

## STATEMENT OF COUNCIL PROCEEDINGS

March 6, 2023 6:00 p.m.

The City Council of Boone, Iowa, met in regular session in the City Hall Council Chambers on March 6, 2023, at 6:00 p.m. with Mayor Slight presiding. The meeting was also available via Zoom. The following Council Members were present: Byrd, McGinn, Stines, Moorman, Hilsabeck, and Williamson. Absent: none.

Moorman moved; McGinn seconded to approve the agenda as presented. Ayes: McGinn, Stines, Moorman, Hilsabeck, Williamson, and Byrd. Nays: none.

Skare advised that EMC Insurance preformed an update to valuations on City buildings and because of inflation, the value of the buildings has increased significantly. The largest increase in valuation was to the Library building, coming in at an \$18 million dollar replacement cost. Hans Boehm, Boehm Insurance, proposed insuring the Library building at \$7.5 million, by replacing it with today's functional material cost, not brick by brick. Skare added that currently the City has a \$1,000.00 deductible for each occurrence on property and presented the cost savings by increasing the deductible.

Stines moved; Williamson seconded to approve insuring the Library building at \$7.5 million with the understanding that it would be replaced with functional material cost. Ayes: Stines, Moorman, Hilsabeck, Williamson, Byrd, and McGinn. Nays: none.

Stines moved; Byrd seconded to change the City's deductible to \$10,000.00 per occurrence lowering the premium \$28,000.00. Ayes: Moorman, Hilsabeck, Williamson, Byrd, McGinn, and Stines. Nays: none.

Mayor Slight announced that this is the time and place for a public hearing for the consideration of the sale of property described as: Lot 7 in Northwest ¼ of Southeast ¼, and Lots 2 and 3 and North 348 feet of Lot 4 in Southwest ¼ of Southeast ¼ of Section 29, Township 84 North, Range 26, West of the 5<sup>th</sup> P.M., in the City of Boone, Boone County, Iowa, except public highway; and except that part of Lot 3 in Southwest ¼ of Southeast ¼ of said Section 29, described as: Beginning at the South ¼ corner of said Section 29, thence North 00°00' East 1007.5 feet on the West line of said Southwest ¼ of Southeast ¼ to the point of beginning, thence continuing North 00°00' East 208.0 feet, thence South 89°03 ½ ' East 305.04 feet, thence South 00°00' West 203.0 feet, thence North 90°00' West 305.0 feet to the point of beginning, Boone County, Iowa. Mayor Slight asked if there were any written comments; no written comments were presented. Mayor Slight asked if there were any oral comments; no comments were made. Whereupon, the Mayor declared the hearing closed.

Moorman moved; Stines seconded to approve Resolution 3079 authorizing the sale of real estate and issuance of a Quit Claim Deed for a property described as Lot 7 in Northwest ¼ of Southeast ¼, and Lots 2 and 3 and North 348 feet of Lot 4 in Southwest ¼ of Southeast ¼ of Section 29, Township 84 North, Range 26, West of the 5<sup>th</sup> P.M., in the City of Boone, Boone County, Iowa, except public highway; and except that part of Lot 3 in Southwest ¼ of Southeast ¼ of said Section 29, described as: Beginning at the South ¼ corner of said Section 29, thence North 00°00' East 1007.5 feet on the West line of said Southwest ¼ of Southeast ¼ to the point of beginning, thence continuing North 00°00' East 208.0 feet, thence South 89°03 ½ ' East 305.04 feet, thence South 00°00' West 203.0 feet, thence North 90°00' West 305.0 feet to the point of beginning, Boone County, Iowa. Ayes: Hilsabeck, Williamson, Byrd, McGinn, Stines, and Moorman. Nays: none.

Mayor Slight announced that this is the time and place for a public hearing on the proposal to enter into a Development Agreement with BJB Boone Senior, LP. Mayor Slight asked if there were any written comments; no written comments were presented. Mayor Slight asked if there were any oral comments; no comments were made. Whereupon, the Mayor declared the hearing closed.

Moorman moved; Williamson seconded to approve Resolution 3080 approving and authorizing the execution of a Development Agreement by and between the City of

Boone and BJB Boone Senior, LP. Ayes: Williamson, Byrd, McGinn, Stines, Moorman, and Hilsabeck. Nays: none.

Byrd moved; Hilsabeck seconded to set a public hearing for March 20, 2023 for 6:00 p.m. on the proposed plans, specifications, form of contract, and estimate of cost for the West Park Avenue and South Marion Street Reconstruction and Paving Project. Ayes: Byrd, McGinn, Stines, Moorman, Hilsabeck, and Williamson. Nays: none.

