

**CITY OF DEWITT  
COUNCIL MINUTES  
January 3, 2023**

The regular meeting of the DeWitt City Council was held on January 3, 2023. Mayor Steve Hasenmiller presiding. Council Members present Smith, Chrones, Ketelsen, Marcus on zoom. Goldensof absent. The City council meeting will also be open to the public electronically, to join zoom meeting:

<https://us02web.zoom.us/j/85976048537?pwd=MzhINFBYajNQmMhIK1ZaSFHsWlyQT09>

Meeting ID: 859 7604 8537

Passcode: 307687

Ketelsen moved and Smith seconded to approve special class C alcohol license renewal for Storybook Ending, native wine license renewal for Meant To Be With Flower and minutes and bills as follows:

ADCRAFT	PITCHING MOUND AND SCREEN	1,991.84
ADVANCED BUSINESS SYSTEMS	COPIER MAINT CONTRACT	59.61
ALLEGRA	TRI-BEACH TOWELS	3,115.80
ALLIANT/IES UTILITIES	FIRE STATION UTILITIES	8,119.84
AMAZON CAPITAL SERVICES	DPD REAGENT	158.02
AMERICAN FAMILY LIFE ASSUR	AFLAC	176.34
AMERICAN SOCIETY OF COMPOS	ANNUAL MUSIC LICENSE	420.00
AVESIS	VISION INSURANCE	485.09
BAKER & TAYLOR INC.	BOOKS	466.61
BATTERIES PLUS	BATTERIES	46.07
CENTRAL DEWITT COMMUNITY S	YEARBOOK ADVERTISING	60.00
CHEM-SULT INC	PHOSPHATE	1,890.08
CINTAS CORPORATION #342	FLOOR MATS, AIR FRESHENER, TOWEL	39.55
CITY OF DEWITT	WATER BILL	215.16
CLERK OF COURT	GARNISHMENT	522.01
CLINTON AUTO GROUP	4 WAY WIRING	0.00
CORNERSTONE BAPTIST CHURCH	COMMUNITY CENTER RENTAL REFUND	30.00
COURTESY FORD	ARM	213.15
CRAIG LOONEY	UTILITY REFUND	59.20
CUSTOM ART & SIGNS	REFLECTIVE DECALS	85.00
DAVID PORTER	INSURANCE DEDUCT	1,300.00
DEWITT CHAMBER & DEVELOPME	COLORS LEADERSHIP PERSONALITY	9.60
DEWITT FITNESS CENTER	FITNESS CENTER DUES	633.20
DOHRMANN HEATING & COOLING	REPL FURNACE CONTROL BOARD	434.10
EAST MOLINE GLASS	LABOR TO REHANG SLIDER DOORS	760.00
ICMA-RETIREMENT TRUST-457	ICMA	1,168.94
INTERNAL REVENUE SERVICE	FEDERAL WITHHOLDING	19,941.79
IOWA ADVISOR 529 PLAN	IA ADVISOR 529 PLAN	25.00
IOWA ASSOCIATION OF BUILDI	ANNUAL MEMBERSHIP DUES	105.00
IOWA DIVISION OF LABOR SER	BOILER INSPECTION	270.00
IOWA ONE CALL	NOTIFICATIONS	41.40
IPERS	IPERS	22,154.74
J.D.M. FABRICATION AND REP	BATTERY	157.24
LES MILLS US	LES MILLS BASIC	549.00
KEELEY CHAPMAN	UTILITY REFUND	6.74
MARELLY AEDS & SAFETY	BATTERIES	90.27
MASCHIO GASPARDO NORTH AME	HAMMER	557.48
MENARDS	FURNACE FILTERS	362.83
MICHAEL L. FITZGERALD, TRE	IA COLLEGE SAVINGS PLAN	300.00
MIDWEST PATCH	STREET SIGNS	581.00
MUNICIPAL FIRE & POLICE	411 PENSION	17,978.52
NAPA AUTO PARTS	SEAL CRIMP CONNECTOR, TRAILER W	323.74
NEW YORK LIFE INS. CO.	NEW YORK LIFE	48.73
NORTHERN TOOL & EQUIPMENT	IMPACT WRENCH, ATTERIES	278.00
ODP BUSINESS SOLUTIONS LLC	PRINTER RIBBONS	82.78
OMNI-SITE.NET	ANNUAL SERVICE CONTRACT	580.00
ORIGIN DESIGN CO.	NORTH ARROW TALLGRASS INSPECTI	5,773.00
PALM SPRINGS BOTTLED WATER	WATER	0.00
PERSONAL ASSISTANCE SERVIC	EMPLOYEE ASSISTANCE PROGRAM	359.64
PUSH PEDAL PULL	REPLACE PARTS, REPL HANDLE	780.45

