

Mayor Hambleton opened a Public Hearing May 13, 2008 at 7:00 PM as advertised for the purpose of hearing comments on the review application for State Revolving Fund loan for construction of the Elevated Storage Tank, to review the contents of an environmental information document, and to review the City's project plan. City Engineer Bob Veenstra made the public aware of the environmental aspects of the new water tower. These items included possible elevated noise and fugitive dust potential. The public was also made aware that the DNR has stated this project will not affect any State parks, wetlands, 100 year flood plains, endangered species, or population trends. It will improve the water pressure. The State Historic Preservation Office is in the process of determining if the existing water tower is of historic significance. Native American Tribes, State and Federal agencies were notified of the project and provided no comment. Based on all of these factors the City has concluded no significant impact on the environment. The mayor asked for written comments, there were none. He asked for oral comments – Jim Fox stated that he would like the council to consider preserving the existing water tower as part of the town. Engineer Veenstra stated there is no practical way to integrate the old and new towers. If kept, it would be ornamental only and the long term cost implications to maintain would be significant. Lori Buck stated she would like to know the location of the new tower and what the purpose is, whether or not a new tower is necessary and how the City is paying for it. Mayor Hambleton made her aware the new location will be in Mound Park between the underground reservoir and the current tower, the City will finance and pay through the enterprise fund and the new tower is necessary for fire safety, water supply demand and our current inadequate above ground storage. Engineer Veenstra also mentioned that the current tower is vulnerable to failure as we can not currently pump from the water plant to the tower. Kate Ostanik questioned the size of the new tower and was told we are considering either 250,000 or 300,000 gallon towers. She stated she was comfortable with that size. Mayor Hambleton declared the hearing closed at 7:20 PM.

Mayor Hambleton opened a Public Hearing May 13, 2008 at 7:20 PM as advertised for the purpose of hearing comments on the matter of the adoption of plans, specifications, form of contract and estimate of cost for the construction of the Elevated Storage Tank, together with miscellaneous related work. He asked for written comments, there were none. He asked for oral comments. There being none, he declared the hearing closed at 7:21 PM.

Mayor Hambleton opened a Public Hearing May 13, 2008 at 7:21 PM as advertised for the purpose of hearing comments on the voluntary application of Orley and Debra Brown for annexation into the city's corporate limits. He asked for written comments, there were none. He asked for oral comments. There being none, he declared the hearing closed at 7:22 PM.

The Dallas Center City Council met in regular session May 13, 2008 at 7:22 PM. Mayor Hambleton called the meeting to order and led the pledge of allegiance. Council members present included Bill Ellerman, Alex MacConnell, Kim Cross, Gary Stevens and Dan Willrich.

Agenda was amended to add sewer odor to item #11 City Engineer's Reports – other matters. Motion by Willrich, 2nd by MacConnell to approve revised agenda. All Ayes. Passed.

Motion by Cross, 2nd by Stevens to approve consent agenda (minutes of April 8th regular and April 28th and May 1st special meetings, April Treasurer's Report, April Police, Fire/Rescue, and Water Reports, approve invoices for payment (Review Committee – Willrich and Cross), approve hiring part-time lifeguards Angela LaValley at \$8.25/hr and Beth Clayberg at \$7.50/hr, approve hiring reserve police officer Jeremy McCormick at \$1.00/yr. All ayes. Passed

Dallas Center Post Office	Postage	700.00
EFTPS	April w/holding	2,478.84
IPERs	April w/holding	2,419.27
Mediacom	April serv	45.95
MidAmerican Energy	April serv	821.76
TrueNorth Insurance	May ins premium	5,134.34
Verizon Wireless	April serv	77.07
West Des Moines Police	Training	25.00