Williamson moved; Hilsabeck seconded to set a public hearing for March 20, 2023 for 6:00 p.m. on the proposed plans, specifications, form of contract, and estimate of cost for the Water Treatment Plant Controls and Telemetry Upgrades. Ayes: McGinn, Stines, Moorman, Hilsabeck, Williamson, and Byrd. Nays: none.

Moorman moved; Hilsabeck seconded to set a public hearing for March 20, 2023 for 6:00 p.m. on the proposed plans, specifications, form of contract, and estimate of cost for the Boone Fire Station Addition. Ayes: Stines, Moorman, Hilsabeck, Williamson, Byrd, and McGinn. Nays: none.

Chief Wiebold requested raising police wages to be competitive with surrounding departments, retain current Police Officers, and recruit new officers. Wiebold suggested this can be accomplished with no additional funding and saving approximately \$18,000.00 in benefits by include the four (4) hours of over-time officers work into their base salary and reduce staff to seventeen (17) officers from eighteen (18) and splitting the salary of the eighteenth officer between the seventeen (17) officers. Byrd moved; Williamson seconded to approve the reduction of full-time police officers to seventeen (17) in order to raise police wages and including the four (4) hours of overtime they currently work as regularly scheduled hours. Ayes: Moorman, Hilsabeck, Williamson, Byrd, McGinn, and Stines. Nays: none.

Elmquist presented the City Health Insurance renewal with Iowa Public Employers Pool (IPEP) at a proposed 19% increase with United Health Care. In addition, Elmquist presented an alternative Program, Iowa Governmental Health Care Plan (IGHCP), a Wellmark of Iowa Trust that has provided a rate that would save the City 19.6%. Elmquist explained the plan changes between United Health Care and Wellmark: with the most notable changes being with prescriptions going from a 2-tier plan to a 4-tier plan and with Emergency Room visits going from a co-pay to deductible plus co-insurance. Staff recommends moving forward with IGHCP and reimbursing employees \$55.00 for prescriptions that fall into fourth-tier and moving COBRA and Flex Administration to Employee Benefits Systems (EBS). EBS will continue to be the third-party administrator for the partial self-insurance and dental plans. Stines moved; Moorman seconded to approve moving forward with IGHCP Health Insurance Plan for Fiscal Year 2024 and reimbursing employees \$55.00 per tier-4 prescription with a copy of a receipt. Ayes: Hilsabeck, Williamson, Byrd, McGinn, Stines, and Moorman. Nays: none.

Moorman stated he attended the Main Street luncheon with Skare on February 28, 2023; it was informative and helpful with bringing the project forward.

Moorman advised that Ames Economic Development Commission (AEDC) is working on two (2) \$100,000.00 Catalyst Grants.

Elmquist updated the Council that the reduction of the Rollback that the State passed resulted in a reduction to the General Fund of \$99,740.00; the City has been able to accommodate for all but approximately \$30,000.00. Staff would like to use cash reserves to cover this deficit with the understanding that we will accommodate for this shortage in the future. Council had no objections.

In addition, the Rollback reduction reduced the Trust and Agency Fund by \$86,503.00. The savings received by going with IGHCP will cover this deficit plus the \$130,000.00 of cash reserves that we had initially planned on using.

Mayor Slight asked if there were any questions or items to be removed from the Consent Agenda; no requests were made.

McGinn moved; Byrd seconded to approve the following items on the Consent Agenda:  
 1) Minutes of previous meetings. 2) Bills payable. 3) Resolution 3081 authorizing the execution of a Professional Service Agreement for the annual 4<sup>th</sup> of July fireworks display with J&M Displays in the amount of \$13,500.00. 4) Resolution 3082 approving the hiring of Rylie S. Bryant as a new full-time Police Officer to fill a vacancy, with a salary of \$4,597.67 per month. Ayes: Williamson, Byrd, McGinn, Stines, Moorman, and Hilsabeck. Nays: none.

