

**CITY OF DEWITT
COUNCIL MINUTES
August 1, 2022**

The regular meeting of the DeWitt City Council was held on August 1, 2022. Mayor Steve Hasenmiller presiding. Council members present Smith, Chrones, Ketelsen, Marcus, Goldensohn. The City council meeting will also be open to the public electronically, to join zoom meeting:

<https://us02web.zoom.us/j/86526356169?pwd=eHINTndvd2loTVdOS1N1cmIva2Z2QT09>

Meeting ID: 865 2635 6169 Passcode: 221273

Smith moved and Chrones seconded to approve minutes and bills as follows:

ACCO UNLIMITED CORP.	LIQUID CHLORINATING SOLUTION	2,448.45
ADCRAFT	PADDED CHIM CUPS	191.00
ADVANCED BUSINESS SYSTEMS	COPIER MAINT CONTRACT	254.23
ALLIANT/IES UTILITIES	FIRE STATION UTILITIES	12,675.19
AMAZON CAPITAL SERVICES	HANDHELD BARCODE READER, FLASH	544.61
AMERICAN FAMILY LIFE ASSUR	AFLAC	348.94
AQUA PRODUCTS KC	USED POOL VACUUM	1,090.00
AVESIS	VISION INSURANCE	491.86
AXON ENTERPRISE INC	TASER/CARTRIDGE BUNDLE	2,790.00
BAKER & TAYLOR INC.	BOOKS	432.58
BIBLIONIX LLC	APOLLO AUTOMATION/UNBOUND ENHA	2,800.00
CENTRAL DEWITT COMMUNITY S	HANSEL & GRETEL PARTICIPATION	2,000.00
CHEM-SULT INC	PHOSPHATE	2,102.87
CINTAS CORPORATION #342	FLOOR MATS	106.08
CITY OF DEWITT	WATER BILL	293.43
CLERK OF COURT	GARNISHMENT	378.75
CONNOR CONSTRUCTION LLC	HOUSING REHAB	26,905.00
DEANNA REKEMEYER	INSURANCE DEDUCT	195.32
DEWITT CHAMBER & DEVELOPME	YEAR IN REVIEW	60.00
DEWITT FIRE DEPARTMENT	ROCK VALLEY-PRE EMPLOYMENT PHY	301.84
DEWITT FITNESS CENTER	FITNESS CENTER DUES	517.36
EASTERN IOWA EXCAVATING &	1ST STREET RECONSTRUCTION	336,806.55
ELECTRIC DOCTOR SERVICES L	INSTALL REPLACEMENT GENERATOR	5,082.50
FARM PLAN	SHIPPING	262.80
FASTENAL COMPANY	SAFETY GLASSES, TORSON SPRING	31.01
GAREY CHRONES	YEAR IN REVIEW	20.00
GREAT WESTERN SUPPLY CO	RESTROOM CLEANER	142.45
HATCH BUILDING SUPPLY	SPECTRA KIT	945.00
HAWKINS INC	AZONE	1,986.32
HOME DEPOT	KITCHEN FAUCET, SCRAPER	93.47
ICMA-RETIREMENT TRUST-457	ICMA	1,456.45
INTERNAL REVENUE SERVICE	FEDERAL WITHHOLDING	28,455.77
IOWA ADVISOR 529 PLAN	IA ADVISOR 529 PLAN	25.00
IOWA DEPARTMENT OF AGRICUL	ANIMAL WELFARE LICENSE RENEWAL	75.00
IOWA DEPARTMENT OF NATURAL	STORM WATER PERMIT	175.00
IOWA DEPARTMENT OF NATURAL	ANNUAL NPDES PERMIT	1,275.00
IOWA ONE CALL	NOTIFICATIONS	118.00
IOWA PRISON INDUSTRIES	ACADEMY UNIFORMS-MCMEEN	230.00
IPERS	IPERS	19,986.77
LEXIPOL	POLICEONE ACADEMY ANNUAL FEE	1,564.00
MARTIN EQUIP OF IA-IL INC	HY-GARD, DRAIN VALVE	203.33
MATT WHALEN	INSURANCE DEDUCT	277.36
MENARDS	J TRIM	7.49
MICHAEL L. FITZGERALD, TRE	IA COLLEGE SAVINGS PLAN	300.00
MUNICIPAL FIRE & POLICE	411 PENSION	17,373.83
MYERS-COX CO. INC	DIPPIN DOTS	2,093.53
NEW YORK LIFE INS. CO.	NEW YORK LIFE	49.99
NORTHERN TOOL & EQUIPMENT	CONES	81.94
ODP BUSINESS SOLUTIONS LLC	FACIAL TISSUES	56.90
OFFICE MACHINE CONSULTANTS	COPIER MAINT CONTRACT	425.98
OLD LIBRARY OF DEWITT LLC	DDID IMPROVEMENT GRANT	5,000.00
ONE STEP	TRI-BIKE/HELMET NUMBERS, SWIM C	2,653.26
ORIGIN DESIGN CO.	WWTP WAS PIPING MODIFICATION L	38,019.10