Play Pool Products	Pool equip	1,965.00
Baker & Taylor	Books/movies	1,374.83
EFTPS	May fed w/holding	2,548.57
Ed M. Feld Equipment	Inspections	196.00
Follett Software	Support contract	660.00
Mary Anne Grieve	Supplies, mileage	218.36
Highsmith Inc	Supplies	43.40
IA Communications Network	April serv	2.54
Koch Brothers	Copier contract	472.81
EMC National Life	June ins. premium	173.39
Nationwide Retirement	Deferred Comp	226.00
Precision Pest Solutions	April serv	20.00
Treasurer, State of Iowa	April w/holding	752.03
Treasurer, State of Iowa	April sales tax	1,579.08
The Wall Street Journal	Subscription	249.00
Dallas Home Builders	Library remodel	2,320.00
Creations with a Twist	Summer program	75.00
Brickner, Sue	Mileage, ½ reimb for class	463.29
Carpenter Uniform	Clothing	100.00
Casey's General Store	April serv	448.71
Dallas Center Post Office	Postage	42.00
DC Medical Assoc	April serv	107.00
DC Muffler Shop	Maintenance	73.80
Dallas County News	Publications	633.91
Demco	Supplies	103.10
Digital Stew	Repairs	278.84
Dust-Tex Service	April/May serv	122.80
Emergency Medical	Supplies	130.09
Ed M. Feld Equipment	Inspections	279.00
Gall's Inc	Clothing	140.64
Grimes Asphalt	Supplies	503.50
Heartland Co-op	April serv	1,003.64
Hydro Klean	Clean/repair sewers	2,721.68
Iowa One Call	Feb/March/April serv	74.00
Iowa State University	Training	376.62
Jim's Johns	April serv	52.50
Krudico Inc	Repairs	259.00
LGI	Tests	328.10
Luellen Brothers Inc	Water tap, repairs	3,168.50
Brown, Fagen & Rouse	May retainer	1,200.00
Medicap Pharmacy	Film processing	7.56
Merritt Company	April serv	409.00
MidAmerican Energy	April serv	4,124.55
Midwest Sales Co	Picnic tables	1,177.67
Municipal Supply	Meters/supplies	1,109.98
Payment Remittance	Postage/supplies	1,617.56
Petersen, Shirley	April training	210.00
Petty Cash-Pool	Petty cash	50.00
Praxair Distribution	Supplies	48.42
Precision Pest Solutions	April serv	35.00
Qwest	April serv	895.20
Riesselman, Cindy	Mileage	110.59
Veenstra & Kimm	Bldg permits/engineering serv	3,004.02
Waste Management	April serv	11,203.46

Werch, Mary	Supplies	19.31
Wayne Haines	Pool supplies	195.73
HD Supply	Repairs	550.00
ACS Firehouse	Support contract	105.00
Mid American Specialty	Supplies	269.83
Office Depot	Supplies	5.39
Fireguard Inc	Repairs	40.61
Metro Orthopaedic	Steilen Workers Comp	335.00
Plumb Supply	Automatic flushers	1,261.59
Commercial Property	April serv	200.90
Institute for Decision Making	Economic Development Plan	11,271.17
Christie Navara	Pool pass reimbursement	70.00
Dallas Center Rotary	Dues	126.76
Greenslades Towing	April serv	65.00
Iowa Crime Prevention	Training	60.00
Trugreen	April serv	3,910.00
Cepco Tool Company	Training	3,979.34
United Rentals	Pressure sprayer	62.96
Jack Loynachan	Mileage	29.29
Paul Heyer	Mileage	138.80
Ron Jarboe	Meter refund	100.00
Christian Kottler	Meter refund	100.00
Danina Dolsen	Meter refund	100.00

Motion by Willrich, 2nd by Ellerman to approve Digital Stew invoices for payment. Ayes: Ellerman, Willrich, Cross, Stevens. Abstain: MacConnell. Passed.

Public Communications – Mary Werch welcomed everyone to the Open House of the youth section at the Library on Thursday, May 15th from 4:00-7:00 PM.

