

STATEMENT OF COUNCIL PROCEEDINGS

August 19, 2024 6:00 p.m.

The City Council of Boone, Iowa, met in regular session in the City Hall Council Chambers on August 19, 2024, at 6:00 p.m. with Mayor Stines presiding. The meeting was also available via Zoom. The following Council Members were present: Henson, Kahookele, Moorman, Hilsabeck, Williamson, and Angstrom. Absent: Byrd.

Moorman moved; Williamson seconded to approve the agenda as presented. Ayes: Henson, Kahookele, Moorman, Hilsabeck, Williamson, and Angstrom. Nays: none.

Mayor Stines announced that this is the time and place for a public hearing for the consideration of the sale of public right-of-way; N/S alley in the 1300 block of West 2nd Street between the properties of 1310 West 2nd Street and 1316 West 2nd Street, Boone, Iowa. Mayor Stines asked if there were any written comments; no written comments were presented. Mayor Stines asked if there were any oral comments; no comments were made. Whereupon, the Mayor declared the hearing closed.

Hilsabeck moved; Williamson seconded to approve Resolution 3250 authorizing the alley vacation of the N/S alleyway in the 1300 block of West 2nd Street between the properties of 1310 West 2nd Street and 1316 West 2nd Street, Boone, Iowa. Ayes: Kahookele, Moorman, Hilsabeck, Williamson, Angstrom, and Henson. Nays: none.

Mayor Stines announced that this is the time and place for a public hearing for a request of a zoning change of parcel(s) of property generally described as Parcel #088426353182002 and Parcel #088426353182003 in the 2600 block of Eastgate Drive, NE of the intersection of US Hwy 30 and Cpl. Roger Snedden Drive, Boone, Iowa from an A-1 (Agricultural District) to M-4 (General Industrial District). Mayor Stines asked if there were any written comments; no written comments were presented. Mayor Stines asked if there were any oral comments; Dr. Scott McClure, owner of Midwest Equine PC, 2615 Eastgate Drive, stated his concerns that increased truck traffic, noise, and twenty-four (24) hour lighting from the proposed Daisy facility is incompatible with his business. After the comments, the Mayor declared the hearing closed.

Mayor Stines announced that this is the time and place for a public hearing to consider the granting of an easement along Cpl. Roger Snedden Drive to Interstate Power and Light Company. Mayor Stines asked if there were any written comments; no written comments were presented. Mayor Stines asked if there were any oral comments; no comments were made. Whereupon, the Mayor declared the hearing closed.

Williamson moved; Hilsabeck seconded to approve Resolution 3251 authorizing the execution of an easement between Interstate Power and Light Company and the City of Boone. Ayes: Moorman, Hilsabeck, Williamson, Angstrom, Henson, and Kahookele. Nays: none.

Mayor Stines announced that this is the time and place for a public hearing on the proposition to authorize a Loan and Disbursement Agreement and the Issuance of Notes to evidence the obligations of the City thereunder. (\$1,700,000 Water Revenue Capital Loan Notes). Mayor Stines asked if there were any written comments; no written comments were presented. Mayor Stines asked if there were any oral comments; no comments were made. Whereupon, the Mayor declared the hearing closed.

Moorman moved; Henson seconded to approve Resolution 3252 instituting proceedings to take additional action for the authorization of a Loan and Disbursement Agreement and the issuance of not to exceed \$1,700,000 Water Revenue Capital Loan Notes. Ayes: Hilsabeck, Williamson, Angstrom, Henson, Kahookele, and Moorman. Nays: none.

Mayor Stines announced that this is the time and place for a public hearing on the proposition to authorize a Loan and Disbursement Agreement and the Issuance of Notes to evidence the obligations of the City thereunder. (\$780,000 Sewer Revenue Capital Loan Notes). Mayor Stines asked if there were any written comments; no written comments were presented. Mayor Stines asked if there were any oral comments; no comments were made. Whereupon, the Mayor declared the hearing closed.

Moorman moved; Hilsabeck seconded to approve Resolution 3253 instituting proceedings to take additional action for the authorization of a Loan and Disbursement Agreement and the issuance of not to exceed \$780,000 Sewer Revenue Capital Loan Notes. Ayes: Williamson, Angstrom, Henson, Kahookele, Moorman, and Hilsabeck. Nays: none.