OVERDRIVE INC	CONTENT CREDIT	336.00
PEPSI-COLA BOTTLING CO. OF	POP, GATORADE, FRUIT PUNCH	142.86
PREMIER PARTS INC	END HOSE, HOSE END FITTINGS	343.08
QC ANALYTICAL SERVICES LLC	TRI-OUTSIDE LAB TESTS	57.00
QUILL CORPORATION	ADDING MACHINE ROLLS, SPOONS	56.15
ROCK ISLAND ELECTRIC MOTOR	CLEAN & REPLACE WEG	2,111.91
SANDRY FIRE SUPPLY LLC	HOSES	1,499.80
SHAWN ZEIMET	OUT OF POCKET REIMBURSEMENT	37.26
SIRIUS XM RADIO INC	SIRIUS RADIO	47.31
SKEDDA	SKEDDA PREMIUM SPACES	1,200.00
SPAHN & ROSE LUMBER COMPAN	2X4S-MEMORIAL BENCH	105.80
STANARD & ASSOCIATES INC	ENTRY LEVEL OFFICER TEST	73.20
STAPLES	COPY PAPER	75.93
TELRITE CORPORATION	PHONE SERVICE	280.82
THEISEN'S SUPPLY INC	CLEANER, DISH SOAP	608.28
TIRES-N-MORE	LAWN MOWER TIRE REPAIR, TUBE	40.50
TOTAL MAINTENANCE INC	BUILDING MAINT CONTRACT	3,046.25
TREASURER STATE OF IOWA	STATE WITHHOLDING	8,553.00
TYLER OHNEMUS/POLICE BARGA	POLICE UNION DUES	100.00
US BANK	ICE CREAM BARS, HOT DOG BUNS	495.35
USA BLUEBOOK	PH BUFFER BLUE/YELLOW	433.44
UTILITY EQUIPMENT CO.	CONCRETE DONUTS	932.12
VERIZON WIRELESS	PHONE/DATA SERVICE	451.87
WINDSTREAM IOWA COMMUNICAT	PHONE SERVICE	371.04
WINDY HILDEBRANT	GARNISHMENT	250.00

Categorized by the following funds:

001	GENERAL FUND	39,286.68
110	ROAD USE	2,772.82
117	T & A - POL 411	12,469.51
121	LOCAL OPTION SALES TAX	1,995.52
126	DEWITT ECON DEV TIF RES	26,905.00
162	SSMID	5,305.95
200	DEBT SERVICE	2,415.00
302	2022 STREET PROJECT	370,643.15
305	PICKLEBALL PROJECT	175.00
600	WATER UTILITY	23,422.81
610	SEWER UTILITY	12,517.58
670	GARBAGE & RECYCLING COL	51.18
740	STORM WATER UTILITY	314.73
830	PAYROLL CLEARING	43,575.35
950	CENTRAL PERFORMING ARTS C	2,000.00
*****		543,850.28

Approve appointment of Hannah McMeen as Police Recruit. Smith moved and Chrones seconded to approve Hannah McMeen as police recruit at a rate of \$20.00 per hour. Motion carried with Smith, Chrones, Marcus, Goldensoph, Ketelsen voting yes.

Public Hearing: A. Proposed Sale and Conveyance of 911 6th Avenue for the Sum of \$7,500.00. B. Public Hearing on Proposal to enter into General Obligation Urban Renewal Loan Agreement. C. Public Hearing Proposed Development Agreement with CGF, LLC. D. Public Hearing Proposed Development Agreement with Ales Development LLC. E. Proposed rezoning of Lot 1 Brookline II Subdivision to R-3 Multiple Family Dwelling District. Ketelsen moved and Smith seconded to open public hearing. Motion carried with Ketelsen, Smith, Goldensoph, Marcus voting yes. **A. Proposed Sale and Conveyance of 911 6th Avenue for the Sum of \$7,500.00.** Bush-Conn has made an offer of \$7,500.00. This is a formal, but not solicited offer. The City has received another informal offer of over \$11,000.00 from Mi Mi Dinh and some additional comments of leaving it as a green space or eventually using it as parking. **B. Public Hearing on Proposal to enter into General Obligation Urban Renewal Loan Agreement.** This is the required public hearing to permit the City to borrow additional funds (up to \$225,000) for the Pickleball Court project. City Hall received no verbal

or written comments. **C. Public Hearing Proposed Development Agreement with CGF, LLC.** This is the required public hearing to consider a Development Agreement up to \$500,000 in Tax Increment Tax payments to the developer for the Tall Grass project, a 36 unit workforce housing development. The proposed agreement would provide up to 12 years of TIF rebate payments. City Hall received no verbal or written comments. **D. Public Hearing Proposed Development Agreement with Ales Development LLC.** This is the required public hearing to consider a Development Agreement up to \$500,000 in Tax Increment Tax payments to the developer for the Brookline II project, a 26-unit workforce housing development. The proposed agreement would provide up to 12 years of TIF rebate payments. City Hall received no verbal or written comments. **E. Proposed rezoning of Lot 1 Brookline II Subdivision to R-3 Multiple Family Dwelling District.** This is the required public hearing for proposed rezoning of Lot 1 Brookline II Subdivision to R-3 Multiple Family Dwelling District. This is currently zoned C-2 General Commercial and C-O Office Business District. The purpose of the rezoning is to permit the construction of three 12-unit Work Force Apartment complexes. City Hall received no verbal or written comments.