A & M Laundry	Supplies	61.02
ABDO-Spotlight-Magic Wagon	Library Materials	376.48
Access Systems Leasing	Printing Contract	168.40
Access Systems Leasing	Printing Contract	164.97
Aflac	Payroll	15.75
Alliant Energy	Utilities	3,644.96
Alliant Energy	Utilities	2,440.93
Alliant Energy	Utilities	15,701.07
Allstate Benefit Group	Payroll	212.14
Amazon Capital Services	Clothing Allowance/Supplies	235.94
Amazon Capital Services	Library Supplies/Materials	1,214.16
Syncb/Amazon	Library Materials	693.13
American Underground Supply	Leak Detector	3,950.00
Axon Enterprise	Battery Packs	377.28
Ben Kautza	Reimbursement	100.00
Boehm Insurance Agency	Insurance Premium	177.00
Bolton & Menk	Engineering	5,809.50
Bomgaars	Parts/Supplies	265.18
Boone Ace Hardware	Parts	32.59
Boone Area Humane Society	Contract Services	6,941.18
Boone Bank & Trust Payroll	Payroll	150.00
Boone County Auditor	Dispatch Services	54,250.00
Boone County Landfill	FY 2023 Assessment	5,191.67
Boone County Landfill	Landfill Disposal	45.00
Boone Hardware	Parts/Supplies	64.32
Brodart	Library Supplies	96.77
Cathryn Gebhart	Technology Class Instructor	250.00
Gale/Cengage Learning	Library Materials	91.97
Center Point Publishing	Library Materials	613.62
Chase	Supplies/Subscriptions/Services	1,156.93
Christopher Truckenmiller	Band Services	400.00
City Of Boone	Utilities	30.54
City Of Boone	Utilities	390.67
Collection Services Center	Payroll	506.69
Dakota Supply Group	Marking Paint	240.00
Dale Farnham	Contract Services	4,577.00
David Ades	Car Allowance	250.00
Delta Dental Of IA	Payroll	557.56
Elder Corporation	628 Story Retainage	1,500.00
Hunter Lane	411 Medical	1,109.49
Elm USA	Disc Cleaning Parts	351.62
Everbridge	Nixle Renewal	5,635.00
Farnham Aviation Services	Diesel	46.00
AT&T Mobility	Wireless Services	213.57
Fray Fitness	Weights	479.20
Eichinger Brothers	Waste Removal	54.00
WW Grainger	Supplies	21.33
Graymont Western Lime	Chemicals	7,491.87
Grimes Asphalt & Paving	Cold Mix	484.80
Hach Company	Nutrient Buffer Pillows	142.77

Hawkins Water Treatment Group	Chemicals	5,717.58
Hull Plumbing And Heating	Radiator Controller	266.92
IA Library Association	Membership	150.00
IA One Call	Locates	28.20
Ingram Book Company	Library Materials	2,874.99
IPERS	Payroll	13,032.45
Jim Robbins	Legal Services/Reimbursement	6,700.00
John Mayse	Reimbursement	15.98
John Slight	Car Allowance	150.00
Ascend Learning Holdings	Fire Class	276.64
Kruck Plumbing & Heating	Repairs	645.98
Matthew Dietrick	Reimbursement	20.77
Andrew Lynn McGill	Computer Contract/Reimbursement	2,970.00
Members 1st Credit Union	Payroll	144.00
Michael D Stephenson	Mailbox Claim	100.00
Mid-America Publishing & Printing	Madrid Register Subscription	36.00
Midwest Quality Wholesale	Office/Janitorial Supplies	307.99
Midwest Tape	Library Materials	1,114.76
Mission Square Retirement	Payroll	2,166.90
Paul & Kelley Molitor	Snow Removal	12,811.50
Municipal Emergency Services	Repairs	500.43
Municipal Fire & Police Retirement	Payroll	25,601.56
Mutual Of Omaha	Insurance Premiums	243.67
Mutual Of Omaha	Payroll	326.60
NCL Of Wisconsin	Lab Chemicals	141.79
North Risk Partners	411 Medical	46.20
Ondrea Elmquist	Car Allowance	250.00
Opencom	Internet Service	136.90
Optum-UHC Flex	Payroll	476.66
Optum-UHC Flex	Payroll	30.00
Petroleum Marketers Mutual	Underground Tank Insurance	4,016.00
Preferred Pest Management	Pest Control	68.00
Pritchard Bros Plumbing	Replace Air Conditioning Unit	11,700.00
Quality One	Custodial Services	1,741.09
Staples	Office Supplies	104.55
R & W Power	Chain Sprocket Cover	29.36
Sirchie Acquisition	Specimen Collection Test Kits	90.10
Solar Traffic Systems	Solar Speed Signs	7,247.00
Staples	Office Supplies	298.92
State Of IA	Payroll	6,175.89
Ed Stivers Ford	USB Port Hub	224.60
Story County Treasurer	Drug Task Force	1,685.88
Tina Lair-Van Meter	Reimbursement	175.00
Total Choice Shipping	Shipping Charges	15.34
Twin Rivers Engineering	Digital Controls Engineering	2,958.57
HD Supply	Lab Equipment	547.73
Cellco Partnership	Wireless Services	212.55
Vision Bank	Payroll	31,264.92
VisionBank Of IA	Department Supplies/Software	490.02
Capital One	Supplies/Equipment	284.31
Walters Sanitary Service	Waste Removal	61.61
Walters Sanitary Service	Waste Removal	336.62
William Skare	Car Allowance	300.00
Windstream	Phone Service	1,840.55
Xerox Corporation	Copier Agreement	54.49
Above Average Properties	Utility Deposit Refund	125.00
Chloe E Benson	Utility Deposit Refund	125.00
Kylie Bergren	Utility Deposit Refund	62.33

