

Mayor Brian Johnson called the Special Meeting/Work Session of the City Council of the City of Lime Springs to order in the Community Center on January 19, 2022, at 6:30 pm.

Member(s) present: Jennifer Kalstabakken, Kristy McNamara, Jeff Burnikel, Richard Cottrell

Member(s) absent: none

City Employees: Tyler Smith (Public Works), Jane Tibbals (City Clerk)

Visitor(s): Eddie Miller

PLEDGE OF ALLEGIANCE recited.

Agenda: McNamara made a motion to approve agenda. Kalstabakken 2nd. All 4 Present Voted Yes. Agenda was approved.

Open Forum: No Comments.

Council Appointment: There is a vacancy on the City Council. Possible candidates were discussed. Johnson said he would check to see if the candidates mentioned are interested or not and Council plans to appoint at next Council meeting scheduled February 1, 2022.

Plans & Projects:

Insurance: Johnson asked if the Water/Sewer Insurance should be made mandatory or not. He explained that if City is going to work on water/sewer, and many people may need extra protection. Question was asked if there is a requirement to use certain plumbers for the insurance to cover the expenses or not. Jane will check with insurance company, if there is a list of approved plumbers as well if the insurance is available for commercial properties.

Water/Lagoon/Streets: Bolton & Menk, the LS city engineers, are scheduled to present a report for February council meeting. Council discussed various items to ask them ahead of time, so the engineers can do their homework prior to the meeting. Cottrell asked if Bolton & Menk really had been helping the city, or if it was time to get another engineering firm to help us. He also asked if MABR technology had been researched as possible solution for the lagoon also known as "packaged wastewater treatment containers." Winter bugs in the lagoon was also researched and Tyler reported that he is already using bugs for the last month, checking to see if there is a difference this next Spring. He dumps them into the lagoon weekly, as well as out to Casey's. A salesman stopped awhile back and both Tyler and salesman found the City had already some of these bugs. These bugs had been bought when Navajo Grabau was Public Works Director and are still good to use. Kalstabakken asked where Bolton & Menk was at with the Jackson Street Project. Council suggested that Miller Street should also be put on their project list. Council asked if rubber asphalt roads would last longer than concrete or straight asphalt. Cottrell asked if the sewer liners should all be done before working on just one street at a time. Kalstabakken asked if the current Council was ready for a commitment to these projects. Johnson said that there may not be much choice soon. These questions will be sent to Bolton & Menk prior to the next meeting.

Budgets: Community Center presented their budget completed for Council review. Council reviewed actual expenses to create the Fiscal Year 2023 numbers. Street lighting was discussed and the shorter streetlights on Main Street are identified as City owned and not Alliant's, so the broken ones have to be repaired at City's expense. Tyler had Perry Novak identify the problem as broken wiring between CIA and the bank and they are waiting on Spring to fix. Cottrell asked about LED lighting and it was confirmed that Alliant does replace with LED when repairing. Solar replacement will be asked of Bolton & Menk. Merrill Street Bridge bill will be presented over 10 years, this will help for budgeting purposes. Council talked about the impact the Jenkins/Tienter buildings will have on budget. Tyler asked about other City buildings that needed repairs and the well buildings could be expensed to water. LOST (Local Option Sales Tax) Last year, the City received over \$ 71K and the Library received an additional \$ 10K from LOST. There is discussion in the Iowa State legislative to take that money from the Cities and keep it for the State, to keep State taxes down. Not going to happen this year, but something to plan for in the future. Kalstabakken suggested everyone to ask the State not to take that money away. Water & Sewer rates were talked about. Currently the rates have not been increased for going on 3 years. Bolton & Menk will be asked to present options for rates. Tyler asked if something that could written up to increase the rates by a smaller amount each

year as opposed to raising the rates by bigger jumps less often. Cottrell asked about tree expenses, since there appears to be some that need to come down, that are located in the boulevard. Johnson said that there is a waiver that homeowners are to sign if they plant trees in the boulevard, saying that the City is not responsible for that tree. Eddie Miller asked if there could be an ordinance written that would require all buildings in town to have insurance. Jane said this question was researched and found ordinances could be written to require buildings to have a certain building standard code, which may help to prevent what happened with the buildings that need to be taken down. Tyler asked about money for future equipment needs. Tractor and truck are under Roads and buildings could be covered where they are located. Current City truck has about 120K miles on it and the transmission was redone 2 years ago. It is a 2008 and has 4 wheel drive. The City does not have an immediate need, but Tyler is asking for the City to plan on replacement in next 2 years. Council decided to increase \$ 12K in Road Expense.

