

**Minutes**

Dallas Center City Council Meeting - March 10, 2026

Mayor Bret Van De Pol opened a public hearing at 7:01 pm on proposed Ordinance No. 638 amending the Zoning Code to include "City halls and city administrative buildings" in the C-1 Zoning District. There were no written comments. Julie Becker spoke. Mayor Van De Pol closed the hearing at 7:04 pm.

The Dallas Center City Council met in regular session on March 10, 2026 at 7:04pm. Mayor Bret Van De Pol called the meeting to order and led the Pledge of Allegiance. Council members present included Shellie Flockhart, Amanda Davison, and Beth Wright. Cody Nielsen arrived at 7:05 pm and Angie Beaudet was absent. Also, present were City Attorney Ralph Brown, City Administrator John Cook, Public Works Director Brett Kaszinski and City Engineer Bob Veenstra.

Motion by Wright, 2nd by Davison to approve the agenda. Motion passed 4-0.

Public Comments - Julie Becker spoke.

Motion by Flockhart, 2nd by Wright to approve the consent agenda: (Approve minutes of the February 10 regular meeting and the February 17 special meeting; February Treasurer's Report, Balance Sheet, and Budget Report; February Law Enforcement, Fire/Rescue, Compliance and Water Reports; Approve hiring Kiley DeBates for the Deputy City Administrator Assistant position at \$23/hour effective March 11, 2026, pending background check; Approve hiring McKenna Dirks at \$23.25/hour as the Summer Pool Manager for the 2026 season; Approve hiring Olivia Malcomer at \$15.50/hour as the Assistant Pool Manager for the 2026 season; Approve invoices for payment (review committee Wright and Davison) Motion passed 4-0.

Motion by Wright, 2nd by Flockhart approving Resolution No. 2026-14 - recognizing Chuck Fagen's twenty-five years of service to our community as the Easter Bunny. Roll Call Vote, All Ayes. Motion passed.

Raccoon River Trail Association made a presentation to the council.

Lisa Howell with the Friends of the Dallas Center Pool presented a \$12,809.25 check to the City for the community swimming pool. The council asked the Parks and Recreation Board to recommend uses for the Friends donation.

Hy-Line International gave a presentation to the Council, speaking to the importance of not allowing fowl within the city limits of Dallas Center. Motion by Flockhart, 2nd by Davison to let the birds remain as they are until August 11, 2026. Ayes - Nielsen, Flockhart & Davison. Nays - Wright.

Planning & Zoning Commission Chairman Matt Ostank provided an outline of the items on this agenda for approval.

Motion by Wright, 2nd by Davison on Ordinance No. 638 - amending the Zoning Code to include "city halls and city administrative buildings" in the C-1 Zoning District, first reading. Roll Call Vote, All Ayes. Motion passed.

Motion by Wright, 2nd by Davison on Resolution 2026-15 - approving the Site Plan submitted by the Dallas Center Grimes Community School District for playground improvements at the Dallas Center Elementary and Dallas Center Middle Schools. Roll Call Vote, All Ayes. Motion passed.

Motion by Wright, 2nd by Davidson to refer the matter of the plans of the Burkett plat to Planning & Zoning for review. Motion passed 4-0.

Motion by Wright, 2nd by Flockhart to set public hearing for 7 p.m. on April 14, 2026, on the proposed Ordinance No. 639 amending the Zoning Code by adding provisions for a Planned Unit Development for the proposed Burkett Plat 1 and repealing Ordinance No. 608 approved on August 13, 2024, which established zoning provisions for the proposed Burkett Plat 1. Motion passed 4-0.

Public Works Director Brett Kaszinski reported they have been working on fixing right of ways that were damaged by snow plowing during the last snow event; installing lights at the sewer plant and will come back on by the end of the week; and working with Nielsen to fix the issue of aerators popping off.

City Engineer Bob Veenstra and City Administrator provided background information on the Heritage Park Amphitheater project.