Kenneth N Cantonwine	Utility Deposit Refund	125.00
Andrew J Crawford	Utility Deposit Refund	125.00
Erik Creger	Utility Deposit Refund	125.00
Van A Erwine	Utility Deposit Refund	125.00
Alyssa Hemminger	Utility Deposit Refund	125.00
Richard W Higgins	Utility Deposit Refund	125.00
Nathan D Humeston	Utility Deposit Refund	125.00
Catharine M Jensen	Utility Deposit Refund	125.00
Jared F Kennon	Utility Deposit Refund	125.00
Nick L Kriegel	Utility Deposit Refund	125.00
Stephen L Lindahl	Utility Deposit Refund	125.00
Christopher M Marchman	Utility Deposit Refund	81.76
Terry L Montang	Utility Deposit Refund	125.00
Alishea Pearson	Utility Deposit Refund	125.00
Paige M Peitzman	Utility Deposit Refund	125.00
James R Silke	Utility Deposit Refund	125.00
Jennifer J Upah	Utility Deposit Refund	125.00
Troy Van Maaren	Utility Deposit Refund	125.00
Paid Report Total		280,700.73

Fund	Disbursements
General	152,580.37
Special	8,156.04
Hotel/Motel	0.00
Road Use Tax	16,206.67
Debt Service	0.00
Water Utility	39,728.15
Sewer Utility	18,508.84
Family Resource Center	3,430.50
Capital Project	7,919.72
Storm Water Utility	1,713.87
Expendable Trust	12,077.97
Agency Account	20,378.60

Stines moved; Byrd seconded to approve waiving the second reading of Ordinance 2285 repealing Ordinance 2026 providing for the division of taxes levied on taxable property in the Boone Southwest Urban Renewal Area, in the City of Boone, Iowa, pursuant to Section 403.19 of the Code of Iowa. Ayes: Byrd, McGinn, Stines, Moorman, Hilsabeck, and Williamson. Nays: none.

Hilsabeck moved; Williamson seconded to approve the third reading of Ordinance 2285 repealing Ordinance 2026 providing for the division of taxes levied on taxable property in the Boone Southwest Urban Renewal Area, in the City of Boone, Iowa, pursuant to Section 403.19 of the Code of Iowa. Ayes: McGinn, Stines, Moorman, Hilsabeck, Williamson, and Byrd. Nays: none.

Moorman moved; Hilsabeck seconded to adopt Ordinance 2285 repealing Ordinance 2026 providing for the division of taxes levied on taxable property in the Boone Southwest Urban Renewal Area, in the City of Boone, Iowa, pursuant to Section 403.19 of the Code of Iowa. Ayes: Stines, Moorman, Hilsabeck, Williamson, Byrd, and McGinn. Nays: none.

Jason and Todd Borkowsk addressed the Council with concerns on the safety of Highway 30 and provided several suggestions including: lowering the speed limit, adding stop lights and signage.

Cory Rose, candidate running for Boone County Sherriff, introduced himself and changes he would like to make.

Williamson moved; Hilsabeck seconded to go into closed session at 7:11 p.m. pursuant to Iowa Code Section 21.5(b) to discuss strategy with counsel where litigation is imminent, where its disclosure would be likely to prejudice or disadvantage the position of the City of Boone in that litigation. (Wastewater Disinfection System Improvements). Ayes: Moorman, Hilsabeck, Williamson, Byrd, McGinn, and Stines. Nays: none.

Stines moved; Moorman seconded to come out of closed session at 7:42 p.m. Ayes: Hilsabeck, Williamson, Byrd, McGinn, Stines, and Moorman. Nays: none.

Moorman moved; Stines seconded to pay Fox Strand up to \$79,100.00 with no further payments until Wastewater Disinfection System Improvements Project is complete. Ayes: Williamson, Byrd, McGinn, Stines, Moorman, and Hilsabeck. Nays: none.

There being no further business to come before the Council the meeting was adjourned at 7:44 p.m.

ATTEST:

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Ondrea Elmquist Clerk/Finance Officer

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John Slight, Mayor