

Mayor Brian Johnson called the regular meeting of the City Council of the City of Lime Springs to order in the Fire Station on November 7, 2023 at 6:30 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): Jill Tibbals, Ed Hampe, Drew Weber (Bolton & Menk), Garth Foley, Cynthia Foley, Jarry Hughes, Katie Sterk (Bolton & Menk), Eddie Miller, Darin Koch (Upper Iowa Beef)

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 2nd. All 5 voted Yes. The Agenda, October 3 Minutes, Bills and Financials reports were approved.

Open Forum: Eddie Miller asked that it be on the record that he had asked Tyler to move the Compost Pile, at the Tree Dump area, to the south. He expressed concern regarding his CRP acres nearby and potential of fire. Mayor said this will be on next month's agenda for discussion.

Library: Eddie Miller, LS Library Board Chair, reported Library activities. Halloween Magic Show & Activities had 42 in attendance with Library staff donating time & food. Silent Auction is November 1 - 30. Halloween Cake Decorating had 5 entries. Halloween Adult Bingo was held Oct 21. SALC had a field trip to the Library Oct 31. Lego Program Nov 3, Girls Lock-in scheduled Nov 21. Library plans to put a tree up for Festival of Trees on Nov 26. Library plans to put a donation tree up for Xmas in LS on Dec 3. Patrons served for Sept was 135 Country and 157 from Town.

Community Center Report: Jarry Hughes, Board Chair, reported Community Center surveyed rentals in 30 mile radius felt time to raise their rental rates effective January 1. Raising rent from \$ 150 to \$ 200 for a full day and \$75 to \$ 100 for 5 hours or less. Along with this is charging the non-profits \$ 50 per time. Currently the non-profits had not been charged, but cleaning staff still has to be paid, along with heating & electricity. Non-profits include the churches and Community Club, but not the City entities. Jarry reported he had a quote from Jeff Randak Electric for LED lights inside. Randak had changed the outside lights to LED for the Community Center & Fire Station. Quote was \$ 3,750 for Fire Station and \$ 8,980 for Community Center. Alliant has a rebate for Community Center lights, but not the Fire Station ones. Samples were left to try out. Randak recommended the higher lm of 5,000 over the 4,000. Both can be adjusted for brightness. Rebates are \$ 1760 & \$ 2200 depending on lm. Jarry volunteered to write a grant to cover the costs. Jarry reported the carpets were cleaned.

Public Works Report: Tyler Smith, Public Works Director, reported Courtney inspected City Fire Extinguishers. Snow Removal signs will be put up by end of week. Tyler contacted Tarzan to take down 3 trees in boulevard. Barry Johnson on Willard, Shawnee & Paul Laganiere and Dennis Grabau, both on Jackson. Tyler contacted Dave Sobolik to change broken lights at SALC and Shop to LED. Tyler moved the wiring from old City truck to new one & rearranged stuff in shop area to accommodate the newer City Truck with plow on. Put stuff away, not using, to prepare for Winter. Dave Sobolik has been contacted for prices to retrofit the lights on Main Street. Mayor reported only 2 or 3 were working the night before. Council said not to wait for quotes, just fix them. Dollar General lighting would be on MI Energy. Burnikel asked if lines could be painted on the streets out there. Mayor reported only one bid received on Diesel dump truck and no bids received on the old City truck. Mayor asked if should open the bid or reject it. Levenson asked how to know to reject it, if not opened. Council asked Mayor to open the bid. Mayor read the bid of \$ 777.77. Mayor said that the truck is worth more than that with 3 new batteries last year. Mayor asked for a motion to reject this bid and open discussion for other options to sell the trucks. Kalstabakken motioned to reject this bid with Levenson 2nd. All 5 voted Yes to reject the bid. Tyler reported that he had quite a few calls but people didn't understand the bid process. Tyler asked for Council motion for limits on what to take as bottom as well as starting prices to list on Marketplace. After further discussion, Kalstabakken motioned to list both vehicles on Marketplace with starting price on Diesel as \$ 4,000 and with Tyler to use his discretion to accept no less than \$ 3,000 and to price City Truck at \$ 10,000 and to take no less than \$ 9,000/\$8,500.