Motion by Flockhart, 2nd by Davison on Resolution 2026-17 - approving the plans and specifications for the Project and making award of construction contract for accepting the quotation of \$80,000 for the Project construction submitted by Rhinehart Excavating of Dallas Center Iowa. Roll Call Vote, All Ayes. Motion passed.

Motion by Wright, 2nd by Davison on Resolution 2026-18 - authorizing the construction of the Project to proceed. Roll Call Vote, All Ayes. Motion passed.

Motion by Wright, 2nd by Wright on Resolution 2026-19 - establishing an internal loan between the LOSST Fund and TIF Fund in the amount of \$23,000. Roll Call Vote, All Ayes. Motion passed.

Motion by Wright, 2nd by Davison on Resolution 2026-20 - authorizing the use of \$48,000 in Local Option Sales Tax funds to fund the Project until pledged funds are received. Roll Call Vote, All Ayes. Motion passed.

Veenstra will provide a report and another document that will show the options of water for the workshop on April 6, 2026. Council discussed rescheduling workshop due to scheduling conflicts. Administrator Cook will send a survey monkey to get a new date scheduled.

Motion by Wright, 2nd by Flockhart on Resolution 2026-16 - assigning a new address for a property created by the split of a property into two parcels by the filing of a Plat of Survey. Roll Call Vote, All Ayes. Motion passed.

City Administrator John Cook provided an update on update on 1414 Walnut Street/new City Hall renovations; Update on 1413 Walnut Street; Update on City Financial Audit; and his conversation with the State Auditors office.

Shellie Flockhart explained the water grant that she is wanting to apply for. Motion by Nielsen, 2nd by Wright to authorize the filing of the FY27 Community Project Funding Grant for future water system. Motion passed 4-0.

