

Minutes of the regular council meeting held October 30, 2023 at 6:00pm. Present council members Joe Buffington (excused), Rachel Teel-Vanderpool, Austin Miller, Ted Teel and Mary Moore. Mayor Sally Rodriguez, Public Works Director Josh Ferkei, City Attorney William McCullough, City Engineers Mike Janecek and Jay Brady, and City Clerk Tanna Leonard. Participants with a "*" behind their name participated electronically.

Meeting called to order at 6:01p.m. by Mayor Rodriguez.

Public Input-

Tony Follis asked to consider changing tomorrow's trick or treat to Friday because of the weather. The item was not on the agenda, so the council could not make an official decision.

Motion by Teel and seconded by Miller to approve up to \$2,500 to be used for time that the engineer is available to discuss any capital improvement plans or PFAS questions. Motion carried unanimously.

Water and wastewater Capital Improvement Plans were discussed by Tom Brady.

Water Utility CIP						
Priority Level 1 - Completed in the next 2 yrs.			Estimated		Actual	
	Elevated Tank	Painted	\$ 250,000.00		359,850.00	Approved to begin repairs
	4 Cell Gravity Sand Filter at WTP for Iron Removal	Replace (4) 4" Filter Effluent Air Valves		\$ 8,000.00		
	Well #1	160 Feet of 8" Casing Liner			83,405.00	Approved to begin repairs
	High Service Pump	Relocate Electrical Controls		\$ 10,000.00		
	Pre-chlorinating at WTP for Iron Oxidation & Post Chlorination for Disinfection	construct separate room for chlorinators		\$ 25,000.00		
	Lead Service lines and lead goosenecks	Unknown how many (cost for				\$6,000 each if encountered

		each, if found)				
	Pressure Reducing Valve on Hacker St South of 5th and N. of alley	Replace PRV, labor to install		\$ 10,000.00		
	Pressure Reducing Valve on Ash St Located SW of WTP	Replace PRV, labor to install		\$ 5,000.00		
	Fire Hydrants	Replace			\$ 110,210.00	Mike has ready to send to bid
	Three 4" Valves in Distribution system	valves need replacement		\$ 10,000.00		
	Backup Generator at well#1	Add New backup generator	\$ 58,787.00			Seeking grant from HSEMA
	Watermain on Jefferson	replace 800 LF of main		\$ 50,000.00	150,000.00	
	Project			\$ 821,465.00		
	Estimated Engineering Costs			\$ 123,219.75		
	Estimated Contingencies			\$ 82,146.50		
1,026,831.25				\$ 1,026,831.25		
Priority Level 2-Completed in the next 2-5 years						
	Aerator Detention tank at WTP	Pipe Insulation & Jacketing Replacement		\$ 20,000.00		
	4 Cell Gravity Sand Filter at WTP for Iron Removal	Clean & Paint Sand filter exterior		\$ 40,000.00		
	Well #2	Construct Replacement Well		\$ 400,000.00		
	Clearwell at WTP	Paint clear well access hatch	\$ 100,000.00	\$ 1,000.00		
	Project			\$ 461,000.00		

	Estimated Engineering costs			\$ 69,150.00		
	Estimated Contingency			\$ 46,100.00		
576,250.00						
Optional Additional Upgrades						
	Whole town water softener system	Estimated	\$ 800,000.00	\$ 1,000,000.00		
	Estimated Engineering costs		\$ 120,000.00	\$ 150,000.00		
	Estimated Contingency		\$ 80,000.00	\$ 100,000.00		
1,000,000.00			\$ 1,000,000.00	\$ 1,250,000.00		
	Carbon filter PFAS treatment system	Estimated	\$ 800,000.00	\$ 1,000,000.00		
	Estimated Engineering costs		\$ 120,000.00	\$ 150,000.00		
	Estimated Contingency		\$ 80,000.00	\$ 100,000.00		
1,000,000.00			\$ 1,000,000.00	\$ 1,250,000.00		
			\$ 70,000.00	\$ 90,000.00		