Burnikel 2nd with all 5 voted Yes. Tyler will list both trucks on Marketplace. Tyler reported he didn't pass the DNR wastewater test for grade I. Council said to schedule again asap. Tyler reported doesn't cost him or City anything to keep retaking it. Cottrell asked about the street cutouts and when those would be fixed. Both Mayor and Tyler reported that Mudslingers was in town today and fixed 2 of them and will be back tomorrow to finish. Cottrell asked if the water has been turned off at Pool and Tyler said yes, that the sandblaster doesn't need water until ready to paint, so it was turned off. Cottrell reported that the sandblaster hasn't shown up yet.

High Water Usage for Butch Burnikel: Tyler reported Butch's bill reflected over 47,000 gallons of water this past month. Jeff Burnikel reported that they are done watering flowers, and normal for Summer months was 4,000 gallons. Tyler checked it since and seems to be less tho still high at over 100 gallons a day for 2 people. Council suggested changing the meter and holding the bill and wait for adjustment. Tyler said he can change the meter, but normally per Casey Sebastian broken meters slow down, not speed up.

Dollar General Street: Kalstabakken motioned to accept frontage road by Dollar General as City street with Burnikel 2nd. All 5 voted Yes. Jane will file the paperwork at Howard County courthouse for City to take possession of frontage road to become City property and for City to maintain it.

Bolton & Menk – 2024 City Projects: City Engineer Drew Weber reported he had spoken with financial advisor, Maggie Speer and they felt that Miller Street could be added as an alternative project, bidding the 2024 project both with and without it. He continued he had heard from Historical Preservation Office, and they asked for additional information and now we wait another 30 days for their findings on Merrill Street Bridge Project. Until this is done, Drew can't submit the plans and specs for bidding to move forward. This is all part of SRF funding process.

Bolton & Menk – Water Sources & Storage and Lagoon Options: City Engineer Katie Sterk presented Water Sources and Storage options including Upper Iowa Beef's future water needs of up to 600,000 gallons a day. The current water tower holds 100,000 gallons. Current wells, running both can produce up to 200,000 gallons a day. Even without UIB's needs, the City does not have enough water storage. Katie talked with Northway, who serviced the City wells and believe that current pumps could be modified to increase production up to 400,000 gallons a day. To increase to 600,000 gallons a day, City would require adding 1 or 2 more wells, plus increasing water storage by 500,000 to 750,000 gallons. This would require an additional water tower. She estimated costs from \$ 7 – 20 million for water needs. Katie then presented 4 Wastewater options, these included increasing current lagoon system or replacing it with mechanical plant or a combination of both. Mechanical plants are more reliable, flexible and consistent. The estimates on these options are \$ 10 to \$40 million. The completion timelines on all of these options are up to 6 years. Some of these changes are needed to assist UIB, but some of these changes are required to maintain current capacity for DNR requirements. Mayor asked what happens if UIB's demands decrease or go away? Katie said the water is easier – just turn the pumps down, leave one of the water tower empty or rotate. The wastewater would be trickier. DNR requires wastewater plants to be 1,000 feet from a residence. Wells require City to have control of 200 feet from the well. Katie went over possible funding options, including grants, loan forgiveness, low interest loans, cost sharing. Some preliminary steps are decisions regarding pretreatment and water softening. Next step is to talk with UIB, discuss recommendations, finalize preliminary engineering reports, more discussions with funding options, finalize plans, submit to DNR for their review and continue to discuss. There is a lot to think about. Darin Koch, Upper Iowa Beef rep, added that he was here to get information as well, Ed Greiman was not able to make this meeting. Cottrell asked what is UIB doing with their wastewater now. Darin answered that after treatment, water is discharged with sludge being spread on fields by Riceville. Cottrell asked why do these discharge trucks come thru town. It was answered that these trucks are coming from the hog buildings, not UIB. Kalstabakken asked which is more important as unable to think about doing both water and wastewater at same time. Katie answered that the water storage need is more immediate, tho along with this the wastewater improvement is needed, as the aerators were written up on last DNR inspection and UIB currently is willing to help financially with their recent funding that they have received, depending on what is being done. So unfortunately, both water and wastewater have to be done at same time. Darin Koch continued that currently UIB is getting by as a temporary measure. Katie continued with water storage and wells would be quick projects to get stated on. Cottrell asked