Meeting adjourned at 8:40 pm

**Minutes**

SHOP SUPPLIES \$241.77  
 BOUND TREE MEDICAL LLC AED SUPPLIES \$813.94  
 HONEY FAGEN & ROUSE MARCH 2026 RETAINER \$3,500.00  
 CASELLE LLC SET UP/CONVERSION \$23,550.00  
 CENTURYLINK MONTHLY CHARGES \$985.3  
 CLIVE POWER EQUIPMENT CHAINSAW REPAIR \$132.78  
 COOK JOHN E MILEAGE \$189.93  
 DELTA ELEVATOR SAFETY BUREAU ANNUAL INSPECTION/PERMIT FEE \$175.00  
 DALLAS CENTER POST OFFICE POSTAGE \$1,400.00  
 DALLAS CNTY LOCAL HOUSING TRUST \$290.00  
 25/26 LOCAL HOUSING TRUST \$1,901.00  
 DALLAS COUNTY TREASURER MONTHLY SERVICE \$19,730.66  
 DELTA DENTAL MARCH DENTAL INSURANCE \$320.00  
 DIGITAL STEW SERVICES MONTHLY SERVICES \$270.80  
 PAYROLL Run \$5,001.89  
 SANOFT HOLDINGS - CENTRAL ANNUAL SUBSCRIPTION \$46.83  
 GANNETT MEDIA CORP FEBRUARY PUBLICATIONS \$320.00  
 GCMOA \$27.00  
 DUES SCHABEN/GROSKURTH \$1,106.28  
 GREENWOOD CONSULTING LLC DC 2 WATER SYSTEM STUDY \$1,600.00  
 HEARTLAND CO-OP FEBRUARY CHARGES \$1,106.28  
 HOISY CLEANING SYSTEMS HOISY REPAIR \$1,702.93  
 HSA COOK, JOHN PAYROLL Run \$188.46  
 HSA GROSKURTH, KELLY PAYROLL Run \$485.00  
 HSA KASZINSKI, BRETT PAYROLL Run \$450.00  
 HSA NORRIS, MATTHEW PAYROLL Run \$50.00  
 HSA ROWE, JUSTIN PAYROLL Run \$100.00  
 HSA SCHABEN, MICHELE PAYROLL Run \$450.00  
 HSA TIFFANY, JOSHUA PAYROLL Run \$270.00  
 IAMA MEMBER DUES 3/26-2/27 \$950.00  
 IMFOA ANNUAL DUES \$200.00  
 KARIBBY LIBRARY SERVICES POSTAGE \$158.93  
 KATE RATE ALL BATTERY SUPPLIES FOR ELEVATOR REPAIRS \$53.28  
 IOWA CODE ENFORCEMENT LLC FEBRUARY 2026 SERVICE FEE \$600.00  
 IOWA ONE CALL JANUARY 2026 SERVICE \$18.90  
 IPERS PAYROLL Run \$3,728.88  
 IRON MOUNTAIN MONTHLY SERVICE \$115.40  
 KARIBBY QUALITY CLEANING MONTHLY SERVICE \$1,350.00  
 LINDE GAS & EQUIPMENT INC. SUPPLIES \$54.46  
 MACQUEEN EQUIPMENT, LLC SUPPLIES \$710.82  
 MENARDS SHOP SUPPLIES \$69.44  
 MERRITT COMPANY SUPPLIES \$136.41  
 MID AMERICAN ENERGY MONTHLY SERVICE \$5,611.90  
 MINBURN COMMUNICATIONS MONTHLY SERVICES-LIBRARY \$131.97  
 MOSS BROS, INC HYDRO COUPLER SNOWPLOW \$49.76  
 NAPA AUTO PARTS BELTS FOR SCREW PUMPS \$219.20  
 NATIONWIDE RETIREMENT SOL PAYROLL Run \$125.00  
 NORWAY WELLS AND PUMP CLEANED WELL #7 \$10,072.00  
 ODP BUSINESS SOLUTIONS LLC OFFICE SUPPLIES \$69.44  
 PARKSON TORQUE ARM N SCREW PUMP \$50.00  
 PETTY CASH-CITY PETTY CASH REIMBURSEMENT \$60.00  
 QUICK OIL CO OIL FOR SCREW PUMPS \$390.98  
 RENEWABLES, LLC FEBRUARY SERVICES \$2,105.94  
 SCIENCE CENTER OF IOWA CHILDREN'S PROGRAM \$400.00  
 SECURITY EQUIPMENT INC FEBRUARY SYSTEM SERVICE \$230.00  
 STOREY KENWORTHY/MATT PARROTT SUPPLIES \$211.60  
 TREASURER - STATE OF IOWA PAYROLL Run \$1,230.20  
 TREASURER - STATE OF IOWA FEBRUARY 2026 SALES TAX \$4,642.24  
 TRIONFO SOLUTIONS LLC MARCH LIFE INSURANCE \$168.70  
 USA BLUE BOOK CHEMICAL INJECTOR WATER PLNT \$1,418.75  
 WASTE MANAGEMENT RESIDENTIAL GARBAGE \$25,183.84  
 WELLMARK BCBS PAYROLL Run \$239.00  
 WELLS FARGO 2/26 CHARGES \$781.72  
 \$134,998.46 REVENUES  
 GENERAL \$53,390.16  
 T&A(SL) \$245.35  
 RUT \$17,265.96  
 T&A(EB) \$287.56  
 LOS \$45,046.76  
 TIF ORIG URA \$238.89  
 TIF WEST URA \$324.03  
 DEBT SERVICE \$920.61  
 WATER \$58,868.89  
 SEWER \$377,069.17  
 STORM DISTRICT \$4,987.30  
 Total \$558,244.17  
 March 19, 2026  
 LIOW0479757

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**CITY NAME:** NOTICE OF PUBLIC HEARING - CITY OF GRANGER - PROPOSED PROPERTY TAX LEVY  
**GRANGER** Fiscal Year July 1, 2026 - June 30, 2027 **CITY #:** 25-234

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:  
 Meeting Date: 4/1/2026 Meeting Time: 07:00 PM Meeting Location: Community Center, 2200 Walnut Street, Granger, Iowa, 50109  
 At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy. After the hearing of the proposed tax levy, the City Council will publish notice and hold a hearing on the proposed city budget.

