Use Tax	\$0.00	\$29,321.15						\$29,321.15
RUT Sink Fd	\$0.00	\$29,692.24						\$29,692.24
Debt Service	\$0.00	\$49,397.19						\$49,397.19
DS/TIF	\$0.00	\$39,924.98						\$39,924.98
T&A Books	\$0.00	\$14,211.05						\$14,211.05
Burn Char	\$0.00	\$3,011.20	\$20,000.00	5.30%	01/18/08	07/20/09	First Merchants	\$23,011.20
Emp Ben	\$0.00	\$46,334.66						\$46,334.96
Fire Truck	\$0.00	\$127,422.83						\$127,422.83
Meter	\$0.00	\$8,292.79						\$8,292.79
Fines/Forfeitures	\$0.00	\$17,422.57						\$17,422.57
St. Cut	\$0.00	\$1,960.83						\$1,960.83
Spec Lib	\$0.00	\$16,614.60						\$16,614.60
Youth	\$0.00	\$14,437.14						\$14,437.14
CIR:Pol	\$0.00	\$13,735.01	\$2,536.00	5.25%	01/20/08	07/20/09	Western Bnk PR	\$28,735.01
			\$9,464.00	5.25%	01/18/08	07/20/09	GMAC	
			\$3,000.00	5.30%	01/18/08	07/20/09	First Merchants	
Swim Pool	\$0.00	\$9,425.78	\$35,000.00	5.30%	01/18/08	07/20/09	First Merchants	\$44,425.78
Snow Plow	\$0.00	\$12,654.50	\$15,000.00	5.25%	01/18/08	07/20/09	GMAC Bank	\$27,654.50
St. Sweeper	\$0.00	\$8,725.44	\$20,000.00	5.30%	01/18/08	07/20/09	First Merchants	\$28,725.44
Trk/Tractor	\$0.00	\$34,734.15	\$20,000.00	5.30%	01/18/08	07/20/09	First Merchants	\$54,734.15
Utilities	\$3,000.00	\$159,761.53	\$98,000.00	5.25%	01/18/08	07/20/09	United Bank	\$262,761.53
			\$2,000.00	5.25%	01/18/08	07/20/09	GMAC Bank	
W Sink Fd	\$0.00	\$17,790.95						\$17,790.95
W Reserve	\$0.00	\$59,039.13						\$59,039.13
W Improve	\$0.00	\$2,737.41	\$7,504.37	6.50%	01/27/08	07/27/22	Lehman Bros	\$10,241.78
Sewer	\$3,000.00	\$71,971.33	\$71,536.00	5.25%	01/18/08	07/20/09	GMAC Bank	\$146,507.33
S Sink Fd	\$0.00	\$25,420.68						\$25,420.68
S Reserve	\$0.00	\$206.81	\$59,616.43	6.50%	01/27/08	07/27/22	Lehman Bros	\$59,823.24
S Improve	\$0.00	\$41.45	\$12,879.20	6.50%	01/27/08	07/27/22	Lehman Bros	\$12,920.65
Burn Project	\$0.00	\$10,690.31						\$10,690.31
Sidewalk Proj	\$0.00	\$9,558.13						\$9,558.13
Rec Trail	\$0.00	\$0.00						\$0.00
Playground Equip	\$0.00	\$1,703.34						\$1,703.34
TIF	\$0.00	\$26,204.02						\$26,204.02
Total	\$9,000.00	\$1,136,760.48	\$880,605.77					\$2,026,436.55

FIRE & EMS REPORT  
Jan. 2008

**FIRE**

- 3 – Dispatched & cancelled enroute
- 2 – Change of quarters (Grimes)
- 1 – Wildland fire
- 3 – EMS assist
- 1 – Arching, shorted electrical, no fire