Sewer Utility CIP						
Priority Level 1 - Completed in the next 2 yrs.			Estimated		Actual	
	Dodge Street Lift Station	Replace Emergency Generator		\$ 50,000.00		
	West End Lift Station	Replace Electrical Controls		\$ 20,000.00		
	Aeration Tanks	Repair Cracks in aeration tank walls		\$ 50,000.00		
	Aeration Tanks	Provide kickplates on		\$ 8,000.00		

		Aeration tank Handrails				
	Final Clarifiers	Install South Clarifier Drive Gear Box		\$ 1,000.00		
	Final Clarifiers	Seal Gap in North Clarifier Weir		\$ 500.00		
	Yard Hydrant Near Final Clarifiers	Replace Yard Hydrant & Valve Box		\$ 4,000.00		
	Ultraviolet Disinfection System	Replace 6 UV Lamps		\$ 1,500.00		
	Project			\$ 135,000.00		
	Sewer Lining	Line Sewers		\$ 41,292.00		
	Estimated Engineering Costs			\$ 20,250.00		
	Estimated Contingencies			\$ 13,500.00		
\$ 210,042.00				\$ 210,042.00		

Priority Level 2-Completed in the next 2-5 years						
	Dodge Street Lift Station	Replace wet well/drywell type lift station w/submersible station		\$ 200,000.00		
	West End Lift Station	Replace Emergency Generator		\$ 50,000.00		
	West End Lift Station	Replace wet well force main piping		\$ 8,000.00		
	Grit Screw Conveyor	Paint pipe enclosing screw conveyor		\$ 3,000.00		
	Grit Washer	Paint top of grit washer		\$ 1,000.00		
	Treatment Plant Emergency Generator	Replace Generator		\$ 100,000.00		
	Liquid Sludge Haul Tractor		\$ 100,000.00	\$ 150,000.00		

	Liquid Sludge Applicator		\$ 25,000.00	\$ 50,000.00		
	Project			\$ 562,000.00		
	Estimated Engineering costs			\$ 84,300.00		
	Estimated Contingency			\$ 56,200.00		
\$ 702,500.00						
Priority Level 3-Completed in the next 5-10 Days						
	Aeration Blowers	Replace Aeration Blowers		\$ 100,000.00		
	Wastewater plant control/laboratory	Paint Exterior Wood Trim on Control Building/Lab	\$ -	\$ 4,000.00		
	Project			\$ 104,000.00		
	Estimated Engineering			\$ 15,600.00		
	Estimated Contingency			\$ 10,400.00		
\$ 130,000.00						

\$ 1,042,542.00

The council discussed the priorities and costs associated.

Motion by Teel and seconded by Miller to move into closed session per Iowa code 388.9 to discuss marketing and pricing information at 6:31pm. Motion carried unanimously.

Motion by Miller and seconded by Teel to open the meeting at 7:17pm. Motion carried unanimously.

Motion by Teel and seconded by Miller to move forward with what was discussed in closed session. Motion carried unanimously.

The council discussed priorities from CIP's, fire hydrant installation, well #1 backup generator and sewer lining.

Motion by Teel and seconded by Miller to move forward with approving all priority one improvements for both sewer \$210,042.00 and water \$ 1,026,831.25 clerk will research alternative funding for as many projects possible and prepare numbers for rate increases to cover the expenditures.

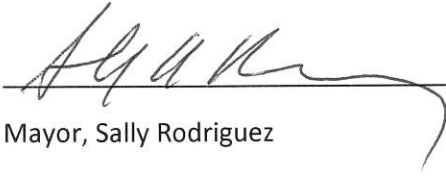
Motion by Miller and seconded by Teel to extend the meeting. Motion carried unanimously.

Motion by Miller and seconded by Teel to move into closed session at 7:58 per Iowa Code 21.5C to discuss strategy with legal council in matters that are presently in litigation of where litigation is imminent and where its disclosure would be likely to prejudice or disadvantage the government.


Motion by Teel and seconded by Moore to move from closed session at 8:13pm. Motion carried unanimously.

Motion by Teel and seconded by R.Teel-Vanderpool to proceed with what was agreed upon in closed session. Motion carried unanimously.

Motion by Moore and seconded by Teel to adjourn the meeting at 8:16pm. Motion carried unanimously.



Mayor, Sally Rodriguez



City Clerk, Tanna Leonard