

Mayor Rick Kirkpatrick called the Special Meeting of the City Council of the City of Lime Springs to order in the Community Center on February 13, 2024 at 4:00 pm.

Member(s) present: Jeff Burnikel, Mike Levenson, Richard Cottrell

Member absent: Jennifer DeVries Kalstabakken

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

Visitor(s): Katie Sterk (Bolton & Menk), Drew Weber (Bolton & Menk), Madison Burke (Bolton & Menk), Jill Tibbals, Terry Kirkpatrick, Jeff Siegenthaler, Ed Hampe, Garth Foley, Cynthia Peterson-Foley, Angie Cottrell, Butch Burnikel, Dorene Burnikel, James Wendel, Eric Munkel, Betty Roesler, Kareen Johnson, Lonnie Hampe, Janet DeVries, Doug DeVries, Gary Klomp, Marcie Klomp, Janet Henry, Casey Sebastian, Dale Schwade, Dean Schwade, Mary Stevenson, Ed Greiman (Upper Iowa Beef), Greg Sindt (Bolton & Menk), Darin Koch (UIB), Matt Buening (UIB), Curt Curtis, Janet Curtis, Scott Koster, John Heisler

PLEDGE OF ALLEGIANCE recited.

Agenda: Burnikel motioned to approve the agenda with Levenson 2nd. All 3 present voted Yes. Agenda approved.

Water System Improvements & Wastewater Treatment Funding Options with Upper Iowa Beef's input: Katie Sterk, City Engineer with Bolton & Menk presented alternatives with Madison Burke assisting with the funding options of these options. This is a follow up from their November presentation. They continued with a loop being added to existing water distribution as currently the waterline ends at Dollar General. The loop is necessary if there is a break in the water line. Madison presented both Federal & State funding sources as well as which ones work well together. One of the next steps is talking with Maggie Burger, to discuss bonding capacity, as well as which direction to take of the alternatives. Ed Greiman volunteered that their grants received have to be used on their property, and are not transferable to the City. When asked how much is just the loop? Answer about 1 million. The alternatives would be done in phases, with water supply and water storage being the higher priority. Upper Iowa Beef said that he would look at Cost Per Head per Day. Cottrell asked if Upper Iowa Beef uses more than 75%, why doesn't the City just turn this all over to the Beef Plant and they could run the City's use with theirs? The answer back is that Upper Iowa Beef is in the cattle business, not the wastewater & water services. Katie answered that it is cheaper for Cities to run Water & Wastewater than a private company with the DNR requirements being different for each. It is also more efficient for there to be 1 water system and 1 wastewater system, rather than 2 separate systems in the same city. To build as well as maintain. UIB asked Bolton & Menk to map out a couple of different alternatives. On the water supply side, with R/O pretreatment and minimal pretreatment. R/O is Reverse Osmosis, which softens the water without the chloride treatment. In the long run, R/O is better for the environment without the chemicals and residents would be able to get rid of their water softeners. R/O may add \$10 to \$15 million to the cost of the system. The cost projected is \$16 to \$24 million on just the water side. On the wastewater side, the choices are with UIB sending everything to the City or doing like they are doing now, with just sending the minimal to the City for treatment and treating on site. Greg Sindt asked about the compliance schedule with DNR. Currently, DNR has needs to send an updated compliance schedule, but the prediction is 3 years. Cottrell asked if a blower system could be installed for wastewater and how much would that cost? Katie answered the building alone for a blower system would be over 1 million and it would not fit at the current location. There is a setback of 1,000 feet from residential homes for a mechanical plant, which may dictate where it is located. Katie recommended that 1 or 2 Council be available for future conversations along with Tyler, to bring back summaries to Council meetings. Fewer people could be more flexible for getting together. The goal is to bring the costs of the analysis of the different options to the March meeting and they will also know the timeline in getting that part of the project done. Upper Iowa Beef folks left the meeting.

Street Projects: Drew Weber, City Engineer from Bolton & Menk, updated Council on the Merrill Street Bridge Project. DNR has given approval for the Bridge Project and Drew contacted DNR to see if Miller Street could be added to the current project and was told that Miller Street would have to be a

separate project for funding purposes. He has another call into DNR to see if the storm sewer could be extended or moved and waiting to hear back from them. He is also working on the costs for the Miller Street Project and his goal is to have this information for March meeting. The question was asked what these alternatives would do to rates. The rate is the same for all, both commercial and residential for water & wastewater, which means when the residents rates go up, then UIB's rates will go up. Dale Schwade asked what is the guarantee and backing from UIB and Katie answered that there are ways to write contracts and insurance to assist, but she didn't feel either side is at that stage yet, but that is something that needs to be talked about. Katie continued that it is easier to add to water & water storage, than it is to add on to wastewater when needs increase. One can add a well and/or a water tower than add to a wastewater treatment facility. One of the priorities is to increase water storage by adding a 2nd tower or replace the current water tower. The current water tower needs rehab so maybe it would be more cost efficient to replace. Total gallons recommended is 600,000 gallons, either by adding a 500,000 gallon to current storage of 100,000 gallons. Katie has been in conversation with City's well maintenance vendor. She agreed with Casey that the wells need some maintenance to increase the output before another well would be added.

Special Election: Burnikel motioned to amend the original 02/06/2024 motion, for Special Election to be held to fill the Council vacancy, instead of appointment with the amendment to include the date of April 2, 2024 for the Special Election with Levenson 2nd. All 3 present voted Yes with Kalstabakken absent from vote. Motion approved for Special Election to be scheduled for April 2, 2024 to fill Council vacancy. Council is aware that the last date to appoint to fill the vacancy is March 4, 2024 to avoid a Special Election and they cannot agree on one to appoint currently.

Insurance Quote with deductible options: Cray Ins quoted different rates depending on deductible amount. Current policy is \$1,000 deductible and new quote is \$30,167; quote of \$29,078 with \$ 2,500 deductible and quote \$ 27,804 with \$5,000 deductible. Cottrell motioned for \$ 5,000 deductible with Burnikel 2nd. All 3 present voted Yes with Kalstabakken absent from vote. Motion approved for quote of \$ 27,804 with \$5,000 deductible.

Purchase of Property at 112 E Main Street: Mayor Rick brought a quote of \$ 14,000 for a new building to be installed on current City property. It is a 24 by 50 by 12 foot building for \$ 14,000. This includes installation but does not include preparing base, cement, insulation, water/sewer, heat, nor electricity. Council said that they would need a taller than 12 foot building in order to get City equipment to fit in. A visitor was asked how much their recent building cost to build and the answer was \$ 68,000 a few years ago. Council agreed that they are under oral contract to continue with their previous decision to buy 112 E Main Street instead of building a new structure.

Other: Mayor Rick said that he would contact Attorney Bart Seebach to see what current status of him agreeing to serve as City Attorney or not.

Levenson motioned to adjourn with Burnikel 2nd. All 3 present voted Yes. Meeting adjourned 6:16 pm.

Rick Kirkpatrick, Mayor

Jane Tibbals, City Clerk