City Website (if available) www.grangeriowa.org City Telephone Number (515) 999-2210

Iowa Department of Management	Current Year Certified Property Tax 2025-2026	Budget Year Effective Property Tax 2026-2027	Budget Year Proposed Property Tax 2026-2027
Taxable Valuations for Non-Debt Service	113,521,534	131,942,628	131,942,628
Consolidated General Fund	937,380	937,380	1,057,759
Operation & Maintenance of Public Transit	0	0	0
Aviation Authority	0	0	0
Liability, Property & Self Insurance	109,587	109,587	114,603
Support of Local Emergency Mgmt. Comm.	0	0	0
Unified Law Enforcement	0	0	0
Police & Fire Retirement	0	0	0
FICA & IPERS (If at General Fund Limit)	94,643	94,643	106,095
Other Employee Benefits	94,643	94,643	105,200
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	134,053,118	140,962,073	140,962,073
Debt Service	582,480	582,480	666,821
<b>CITY REGULAR TOTAL PROPERTY TAX</b>	<b>1,818,733</b>	<b>1,818,733</b>	<b>2,050,474</b>
<b>CITY REGULAR TAX RATE</b>	<b>15.23517</b>	<b>13.50181</b>	<b>15.21728</b>
Taxable Value for City Ag Land	521,459	597,343	597,343
Ag Land	1,567	1,567	1,795
<b>CITY AG LAND TAX RATE</b>	<b>3.00375</b>	<b>2.62328</b>	<b>3.00375</b>

**Tax Rate Comparison-Current VS. Proposed**

Residential property with an Actual/Assessed Valuation of \$100,000/\$110,000	Current Year Certified 2025/2026	Budget Year Proposed 2026/2027	Percent Change
City Regular Residential	723	745	3.04

Commercial property with an Actual/Assessed Valuation of \$300,000/\$330,000	Current Year Certified 2025/2026	Budget Year Proposed 2026/2027	Percent Change
City Regular Residential Commercial	3,141	3,482	10.86

Note: Actual/ Assessed Valuation is multiplied by a Rollback Percentage to get to the Taxable Valuation to calculate Property Taxes. Residential and commercial properties have the same rollback percentage through \$150,000 of actual/assessed valuation.

Reasons for tax increase if proposed exceeds the current:  
 There is no proposed tax increase. The City is maintaining fiscal responsibility by holding steady or slightly reducing the property tax levy rate. AT-4367502

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**CITY NAME:** NOTICE OF PUBLIC HEARING - CITY OF DALLAS CENTER - PROPOSED PROPERTY TAX LEVY  
**DALLAS CENTER** Fiscal Year July 1, 2026 - June 30, 2027 **CITY NUMBER:** 25-230

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:  
 Meeting Date: 3/31/2026 Meeting Time: 06:00 PM Meeting Location: Memorial Hall located at 1502 Walnut Street, Dallas Center, Iowa  
 At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy. After the hearing of the proposed tax levy, the City Council will publish notice and hold a hearing on the proposed city budget.

City Website (if available) www.dallascenter.com City Telephone Number (515) 992-3725

Iowa Department of Management	Current Year Certified Property Tax FY 2025/2026	Budget Year Effective Property Tax FY 2026/2027	Budget Year Proposed Property Tax FY 2026/2027
Taxable Valuations for Non-Debt Service	110,638,532	108,298,984	108,298,984
Consolidated General Fund	899,073	899,073	880,061
Operation & Maintenance of Public Transit	0	0	0
Aviation Authority	0	0	0
Liability, Property & Self Insurance	94,466	94,466	98,698
Support of Local Emergency Mgmt. Comm.	0	0	0
Unified Law Enforcement	0	0	0
Police & Fire Retirement	0	0	0
FICA & IPERS (If at General Fund Limit)	57,406	57,406	93,137
Other Employee Benefits	57,406	57,406	105,381
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	124,874,795	129,890,104	129,890,104
Debt Service	217,875	217,875	201,786
<b>CITY REGULAR TOTAL PROPERTY TAX</b>	<b>1,326,226</b>	<b>1,326,226</b>	<b>1,379,063</b>
<b>CITY REGULAR TAX RATE</b>	<b>11.76252</b>	<b>11.91156</b>	<b>12.42414</b>
Taxable Value for City Ag Land	3,454,374	3,674,962	3,674,962
Ag Land	0	0	11,039
<b>CITY AG LAND TAX RATE</b>	<b>0.00000</b>	<b>0.00000</b>	<b>3.00375</b>