TOTAL 10

**EMS**

14 EMS calls for service

# Monthly Water Report

Date	Jan , 2008												
<b>Water Plant</b>													
Total Gal.>	4,596,300	Max	200,400	Min	98,200	Avg	148,300	Gpm	256				
Total Hrs.>	299.3	Max	13.1	Min	6.5	Avg	9.7						
Last Month.>	4,216,500	Max	231,000	Min	74,400	Avg	136,000	Gpm	283				
Last Year.>	4,644,200	Max	186,500	Min	109,100	Avg	149,800	Gpm	281				
Lbs. of Chlorine used		481	Lbs. of Fluoride used		102	Gal. of salt brine used			12,560				
Chl. Mg/l>		0.5	Flu. Mg/l>		0.81	Hardness Mg/l>		84	Iron Mg/l>		0.01	Nitrate Mg/l>	0.7
<b>Wells&gt;</b>													
# 7 Gpm.	120	# 8 Gpm.	30	# 9 Gpm.	140	# 10 Gpm.	135						
# 7 Hrs.	331	# 8 Hrs.	290	# 9 Hrs.	43	# 10 Hrs.	326						
Static	Well # 7	34	Well # 8	33	Well # 9	32	Well # 10	24	Test Well	23' 1"			
Residual		17		29		26		8					
Draw Down		17		4		6		16					
<b>Meters.&gt;</b>													
New Install	1	Repair	Reread & Talk to customers about large bills& Check for leaks!										
Read In	10												
Read Out	10												
<b>Locates.&gt;</b>													
	11												
<b>shut off for nonpayment.</b>													
	1												
<b>Fire Hyd.&gt;</b>													
New Install		Flush Hyd		Hyd Repair									
<b>Dist. System&gt;</b>													
<b>Tower &gt;</b>													
<b>Reservoir &gt;</b>													
<b>Well's &gt;</b>													
	Well # 8 Will be cleaned cleaned the week of Feb. 11th												
<b>Water Plant &gt;</b>													
<b>Other.&gt;</b>													

# License Application ( LC0034413 )

## ***Applicant***

Name of Applicant:	<u>KND Enterprises, Inc.</u>		
Name of Business (DBA):	<u>Harvest Moon</u>		
Address of Premises:	<u>1405 Walnut St.</u>		
City: <u>Dallas Center</u>	County: <u>Iowa</u>	Zip: <u>50063</u>	
Business Phone:	<u>(515) 992-3592</u>		
Mailing Address:	<u>1405 Walnut St.</u>		
City: <u>Dallas Center</u>	State: <u>IA</u>	Zip: <u>50063</u>	

## ***Contact Person***

Name:	<u>Denise</u>	
Phone:	<u>(515) 992-3592</u>	Email Address:

Classification: Class C Liquor License (LC) (Commercial)

Term: 12 months

Effective Date: 03/10/2007

Expiration Date: 03/09/2008

Privileges:

Class C Liquor License (LC) (Commercial)  
Sunday Sales

## ***Status of Business***

BusinessType:	<u>Privately Held Corporation</u>	
Corporate ID Number:	<u>322562</u>	Federal Employer ID # <u>14 1947658</u>

## ***Ownership***

**Benjamin Kelly**First Name: BenjaminLast Name: KellyCity: Dallas Center

State:

Zip: 50063Position owner% of Ownership 33.33 %

U.S. Citizen

**Denise Kelly**First Name: DeniseLast Name: KellyCity: Dallas Center

State:

Zip: 50063Position President% of Ownership 33.33 %

U.S. Citizen

**Leslie Nikkel**First Name: LeslieLast Name: NikkelCity: Des Moines

State:

Zip: 50315Position owner% of Ownership 33.33 %

U.S. Citizen

***Insurance Company Information***Insurance Company: Founders Insurance Company

Policy Effective Date:

Policy Expiration Date: 01/01/1800Bond Effective Continuously: 0

Dram Cancel Date:

Outdoor Service Effective Date: 08/25/2007Outdoor Service Expiration Date: 08/26/2007

Temp Transfer Effective Date:

Temp Transfer Expiration Date:

## RESOLUTION NO. 2008-5

### A RESOLUTION DISPOSING OF AND SELLING A PARCEL OF REAL ESTATE NOW BELONGING TO THE CITY OF DALLAS CENTER, IOWA.

WHEREAS, the City of Dallas Center, State of Iowa, is a duly organized municipal corporation; and

WHEREAS, the City of Dallas Center owns the following described real estate:

All that part of the West 11 acres of the South One-half of the Southwest Quarter of the Southwest Quarter (S ½ SW ¼ SW ¼) of Section Thirty-five (35), Township Eighty (80) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Dallas County, Iowa, described as follows:

Beginning at the Southwest corner of said Section 35; thence East 247.0 feet on the South line of the Southwest Quarter thereof; thence North 165.0 feet; thence West 247.2 feet to the West line of the Southwest Quarter of said Section 35; thence South 00°04' East 165.0 feet on said West line to the Point of Beginning, subject to easements for roadways,

; and

WHEREAS, the City Council by the adoption of Resolution No. 2008-4 proposed the disposition and sale of said property and on February 12, 2008, after published notice (See Proof of Publication attached as Exhibit "A"), considered the proposal at a Public Hearing; and

WHEREAS, following the Public Hearing the Council has determined that the parcel of real estate should be sold to James Woodsmall, for the sum of \$50,000.00.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Dallas Center, Iowa, that the City Council of the City of Dallas Center, Iowa, sell and convey the following described real estate:



All that part of the West 11 acres of the South One-half of the Southwest Quarter of the Southwest Quarter (S ½ SW ¼ SW ¼) of Section Thirty-five (35), Township Eighty (80) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Dallas County, Iowa, described as follows:

Beginning at the Southwest corner of said Section 35; thence East 247.0 feet on the South line of the Southwest Quarter thereof; thence North 165.0 feet; thence West 247.2 feet to the West line of the Southwest Quarter of said Section 35; thence South 00°04' East 165.0 feet on said West line to the Point of Beginning, subject to easements for roadways,

to James Woodsmall, and that the Deed of Conveyance from the City of Dallas Center shall be by Quit Claim Deed in consideration of the sum of \$50,000.00.

**IT IS FURTHER RESOLVED** that the Mayor and Clerk are authorized to deliver said Quit Claim Deed to James Woodsmall upon receipt of the sum of \$50,000.00 in payment for the purchase of the vacated street.

**IT IS FURTHER RESOLVED** that the Clerk is authorized and directed to reimburse such funds as may be required to the Iowa Comprehensive Petroleum Underground Storage Tank Program ("the Program") pursuant to the terms of an Agreement dated December 8, 1998, among the Program, Dallas County, and the City.

**PASSED, APPROVED and ADOPTED** by the City Council of the City of Dallas Center, Iowa, on this 12<sup>th</sup> day of February, 2008.

\_\_\_\_\_  
Mitch Hambleton, Mayor

ATTEST:

\_\_\_\_\_  
Cindy Riesselman, City Clerk



# ENGINEERS

**4949 WESTOWN PARKWAY, SUITE 165-128  
WEST DES MOINES, IOWA 50266**  
**Phone 515-221-9832 Fax 515-222-2625**  
 www.mpsengineers.com Email: mps\_engineers@hotmail.com

January 30, 2008

Mr. Ralph Brown  
 City of Dallas Center  
 1502 Walnut Street  
 P.O. Box 396  
 Dallas Center, Iowa 50063

**RE: PROPOSAL-MONITORING WELL PLUGGING  
 FORMER DON SMITH FACILITY  
 1907 SUGAR GROVE DRIVE, DALLAS CENTER, IOWA  
 REGISTRATION NO. 9417720 LUST NO. 9LTG20**

Dear Mr. Brown:

MPS Engineers is pleased to submit this proposal to plug the monitoring wells at the above-referenced site. In a letter dated January 24, 2006, the Iowa Department of Natural Resources (IDNR) allowed the site to be reclassified as No Action Required.

No further action certificate for this site can be obtained by submitting the following documents:

- Records of monitoring well plugging for all monitoring wells
- A copy of legal description of the site as contained in your property deed

We are submitting this proposal to plug fifteen (15) monitoring wells and soil gas points at the site. Scope of our services and the associated fees are presented below:

DESCRIPTION	ESTIMATED FEES
Well plugging for 15 monitoring wells and submittal of form 567-1226 @ \$155.00/well	\$2,325.00
<b>TOTAL ESTIMATED FEES</b>	<b>\$2,325.00</b>

## SUMMARY

MPS Engineers appreciates this opportunity of providing this proposal to you. You will be invoiced only for the services provided. As requested, we are forwarding a copy of this proposal to GAB Robins for approval. MPS Engineers will not exceed this proposed scope of services and the estimated fees without your approval. If additional services are necessary, including but not limited to additional tasks, meetings, or extensive telephone conversations, they will be invoiced according to MPS Engineers current standard fee schedule.