Resolution 2022-104: Providing for Sale & Conveyance of City Owned Property, Specifically 911 6th Avenue to Bush-Conn LLC for the Sum of \$7,500.00. Ketesen moved and Chrones seconded to deny **Resolution 2022-104.** Motion carried with Ketelsen, Chrones, Marcus, Smith, Goldensoph to deny purchase request.

Resolution 2022-105: Resolution taking additional action of proposal to enter into a General Obligation Urban Renewal Loan Agreement. Chrones moved and Goldensoph seconded to approve **Resolution 2022-105.** Motion carried with Chrones, Goldensoph, Smith, Marcus, Ketelsen voting yes.

Resolution 2022-106: Resolution Approving Development Agreement with CGF, LLC, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement. Smith moved and Chrones seconded to approve **Resolution 2022-106.** Motion carried with Smith, Chrones, Ketelsen, Marcus, Goldensoph voting yes.

Resolution 2022-107: Resolution Approving Development Agreement with Ales Development LLC, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement. Chrones moved and Smith seconded to approve **Resolution 2022-107.** Motion carried with Chrones, Smith, Goldensoph, Ketelsen, Marcus voting yes.

Resolution 2022-108: Approve Street Closure for National Night Out set for Tuesday, August 2, 2022. Marcus moved and Ketelsen seconded to approve **Resolution 2022-108.** Motion carried with Marcus, Ketelsen, Goldensoph, Smith, Chrones voting yes.

Resolution 2022-109: Approve Murphy's Pub Special Event Application for Autumnfest (September 17, 2022). Marcus moved and Goldensoph seconded to approve **Resolution 2022-109.** Motion carried with Marcus, Goldensoph, Chrones, Ketelsen, Smith voting yes.

Resolution 2022-110: Approve Transportation Alternative Program (TAP) Agreement (Trail Extension). Smith moved and Goldensoph seconded to approve **Resolution 2022-110.** Motion carried with Smith, Goldensoph, Ketelsen, Marcus, Chrones voting yes.

Resolution 2022-111: Approve Development Agreement with Twisted Paddle Brewery LLC. Ketelsen moved and Chrones seconded to approve **Resolution 2022-111**. Motion carried with Ketelsen, Chrones, Smith, Goldensoph voting yes. Marcus abstained.

Resolution 2022-112: Approve Agreement (22-CTBF-007) between City of DeWitt and Iowa Economic Development Authority (Community Catalyst Grant – Twisted Paddle Brewery LLC). Smith moved and Goldensoph seconded to approve **Resolution 2022-112**. Motion carried with Smith, Goldensoph, Chrones, Ketelsen voting yes. Marcus abstained.

Resolution 2022-113: Approve Final Plat Brookline II Subdivision. Chrones moved and Ketelsen seconded to approve **Resolution 2022-113**. Motion carried with Chrones, Ketelsen, Marcus, Goldensoph, Smith voting yes.

Approve CCDA Grant Award Agreement and Grant Agreement with the Bureau of Justice Assistance for Police Department (Body Cameras). Chrones moved and Marcus seconded to approve body camera agreements. Motion carried with Chrones, Marcus, Smith, Goldensoph, Ketelsen voting yes.

Update City mileage rate to match IRS rate. Ketelsen moved and Smith seconded to match IRS rate for City mileage. Motion carried with Ketelsen, Smith, Goldensoph, Marcus, Chrones voting yes.

First Reading Ordinance 2022-05: Amending Ordinance No. 95-13, Approved June 19, 1995, by amending the zoning ordinance district map of the City of DeWitt, Iowa to Rezone, Lot 1 Brookline II Subdivision to R-3 Multiple Family Dwelling District. Marcus moved and Smith seconded to approve first reading of **Ordinance 2022-05**. Motion carried with Marcus, Smith, Chrones, Ketelsen, Goldensoph voting yes.

Third & Final Reading Ordinance 2022-04: An Ordinance Amending the Code of Ordinances of the City of DeWitt, Iowa, 2022, By Amending Section 78A Pertaining to UTVs on Public Streets. Chrones moved and Goldensoph seconded to approve third and final reading of **Ordinance 2022-04**. Motion carried with Chrones, Goldensoph, Ketelsen, Smith, Marcus voting yes.

Chrones moved to adjourn 7:40 p.m.

Steve Hasenmiller, Mayor

Catherine M. Benthin, City Clerk