Lori Buck stated concern over the cost of the water tower project and wanted to know how much it will cost the citizens. She stated that Dallas Center is not going to grow and the town is what it is because people like the community the way it is. The mayor disagreed with the statement regarding growth, stating Dallas Center has several new developments. He also made her aware the water tower will be funded through the enterprise fund with a 10% water rate increase this year, 10% next year and 10% the year after. Ellerman stated that the City is comprised of mostly single family dwellings and the City continues to maintain a small town feel. Engineer Veenstra added that the City has spent two to three years on extensive engineering, research, budgeting and planning and the DNR has guidelines for Cities our size. At this time, the City is inadequate in water quantity. If we lost power for two days, the City would be out of water, the new tower would eliminate that potential problem. Buck was made aware that the council packets are on the website before each meeting. Buck also wanted to know why there are exemptions to the storm sewer utility and was made aware that the areas of the City that are excluded are mainly in the A1-agricultural district.

Matt & Kate Ostanik, 200 Kellogg, requested to widen their current gravel driveway by two feet rather than hard surface. Per City Attorney Ralph Brown, the council does not have the authority to grant a variance. This request has to go through the Board of Adjustment. The Ostanik's were made aware that a board of adjustment meeting has a \$50 cost and must be published in the paper before the meeting. If they want to pursue, they should contact City Hall.

Discussion and request that the City of Dallas Center issue \$7 million in industrial development bonds for the construction of the new Waukee YMCA at no cost to the City. Willrich advised that he is a Vice President and a major owner of SVPA Architects and has a conflict of interest in this matter.

Motion by Stevens, 2nd by MacConnell to direct the City Attorney to work with bond council for the YMCA to initiate the process for an industrial development bond issue with a public hearing at the June 10, 2008 council meeting. Ayes: Stevens, MacConnell. Nays: Cross, Ellerman. Abstain: Willrich. Motion fails. Ellerman stated

that he is not comfortable committing more than \$5 million to one project. Council member Stevens stepped out from 8:16 PM to 8:17 PM. Motion by Ellerman, 2nd by Cross to reconsider the original motion to direct the City Attorney to work with bond council for the YMCA to initiate the process for an industrial development bond issue with a public hearing at the June 10, 2008 council meeting. Ayes: Ellerman, Cross, Stevens, MacConnell. Abstain: Willrich. Passed.

Motion by Willrich, 2nd by Cross to approve Resolution 2008-20 – authorizing the Mayor to sign the Environmental Information Document relating to the Water Storage Improvement Project.. Roll call 5-0. Passed.

Motion by Cross, 2nd by Stevens to approve Resolution 2008-21 – adopting plans, specifications, form of contract and estimate of costs for the Water Storage Improvement Project. Roll call 5-0. Passed.

Motion by Willrich, 2nd by Ellerman to approve Resolution 2008-22 – making award of construction contract for the Water Storage Improvement Project to Maquire Iron in the amount of \$838,000 for the 300,000 gallon single pedestal spheroid water tower. Roll call 5-0. Passed.

Motion by Stevens, 2nd by MacConnell to approve Resolution 2008-23 –approving construction contract and bond for the Water Storage Project. Roll call 5-0. Passed.

Council discussed the option of keeping the existing water tower. Ellerman feels strongly it should come down. The two towers would be too close together and the maintenance costs would be too high. Willrich expressed concern over maintenance costs. Per engineer Veenstra, it would cost approximately \$100,000 to paint the inside and outside of the existing tower.

Motion by Ellerman, 2nd by Willrich to approve Resolution 2008-29 – fixing a date (June 10, 2008) for a meeting on the proposition to authorize a Loan and Disbursement Agreement and the issuance of Notes to evidence the obligations of the City thereunder regarding the \$900,000 water revenue capital loan notes, series 2008 for the Water Storage Improvement Project. Roll call 5-0. Passed.

Council member Cross stepped out from 8:40 PM to 8:41 PM.