If the proposed scope of services, associated fees, and the terms of General Conditions are acceptable to you please sign below and return a copy to our office. This proposal becomes the "contract" referred to in the General Conditions and upon its receipt serves as the notice to proceed for MPS Engineers.

If you need further information, please contact our office at (515) 221-9832.

Sincerely,  
MPS ENGINEERS

A handwritten signature in black ink, appearing to read "Amit A. Pradhan".

Amit A. Pradhan  
Certified Groundwater Professional No. 1577

Attachments: General Conditions

cc: GAB Robins  
File #1480

Accepted by: \_\_\_\_\_

Date: \_\_\_\_\_

**APPLICATION FOR TAX ABATEMENT  
UNDER THE URBAN REVITALIZATION PLAN FOR  
DALLAS CENTER, IOWA**

Date: 6-29, 2007.

Select one:

           Prior Approval for Intended Improvements      X Approval of Improvements Completed

Address of Property: 5 Ridgcrest Lane  
Dallas Center, Iowa 50063

Legal Description: Lot 5 in Cross Country Estates Plat No. 2  
Subdivision, in the City of Dallas Center, Dallas County, Iowa.

Title Holder or Contract Buyer: DuWayne + Kimberly Dalen

Address of Owner (if different than above): \_\_\_\_\_

Phone Number (to be reached during the day): 515-992-3170

Existing Property Use: Residential

Proposed Property Use: \_\_\_\_\_  
(Only Residential qualifies for abatement)

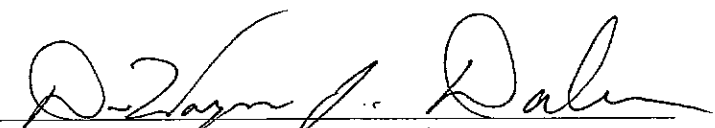
Nature of Improvements (Only new construction qualifies):  
New Construction - Personal Residence

Date Construction of Improvements Began: 06-15-06

Estimated or Actual Date of Completion: 01-01-07

Estimated or Actual Cost of Improvements: 400,000.-

Tax Exemption Schedule is attached.

  
(signature of applicant)

**APPLICATION FOR TAX ABATEMENT  
UNDER THE URBAN REVITALIZATION PLAN FOR  
DALLAS CENTER, IOWA**

Date: 10-15, 2007.

Select one:

Prior Approval for Intended Improvements       Approval of Improvements Completed

Address of Property: 1203 8<sup>th</sup> St  
Dallas Center, Iowa 50063

Legal Description: Lot 21 in Trail View Pointe  
Subdivision, in the City of Dallas Center, Dallas County, Iowa.

Title Holder or Contract Buyer: Daniel Stevens II + Holly Stevens

Address of Owner (if different than above): \_\_\_\_\_

Phone Number (to be reached during the day): 515-284-2879 (Holly's work)

Existing Property Use: Residential

Proposed Property Use: Residential  
(Only Residential qualifies for abatement)

Nature of Improvements (Only new construction qualifies):

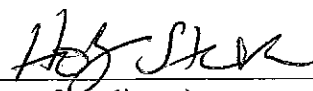
New Construction

Date Construction of Improvements Began: June, 2007

Estimated or Actual Date of Completion: October, 2007

Estimated or Actual Cost of Improvements: \$ 183,500

Tax Exemption Schedule is attached.

  
(signature of applicant)

**APPLICATION FOR TAX ABATEMENT  
UNDER THE URBAN REVITALIZATION PLAN FOR  
DALLAS CENTER, IOWA**

Date: \_\_\_\_\_, 200\_\_.

Select one:

\_\_\_\_\_ Prior Approval for Intended Improvements        X        Approval of Improvements Completed

Address of Property: 103 Lakeshore Dr  
Dallas Center, Iowa 50063

Legal Description: Lot 5 in Cross Country Living  
Subdivision, in the City of Dallas Center, Dallas County, Iowa.