Property Tax Splits: Johnson asked the Council to relook at the Property Tax Splits. He suggested raising the Fire Dept and the Community Center. Jane suggested that the Community Center has enough money this year to cover their expenses. Where to take the money from was asked?

Kalstabakken & Cottrell said that it is late to ask the entities to use different numbers. McNamara reminded that entities are to have their budget numbers in by February 1st. Cottrell asked if there is leftover money in the entities accounts, which means that they are not spending what they are saying they are going to and to also take this in consideration. These numbers are available on the Balance Sheet. Kalstabakken suggested to leave the numbers as is for now and then look at the Property Tax Splits earlier for Fiscal Year 2024, next November, when there is more time before numbers are due.

Property Insurance: Question was asked about the City's current insurance expense and is it time for Jane to ask for quotes for additional coverage as well as different insurance companies, to bring to next meeting. Asking the liability clause to be added and getting the quotes for with it and without it.


Setting Public Hearing for Max Levy: The Max Levy was already published for a date of the hearing for February 1, however, there have been some changes to raise the amount from what was published. Kalstabakken motioned for the Max Levy hearing to be February 16, 2022 at 6:30. McNamara 2md. All 4 present voted Yes. Max Levy will be published for the hearing to be on February 16, 2022 at 6:30.

Library Expansion & Impact: Library Chair Eddie Miller asked to address the Council with a recent update. "To start renovation project on February 1, 2022, Immediate requirements to proceed for Phase 1 for the office space and boardroom, needs all city property to be removed from the old office and shop area for the boardroom divider wall to be erected and an entry door access to the boardroom from the present library wall. Also, the emergency storm shelter needs to be cleared of debris from past years. At the present time, the storm shelter is not up to emergency standards. The trustees of the library board have requested numerous times of the above mentioned to get this done. The Library City Council representative Kristy McNamara has responded to our request and has advised Tyler Smith at least 3 times to comply over a period from March 2021 thru November/December 2021. I humbly request, new Mayor and City Council to resolve the matter of communicating between our library representative and the maintenance dept. so that the library needs can be resolved." Eddie went on to say that he was willing to assist with finding a space for the 2 lawnmowers and a leaf mulcher. Johnson stated these items are "not going to sit outside." Eddie asked Johnson if he did not have room in his shop, then he had space in his pole shed at his place, but he was not aware that one of the lawnmowers is used to push snow, so it needs to stay in town. Johnson then stated that he had gone back in previous minutes and was not able to find that the library expansion was on the agenda prior to it being brought up, so that it may not have been done legally. McNamara stated that she had requested her own little section under the library, and she didn't have to state what she was going to talk about. Jane did not have it in her notes, nor was it added to an agenda. The minutes recorded it in as a correction to the previous meeting minutes and that is where the motion is recorded. Johnson went on to say that he had been in contact with Iowa League of Cities, and they said there should probably have been a public hearing about this, since it involves a city building. Johnson stated that he was trying to make it legitimate. There was a heated discussion with McNamara stating that she had talked with an attorney regarding this as well. Tyler interjecting that he had brought quotes for building something to store some of these items with previous Council and that Council did not take


any action at that time. Tyler had also talked with Eddie Miller, and they had agreed between themselves that the items didn't have to be moved by the original March 2021 deadline as the Library was not ready for the space at that time. McNamara said that she had measured and there is space to move the mowers over by the work benches for right now to get this project moving. Tyler did answer that if the mowers are moved there, then there would be no space to work in there, only storage. Tyler is now asking this Council where to put these items as well as other stuff that the City is no longer using. Johnson said that he had contacted someone who could get a building 24 by 12 for around \$ 8,000. Question of who would pay for the building was not answered. Eddie said that they need the space cleared right now, to put the divider wall up. Eddie said that once the wall is up, that the stuff could be put back in as they do not have a date for Phase 2. Eddie went on to explain that Phase 1 includes putting up the divider wall and completing the office space and plumbing for board room. Phase 2 is completing the board room. Tyler asked what to do with the 2 refrigerators in the space, 1 was used for Sweet Corn Days. There was no response from Council. Tyler said that he would take care of moving the mowers to a temporary space for now. The basement to be used as a storm shelter and to bring it up to code will have to be addressed at another meeting when there is more information.

Kalstabakken motioned for meeting to adjourn the meeting. Burnikel 2nd. All 4 presented voted Yes to Adjourn.

Meeting adjourned at 9:17 pm.



Brian Johnson, Mayor



Jane Tibbals, City Clerk