QC ANALYTICAL SERVICES LLC	OUTSIDE LAB TESTS	189.00
QUILL CORPORATION	BATHROOM TISSUE, SOAP REFILL	246.74
RACOM CORPORATION	REPL TAIL LIGHT, REPL BAD WIRIN	628.10
SECRETARY OF STATE	NOTARY APPLICATION	30.00
STAPLES	DISINFECTING CLEANER	18.98
TELRITE CORPORATION	PHONE SERVICE	252.64
THEISEN'S SUPPLY INC	HAND TRUCK TIRE	879.71
TIRES-N-MORE	TIRE REPAIR ON TRUCK, VALVE STE	29.20
TREASURER STATE OF IOWA	STATE WITHHOLDING	8,502.00
TYLER OHNEMUS/POLICE BARGA	POLICE UNION DUES	80.00
US BANK	MEALS-ILEA GRADUATION	44.11
US POSTAL SERVICE	STAMPS	308.00
USA BLUEBOOK	DPD SAMPLE, ROLLER ASSY, PUMP TU	838.45
WINDSTREAM IOWA COMMUNICAT	PHONE SERVICE	165.72
WINDY HILDEBRANT	GARNISHMENT	250.00
ZIMMER & FRANCESCON INC	REPAIR PARTS-EXPANSION JOINTS	635.85

Categorized by the following funds:

001	GENERAL FUND	24,926.63	
110	ROAD USE	3,273.63	
117	T & A - POL 411	12,903.51	
121	LOCAL OPTION SALES TAX	847.43	
302	2022 STREET PROJECT	5,573.50	
600	WATER UTILITY	13,766.09	
610	SEWER UTILITY	5,606.02	
670	GARBAGE & RECYCLING COL	63.66	
740	STORM WATER UTILITY	769.21	
830	PAYROLL CLEARING	39,175.38	
	*****		106,905.06

**Public Hearing: Public Hearing on Proposed Development Agreement with IA Mutual Lofts, LLC.** Chrones moved and Smith seconded to go into public hearing. Motion carried with Chrones, Smith, Ketelsen, Marcus voting yes. This is the required public hearing for the Council to consider amending the development agreement with IA Mutual Lofts, LLC. Originally the City agreed to a 12-year TIF rebate agreement with payments not to exceed \$900,000.00. Due to economic conditions (interest rates and materials costs), IA Mutual Lofts LLC has requested the City increase the terms to a 16-year TIF rebate agreement not to exceed \$1.2 million. No one from the audience addressed the council and City Hall received no written or verbal comments.

**Resolution 2023-001: Resolution Approving Amended Development Agreement with IA Mutual Lofts, LLC, Authorizing Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement.** Ketelsen moved and Chrones seconded to approve **Resolution 2023-001**. Motion carried with Ketelsen, Chrones, Marcus, Smith voting yes.

**Approve 2023 Committees and Appointments.** Chrones moved and Smith seconded to approve 2023 Committees and Appointments. Motion carried with Chrones, Smith, Ketelsen, Marcus voting yes.

Chrones moved to adjourn 7:04 p.m.

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Steve Hasenmiller, Mayor

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Catherine M. Benthin, City Clerk