Title Holder or Contract Buyer: Cindy + Erik Riesselman

Address of Owner (if different than above): \_\_\_\_\_

Phone Number (to be reached during the day): 992-3725

Existing Property Use: residential

Proposed Property Use: residential  
(Only Residential qualifies for abatement)

Nature of Improvements (Only new construction qualifies):

New home

Date Construction of Improvements Began: Nov 06

Estimated or Actual Date of Completion: May 07

Estimated or Actual Cost of Improvements: 275,000

Tax Exemption Schedule is attached.

Cindy Riesselman  
(signature of applicant)

**APPLICATION FOR TAX ABATEMENT  
UNDER THE URBAN REVITALIZATION PLAN FOR  
DALLAS CENTER, IOWA**

Date: 8/23, 20007

Select one:

                     Prior Approval for Intended Improvements        ✓        Approval of Improvements Completed

Address of Property: 1301 8th St  
Dallas Center, Iowa 50063

Legal Description: Lot 18 in Trail View Point  
Subdivision, in the City of Dallas Center, Dallas County, Iowa.

Title Holder or Contract Buyer: Eric & Melissa Stimpfe

Address of Owner (if different than above): \_\_\_\_\_

Phone Number (to be reached during the day): 992-4250

Existing Property Use: Residential

Proposed Property Use: residential  
(Only Residential qualifies for abatement)

Nature of Improvements (Only new construction qualifies):

New Construction

Date Construction of Improvements Began: \_\_\_\_\_

Estimated or Actual Date of Completion: 8/31/07

Estimated or Actual Cost of Improvements: \_\_\_\_\_

Tax Exemption Schedule is attached.

M Stimpfe  
(signature of applicant)

**APPLICATION FOR TAX ABATEMENT  
UNDER THE URBAN REVITALIZATION PLAN FOR  
DALLAS CENTER, IOWA**

Date: February 21, 2007

Select one:

\_\_\_\_\_ Prior Approval for Intended Improvements            Approval of Improvements Completed

Address of Property: 125 Lakestone Drive  
Dallas Center, Iowa 50063

Legal Description: Lot 29 in Country Living Estates  
Subdivision, in the City of Dallas Center, Dallas County, Iowa.

Title Holder or Contract Buyer: Bill Thurman

Address of Owner (if different than above): \_\_\_\_\_

Phone Number (to be reached during the day): 515-975-5163

Existing Property Use: \_\_\_\_\_

Proposed Property Use: \_\_\_\_\_  
(Only Residential qualifies for abatement)

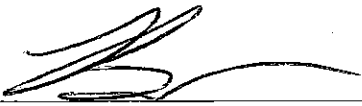
Nature of Improvements (Only new construction qualifies):  
Construction of residence

Date Construction of Improvements Began: 8/05

Estimated or Actual Date of Completion: 2/06

Estimated or Actual Cost of Improvements: ~~500k~~ 300k

Tax Exemption Schedule is attached.

  
\_\_\_\_\_  
(signature of applicant)



**APPLICATION FOR TAX ABATEMENT  
UNDER THE URBAN REVITALIZATION PLAN FOR  
DALLAS CENTER, IOWA**

Date: 02/04/, 2008.

Select one:

\_\_\_\_\_ Prior Approval for Intended Improvements      ✓      Approval of Improvements Completed

Address of Property: 903 8<sup>th</sup> STREET  
Dallas Center, Iowa 50063

Legal Description: Lot 33 in TRAIL View Pointe  
Subdivision, in the City of Dallas Center, Dallas County, Iowa.

Title Holder or Contract Buyer: Charles R. Hale / Nancy E. Hale

Address of Owner (if different than above): \_\_\_\_\_

Phone Number (to be reached during the day): \_\_\_\_\_

Existing Property Use: Residential Homestead

Proposed Property Use: \_\_\_\_\_  
(Only Residential qualifies for abatement)

Nature of Improvements (Only new construction qualifies):  
3 bedroom house

Date Construction of Improvements Began: Summer 2007

Estimated or Actual Date of Completion: 02/01/08

Estimated or Actual Cost of Improvements: ~~164,000~~ 164,000

Tax Exemption Schedule is attached.