Engineer Veenstra made the council aware that subordinate bonds would avoid the need for a parity certificate (certifying water revenue is sufficient to meet bond payments) if advised by the bond council. Motion by Willrich, 2nd by MacConnell directing city attorney to check with bond council regarding the use of subordinate bonds. All ayes. Passed.

City Engineer's Reports – sewer odors. Willrich has been approached regarding sewer odors. Council directed Engineer Sorensen to prepare recommendation for the June meeting.

Voluntary annexation discussions will be held at the June meeting.

230th Street- residents Gary Parks and Bruno Andreini were present to give their concerns regarding the condition of the road. Rock does not seem to be a long term solution. In order to assess the property owners it would take the consent of the owners, Board of Supervisors and the City as the property owners on the North side of the road are not in City limits. Another option would be to share the cost by agreement rather than assessment. Parks expressed concern over an assessment. He stated he is already paying City taxes and association fees. He asked about a possible embargo on the road every spring. Council discussed forming a subcommittee to work with Andreini, Parks and Engineer Sorensen to find the right solution. Ellerman volunteered to work with them on a solution and bringing the input back to the June meeting.

Street superintendent Crecelius made the council aware there is approximately 300' of 12-15" tile by the Middle School that has several voids and collapsed areas, per Hydro Klean.

Motion by Cross, 2nd by Willrich to direct City Attorney to prepare an ordinance requiring a property within 300' of a public sewer be connected to the sewer and any new construction within 300' of the West Area Sanitary Sewer System must connect to the sewer. All ayes. Passed.

Motion by Cross, 2nd by Willrich to direct City Attorney to draft an ordinance to require the removal of animal waste. All ayes. Passed.

Motion by MacConnell, 2nd by Ellerman to approve Resolution 2008-30 approving a Letter of Agreement for Website Development with Aztec Enterprises. Roll call 5-0. Passed.

Motion by Ellerman, 2nd by Willrich to approve Resolution 2008-24 – approving voluntary annexation application of Orley and Debra Brown. Roll call 5-0. Passed.

Motion by Stevens, 2nd by Ellerman to approve Resolution 2008-25 – adopting the Record Retention Manual for Iowa Cities as the City's Record Retention Policy. Ayes – Stevens, Ellerman, Willrich, MacConnell. Nay – Cross. Passed.

Motion by Ellerman, 2nd by Willrich to approve Resolution 2008-26 – providing that refunds of water deposits are credited to the water consumer's account rather than refund checks being issued. Roll call 5-0. Passed.

Motion by Cross, 2nd by Willrich to approve Resolution 2008-27 – amending section 431 of the Personnel Policy and Procedure Manual for Employees of the City relating to the City's payment of a portion of family insurance coverage for employees hired after January 1, 1997. Roll call 5-0. Passed.

Motion by Stevens 2nd by MacConnell to defer until the June 10, 2008 meeting approval of Resolution 2008-28 – approving the Purchase Agreement for the acquisition of the Raccoon River Valley Trail property within the corporate limits, authorizing the Mayor to sign, and authorizing payment of \$75,000 from grant funds received by the City. All ayes.

Council was made aware that the sewer fund is getting low on funds.

Compensation committee was asked to bring recommendations for full time City employee pay increases to the June meeting.

The Facilities Committee will prepare the application for the REAP grant for trail amenities. City clerk to get copies of the previous grant applications to council member Willrich. Application is due August 15, 2008.

Motion by Stevens, 2nd by MacConnell to accept the proposal from Jetco Electric in the amount of \$15,900.00 for the radio telemetry system. All ayes. Passed.

Motion by MacConnell, 2nd by Willrich to accept the agreement to engage Brian Clark & Assoc. for streetscape and trail design and authorize the mayor to sign the agreement. All ayes. Passed.

Council requested input and prioritization of major issues (street, water, sewer, storm sewer) from the public works employees.

Mayor's Report – correspondence from State Ombudsman states the City followed the Open Records law regarding the complaint filed by the Dallas County News.

Meeting adjourned at 10:00 PM.

Cindy Riesselman, City Clerk