if the City could send the City wastewater to UIB, and they could just handle all of it? Darin said that their plant is full, and they do not have any more room for expansion. Katie answered that she couldn't speak for UIB, but why would they want to, as they are in the Beef business, not the wastewater business. Katie continued with additional funding is not the only cost, but maintenance of the systems is going to require rate increases, depending on what end. Cottrell asked isn't there State money available with more jobs being produced by UIB. This brought up housing and childcare needs, with no answers. Katie recommended a couple Council members to meet instead of trying to get everyone together. Kalstabakken commented that she would like all Council members to be involved, depending on who can make it. Katie will talk with UIB and their engineer, get a couple of times for meetings and communicate back. Cottrell asked if Katie or Drew could answer about water hammers or water arresters to help prevent water main breaks? Katie answered that older systems have undersized water pipes, which may cause some of these breaks. Drew asked if Tyler could check with Casey to see if he has any experience with arresters.

Liquor Licenses: Kalstabakken motioned to approve liquor license for BBS Properties LLC dba LS Tap with Burnikel 2nd. All 5 voted Yes. Liquor license approved for LS Tap. Kalstabakken motioned to approve liquor license for Dollar General with Burnikel 2nd. All 5 voted Yes. Liquor license approved for Dollar General.

Nuisances: There are only a few dogs that have not been registered. Cats continue to be a problem.

Other: Cottrell states that City needs a backup plan, with UIB not part of the City system.

Kalstabakken continued that she would like to review the 2020 plan, which did not include UIB, knowing the costs have increased. Mayor answered that we won't know how much UIB is willing to support until we talk with them.

Write off of City Accounts Receivable – Resolution 11072023-1: Burnikel motioned to approve with Levenson 2nd. All 5 voted Yes. Motion approved to write off \$ 524.20.

Annual Street Financial Report – Resolution 11072023-2: Levenson motioned to approve with Burnikel 2nd. All 5 voted Yes. Motion approved for Annual SRF for Fiscal Year 2023.

Annual Financial Report: Levenson motioned to approve with Burnikel 2nd. All 5 voted Yes. Motion approved for AFR which will be published Nov 8, 2023.

Public Hearing for Utilities-Billing Charges Ordinance Change: Kalstabakken motioned to close the regular meeting and open the Public Hearing with Levenson 2nd. All 5 voted Yes. Public Hearing opened at 8:41 pm. No discussion. Kalstabakken motioned to close the Public Hearing and re-open the regular meeting with Burnikel 2nd. All 5 voted Yes. Regular meeting re-opened at 8:43. Kalstabakken motioned to approve Resolution 11072023-3 and to waive the 2nd and 3rd Ordinance readings with Burnikel 2nd. All 5 voted Yes. Utilities-Billing Charges Ordinance amended to change the Shut off & Reinstatement Fees from \$ 100 to \$ 50 each and to Disconnect Water Service at 30 days Past Due.

Employee Evaluations: Council handed in their written comments on City employees, Jane Tibbals & Tyler Smith. A few comments were that form is hard to fill out as don't really know what they do. Tyler commented that normally only hear the negative and he would rather folks come to him if questions.

City Building & Storage: Council discussed a building that may become available for sale in future. Cottrell said that he had toured the building and felt there is not enough rafters and inner walls to support the roof. Tyler said that he had also toured the building and it needs a new roof, and for now it would work for cold storage, as it doesn't currently have heat. The current City shop is full, with the plow on. Mayor continued with this building, the price is right, and it is centrally located. Levenson commented that Tyler would be able to insulate the inside as he & Mitch have done this in the past. Kalstabakken said that she had also toured the building. Levenson said that he wants space to wash the truck and this building has a drain and room. Jane said that will need to get the attorney involved. Burnikel motioned to hold a Public Hearing to discuss purchasing with Levenson 2nd. All 5 voted Yes. Public Hearing set for December 5, 2023.

Kalstabakken motioned to adjourn with Levenson 2nd. All 5 voted Yes. Meeting adjourned at 8:58 pm.