

Mayor Brian Johnson called the regular meeting of the City Council of the City of Lime Springs to order in the Community Center on October 4, 2022 at 7:00 pm.

**Member(s) present:**, Jeff Burnikel, Jennifer Kalstabakken, Mary Bielefeld, Michael Levenson, Richard Cottrell,

**Member(s) absent:**, none

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

**Visitor(s):** Sam Gage (Maguire Iron), Jill Tibbals, Marcie Klomp (TPD), Ed Hampe, Eddie Miller, Sharla Lieder, Drew Weber (Bolton & Menk), Jason Passmore

**PLEDGE OF ALLEGIANCE recited.**

**Agenda, Previous Month's Minutes, Approval of Bills, and Financial report:** Burnikel motioned to approve the agenda, previous month's minutes, bills and financial reports. Levenson 2<sup>nd</sup>. All 5 present voted yes. The Agenda, September 6 minutes, bills and financial reports were approved.

**Open Forum:** No comments.

**Library Report:** Eddie Miller, Board Chair, reported Library's activities which includes Magic Show scheduled for October 16<sup>th</sup> at Community Center, Halloween Cake Contest, Scary Story Time, Bingo at Library October 29 at 7 pm. Silent Auction is scheduled for month of November. Patrons served in August included 197 from town & 146 from country for a total of 343. Eddie reported Laney Frazer appointed as new Library trustee to replace Becky Pahl. Library Board accepted Becky's recent resignation. Eddie asked Council to assist with Library's upcoming need of additional help. An employee plans a long vacation, starting in February. He reported that Silver Cord hours have already been explored and it is hard to schedule with school activities. Eddie then asked if Council would approve Jennifer Kalstabakken to be re-hired. Kalstabakken responded that this was an end of discussion, and she could not go back. Council's response was Library should use newspaper ads and explore social media to get the word out to the public.

**Park & Rec Report:** Sharla Lieder, Board Chair, requested the pool phone to be disconnected and asked why not previously done as requested to Jane. Jane responded that she takes her direction from Mayor, and he asked it not to be disconnected at that time. Jane put phone on vacation status per Mayor's request. Brian responded that he felt this is a Council decision. Kalstabakken questioned why this would be considered a Council decision and his answer back is Council is in charge of Park & Pool. Sharla said that their board felt a cell phone would be less expensive. Burnikel & Levenson responded that they were in agreement that a cell phone would work if it takes care of their needs as long as it was purchased in time. Sharla assured they would get their new phone number published and communicated, so that everyone would have it. Sharla questioned Council if this was going to be ongoing problem getting her requests done. Jane responded that she takes her direction directly from the Mayor. Mayor answered that his concern is communication between board and Council remains open during decisions. Eddie Miller suggested that they take their requests to the Mayor. Burnikel said that monthly operating costs they know, but anything odd to continue to bring to Council. Sharla continued with requests of Tyler to take down the ballfield signs and store them in the ballfield concession stand, along with the 2 volleyball systems. She also requested the ball stand to be winterized by draining the water heater. Sharla reported they are continuing to work on plans for the next year. Burnikel asked what had been done about the leak at the Pool. Sharla answered they are not sure which direction to take as many issues. Mayor asked about pickle ball on the tennis court and Sharla answered they have not heard anything more, will follow up more in the Spring.

**Public Works Report:** Tyler Smith, Public Works Director, approved Emerson Leid's building permit for a pole shed. Tyler reported he had picked up the blade from Bodensteiner and has used it, also Ryons repaired the City's brush hog. He used the brush hog to knock down some willow trees, hoping to deter the beavers at the lagoon. Tyler reported 2 trees he needs to get quotes on for trimming, one for Betty Walker and another one for Heather Tucke, both trees are in the boulevard. Tyler reported on the street & utility work being done on Lincoln Street (A23). He also reported Croell's asked to buy City water approximately 65,000 gallons/day starting October 17. Casey



Sebastian assisted Tyler to adjust the water tower levels for down times with the well pumps. Road conditions on Miller Street was discussed. Mayor asked if any of the material taken from Jackson Street could be used and Drew Weber, engineer with Bolton & Menk, mentioned that the contract is written that all removed material belongs to the contractor, but there may be adjustments allowed. Levenson asked how much documentation would be available to City at the end. Drew said that maps and drawings of the changed areas is part of the contract. Mayor reported that Croell confirmed they would make cement available to fix the open areas where water mains have been fixed. Cottrell commented about sidewalks that needs to be fixed. Council discussed on where to stop and start with fixing sidewalks. Cottrell asked where Tyler is at with water and sewer certifications. Tyler assured Council he will get it done.

**Street & Utility Work:** Drew Weber, Bolton & Menk engineer brought the pay up #1 is in Council packet, which was approved with bills. This included removals and some utility work up thru Sept 23 most of the sanitary and some water has been started, with storm sewer work being done next. Removal of Jackson Street has been pushed back, waiting until Skyline has a crew ready, don't want to close off until needed. Residents have been kept informed. Completion of Lincoln Street was originally end of September, has now been moved to October 21, to align with County's schedule. Original paving date was to be October 1 for Lincoln Street. County reported they have started trimming in Chester this week, which has to be done before paving. Drew reported the completion date for Jackson Street is still end of November. Drew affirmed all of Jackson Street intersection will be tore up with a big hole in the ground. Passage across Matt Levenson's lawn was discussed. During an emergency, there will be a way to get to Kitchen Street homes, which is why there is always someone available. Any lawns effected for both A23 and Jackson Street will be put back as found.