Charles R. Hale  
(signature of applicant)

see - <sup>1</sup> 713 / 542 - 3478

**APPLICATION FOR TAX ABATEMENT  
UNDER THE URBAN REVITALIZATION PLAN FOR  
DALLAS CENTER, IOWA**

Date: 1/25, 2008.

Select one:

           Prior Approval for Intended Improvements        X   Approval of Improvements Completed

Address of Property: 1101 8th St  
Dallas Center, Iowa 50063

Legal Description: Lot 26 in Trail View Pointe  
Subdivision, in the City of Dallas Center, Dallas County, Iowa.

Title Holder or Contract Buyer: William and Renee Brandt

Address of Owner (if different than above): \_\_\_\_\_

Phone Number (to be reached during the day): 319-327-0709

Existing Property Use: Residential

Proposed Property Use: Residential  
(Only Residential qualifies for abatement)

Nature of Improvements (Only new construction qualifies):  
new construction of entire home

Date Construction of Improvements Began: 2/19/07 (date lot purchased)

Estimated or Actual Date of Completion: Spring 2007

Estimated or Actual Cost of Improvements: 175,000 (market value)

Tax Exemption Schedule is attached.

William Brandt  
(signature of applicant)

**BROWN, FAGEN & ROUSE**  
**ATTORNEYS AT LAW**

GUY H. HALL (1882-1964)  
JOHN C. McDONALD (1924-2005)

RALPH R. BROWN\*  
CHARLES H. FAGEN\*\*  
BENJAMIN L. ROUSE

\* Also licensed in District of Columbia  
\*\* Also licensed in Minnesota

502 - 15TH STREET  
P.O. BOX 250  
DALLAS CENTER, IOWA 50063-0250

TELEPHONE: (515) 992-3728  
FAX: (515) 992-3971

INTERNET:  
www.dallascenterlawyers.com  
The writer's e-mail address:  
ralphbrown@mindspring.com

Grimes Office at:  
306 South First Street

TELEPHONE: (515) 986-9888  
FAX: (515) 986-9876  
REPLY TO DALLAS CENTER OFFICE

January 9, 2008

Mayor Mitch Hambleton  
P.O. Box 22  
Dallas Center, Iowa 50063

Chief Michelle Leonard  
City of Dallas Center  
P.O. Box 396  
Dallas Center, Iowa 50063

Dear Mitch and Michelle:

Enclosed is a copy of a Resolution approved by the City Council on December 10, 2002, setting the compensation for reserve peace officers for calendar year 2002. It appears the Resolution has not been updated since.

It would be wise at the February meeting to adopt an updated Resolution naming the reserve peace officers and setting their compensation for calendar years 2008 and 2009.

Very truly yours,

Original Signed by  
Ralph R. Brown

Ralph R. Brown  
Dallas Center City Attorney

RRB:kmm

Enclosure

pc: Cindy Riesselman

**RESOLUTION NO. 2002-39**

**A RESOLUTION ESTABLISHING THE PAY OF DALLAS CENTER  
RESERVE PEACE OFFICER FOR CALENDAR YEARS 2002 AND 2003**

**WHEREAS**, the City Council of the City of Dallas Center has previously authorized the establishment of a force of reserve peace officers pursuant to Chapter 80D of the Code of Iowa; and

**WHEREAS**, Section 80D.11 of the Code of Iowa provides that each reserve peace officer shall be considered an employee of the City and shall be paid a minimum of \$1.00 per year; and

**WHEREAS**, Section 30.02 of the Code of Ordinances includes reserve peace officers within the police department of the City of Dallas Center; and Section 30.05 provides that members of the department shall receive such compensation as shall be determined by Resolution of the Council.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Dallas Center, Iowa, that the compensation of the following reserve peace officers:

Jamie Coghlin	Ed Woolman
Loretta Soloman	Chris Ceolla
Michael Soloman	Kim Leonard

is hereby set and established at \$1.00 for calendar year 2002.

**PASSED, APPROVED AND ADOPTED** this 10<sup>th</sup> day of December, 2002, by the City Council of the City of Dallas Center, Iowa.

---

William T. Stammerman  
Mayor

ATTEST:

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Shirley Petersen, City Clerk