**Tax Rate Comparison-Current VS. Proposed**

Residential property with an Actual/Assessed Valuation of \$100,000/\$110,000	Current Year Certified FY 2025/2026	Budget Year Proposed FY 2026/2027	Percent Change
City Regular Residential	558	609	9.14

Commercial property with an Actual/Assessed Valuation of \$300,000/\$330,000	Current Year Certified FY 2025/2026	Budget Year Proposed FY 2026/2027	Percent Change
City Regular Commercial	2,425	2,843	17.24

Note: Actual/Assessed Valuation is multiplied by a Rollback Percentage to get to the Taxable Valuation to calculate Property Taxes. Residential and commercial properties have the same rollback percentage through \$150,000 of actual/assessed valuation.

Reasons for tax increase if proposed exceeds the current:  
 A wise stewardship requires a taxing power proportioned to the public exigency. We balance our fiduciary trust by securing essential liberties through the necessary support of the common good. AT-43661628

Location of Public Hearing: Waukee Community School District 560 SE University Avenue Waukee, IA 50263	Date of Public Hearing: 3/31/2026	Time of Public Hearing: 05:30 PM
Location of Notice on School Website: www.waukeeschools.org		

At the public hearing any resident or taxpayer may present oral or written objections to, or arguments in favor of the proposed tax levy. After the hearing of the proposed tax levy, the Board will publish notice and hold a hearing on the proposed budget.

	Current Year Final Property Tax Dollar Levy FY 2026	Budget Year Effective Property Tax Dollar Levy (No change in Property Tax Dollars Levied) FY 2027	Budget Year Proposed Property Tax Dollar Levy FY 2027
General Fund Levy	1 67,778,411	67,778,411	64,809,822
Instructional Support Levy	2 8,512,413	8,512,413	8,750,205
Management	3 7,318,042	7,318,042	11,332,642
Amana Library	4 0	0	0
Voted Physical Plant and Equipment	5 10,904,691	10,904,691	11,184,077
Regular Physical Plant and Equipment	6 2,685,484	2,685,484	2,754,288
Reorganization Equalization	7 0	0	0
Public Education/Recreation (Playground)	8 0	0	0
Debt Service	9 32,926,958	32,926,958	33,794,358
<b>Grand Total</b>	<b>10 130,125,999</b>	<b>130,125,999</b>	<b>132,625,392</b>

  

	Current Year Final Property Tax Rate FY 2026	Budget Year Effective Property Tax Rate (No change in Property Tax Dollars Levied) FY 2027	Budget Year Proposed Property Tax Rate FY 2027
<b>Grand Total Levy Rate</b>	<b>17.75876</b>	<b>17.16867</b>	<b>17.49010</b>

Property Tax Comparison	Current Year Property Taxes	Proposed Property Taxes	Percent Change
Residential property with an Actual/ Assessed Value of \$100,000/\$110,000	842	857	1.78
Commercial property with an Actual/ Assessed Value of \$300,000/\$330,000	3,660	4,001	9.32

Note: Actual/Assessed Valuation is multiplied by a Rollback Percentage to get to the Taxable Valuation to calculate Property Taxes. Residential and Commercial properties have the same Rollback Percentage at \$150,000 Actual/Assessed Valuation. The Proposed Property taxes assume a 10% increase in property values for the year as a comparison to the current year.  
 Reasons for tax increase if proposed exceeds the current:  
 Waukee CSD tax rate represents a decrease from prior year. An increase in proposed property tax revenue needed to support increased enrollment (395 students), increases in supplies, transportation, salaries, benefits, debt service payments, district property/casualty insurance AT-43629360

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