**Jason Passmore:** Jason & Council had a copy of the City's expenses for 105 & 107 Willard Street, which has totaled a bit over \$ 138,000. Council asked Jason to come and give options and ideas for best uses for this property. One option is there any City purpose to keep the property, if not, then next question may be zone for residential or commercial or combination of both use long term? Right now, housing needs are nation-wide. Look at other communities, like Cresco's recent changes how their processes went. Jason presented adding options of asking for proposals with exit rights if don't like, time constraints, parameters, commitments, and/or incentives. Council asked how to promote it, Jason answered there are different sources their office could help with, but not to dismiss other avenues as well, won't know until it is talked about and put out there. Jason suggested sending out survey monkey to ask Council as well as other folks in the community with their opinions, he would be willing to coordinate this process. Jason said he would follow up at next Council meeting.

**Ordinance Changes:** Jane reported she had sent the Pet ordinance changes to City Attorney and needs to follow up with him, however she is having problems writing up some of the other changes. The garbage survey, of the 240 sent out, 78 have come back with 37 saying no to using the totes, however this also counts the ones that currently do not pay garbage. Council would like the ordinances written so that they are enforceable and not as open to interpretation as some other cities are experiencing. Jane brought up other changes may be needed for deposits or make the landlords responsible. Jane reported Deputy Clerk Maxine Stockman, has been a big help with the research on these. Jane signed herself and Maxine for a class this week on writing ordinances put on by the Iowa League of Cities.

**Water Tower:** Sam Gage presented Maguire Iron's recent inspection. He said main reasons for tank painting is beautification and maintenance. Last time water tower was painted was one coat in 2011. Sam reported normally paint lasts 10-15 years. He recommended adding a ladder gate and updating roof vent. Maguire Iron offers couple of different options, one being paint and onetime payment in 30 days or signing a maintenance program and pay annual payments for yearly assessments as well as financing with 0 interest. The yearly assessment would also include additional painting and repairs. The water tower would not be available during repairs and painting; however, the pumps will still work as well as pressure regulating other ways. The City will not be without water as Tyler reported the water usage flows thru the tank, but the pumps still supply the water. Water usage the previous day was 170,000 gallons. The pumps are set at 230,000 right now and City is currently using one of the two pumps during the construction. Previous to the current utility project, the pumps were set to alternate each other. The water tower holds up to 100,000 gallons in reserve. Sam will get back for



how long current pricing is available, may only be 30 days. Council responded this would need to be talked to with City financial advisor and to add water tower to next agenda. Sam will call or send information to Jane.

**Annual Street Financial Report, Resolution 10042022-1:** Changes next year will include the street reports currently being done. After Council review, Kalstabakken motioned to approve the resolution for Annual SFR for Fiscal Year 2022. Burnikel 2<sup>nd</sup>. All 5 voted Yes. Resolution 10042022-1 approved. Cottrell asked Tyler about City owned streetlights. Tyler is waiting for Perry Novak to get back with options and quote to repair. Cottrell asked if these could be turned to solar energy with grant due by 14<sup>th</sup> of this month. Brian said maybe County money could be used. Jane will check about solar sources.

**Annual Financial Report:** After review of the report, Burnikel motioned to approve Annual Financial Report for Fiscal Year 2022. Levenson 2<sup>nd</sup>. All 5 voted Yes. AFR for Fiscal Year 2022 approved. Employee Evaluations forms for Tyler, Jane and Maxine given to Council to fill out by next Council meeting.

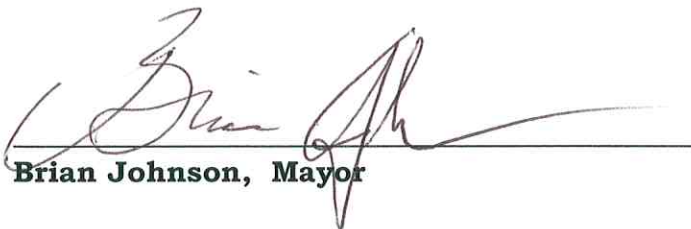
**Water Utility Vendor Agreement for Low-Income Household Water Assistance Program:**

Kalstabakken motioned to sign the agreement with Burnikel 2<sup>nd</sup>. All 5 voted Yes. Agreement signed and will be sent to Community Action.

**Other:** Kalstabakken asked if there was a problem with Oneota Club getting a key for Sweet Corn Days as they had to contact Jane that morning. After a brief discussion, it was discovered that they didn't ask for a key ahead of time during business hours. Mayor asked Council to consider who to approve on different boards, so not the same people are doing everything to avoid possible conflicts of interest. There does not have to be a vacancy on a board for someone to apply. Some board terms may be coming up for changes. There is not a limit for non-voting members to be on boards. Letters for junk vehicles appear to have been ignored. Council also reported there are more than these 2, along with lawn care not being kept up. Council will continue to review ordinances and make needed changes for clarification and consequences.

Burnikel motioned to adjourn. Levenson 2<sup>nd</sup>. All 5 voted Yes.

Meeting adjourned at 9:29 pm.



Brian Johnson, Mayor



Jane Tibbals, City Clerk