Williamson moved; Hilsabeck seconded to approve Resolution 3258 fixing a date of September 3, 2024 at 6:00 p.m. for a public hearing on the proposal to enter into a Development Agreement for a commercial project with Prairie Place, LLC. Ayes: Angstrom, Henson, Kahookele, Moorman, Hilsabeck, and Williamson. Nays: none.

Hilsabeck moved; Williamson seconded to approve Resolution 3259 fixing a date of September 3, 2024 at 6:00 p.m. for a public hearing on the proposal to enter into a Development Agreement for a residential project with Prairie Place, LLC. Ayes: Henson, Kahookele, Moorman, Hilsabeck, Williamson, and Angstrom. Nays: none.

Henson moved; Williamson seconded to approve Resolution 3254 approving an Amendment and Restated Operation Services Agreement for the operation and maintenance of the Water and Wastewater Treatment Facilities with USW Utility Group (USWUG) for five (5) years. Ayes: Kahookele, Moorman, Hilsabeck, Williamson, Angstrom, and Henson. Nays: none.

There is will a special Utility Committee meeting, August 29, 2024 from 2:00 p.m. to 4:00 p.m. to discuss a draft water study.

Hilsabeck moved; Henson seconded to approve Resolution 3255 authorizing the execution of a Community Catalyst Building Remediation Grant Agreement between the Iowa Economic Development Authority (IEDA) and the City of Boone, 1003 Marshall Street, Boone, Iowa. Ayes: Moorman, Hilsabeck, Williamson, Angstrom, Henson, and Kahookele. Nays: none.

Ades presented the Daisy Brand, LLC request to rezone two (2) parcels of land from A-1 Agricultural District to M-4 General Industrial District for the purpose of building a processing facility. The Planning and Zoning Commission also recommended the approval of the rezoning.

Andrews updated the Council on the progress of the Story Street/Downtown Mill and Overlay Project.

Cornelis advised that the delivery of the playground equipment for Franklin Park is scheduled for the week of August 26, 2024 but installation has been moved back to the end of September. Cornelis stated that the pool will close to the public August 25, 2024, with the dog swim on August 26, 2024, and he has been driving around looking for any dying trees within the City right-of-way.

Hilsabeck moved; Williamson seconded to accept a \$94,000.00 Assistance to Firefighters Grant (AGF) award with a 5% local City match of \$4,700.00 for the Fire Department to install a vehicle exhaust removal system. Ayes: Hilsabeck, Williamson, Angstrom, Henson, Kahookele, and Moorman. Nays: none.

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

Henson moved; Hilsabeck seconded to approve the following items on the Consent Agenda: 1) Minutes of previous meetings. 2) Bills payable. 3) Alcohol License renewal for Cedar Pointe Golf Course. 4) Alcohol License renewal for Yoke's Railhouse. 5) Resolution 3256 authorizing the sale of personal City Property, iPhone 12 to William Skare for market value of \$100.00. 6) Resolution 3257 authorizing the Pufferbilly Days Committee certain authorities within the right-of-way for the purpose of safety and organization of the Pufferbilly Days event. Ayes: Williamson, Angstrom, Henson, Kahookele, Moorman, and Hilsabeck. Nays: none.

3E	City Hall Lights	115.71
Aaron J Pelleymounter	Utility Deposit Refund	125.00
Acco Unlimited Corp	Chemicals	5,662.68
Adam Huffman	Overpayment Refund	22.96
AGSource Laboratories	Pool Water Testing	57.00
Ahlers & Cooney	Legal Services	5,152.00
Alexis L Stine	Utility Deposit Refund	125.00
Alliant Energy	Utilities	2,778.66
Alliant Energy	Utilities	1,216.90
Alliant Energy	Utilities	54,878.29
Amazon Capital Services	Supplies	89.99
Amazon.Com	Supplies	38.99
American Legion Post #56	American Flags	150.00
Amy Peterson	Utility Deposit Refund	75.00
Angel & Maria Diaz	Utility Deposit Refund	75.00
Arnold Motor Supply	Parts/Supplies	78.38
Arnold Motor Supply	Parts/Supplies	499.27
Arnold Motor Supply	Parts/Supplies	4,148.44
Asa J Wayland	Utility Deposit Refund	93.62
Atlantic Coca-Cola Bottling	Pool Concessions	422.38
Bao Thao	Utility Deposit Refund	125.00
Boehm Insurance Agency	Insurance Premium	3,129.00
Bolton & Menk	Engineering Fees	5,925.00
Bomgaars	Parts/Supplies	75.74
Bomgaars	Parts/Supplies	139.09
Boone Ace Hardware	Parts/Supplies	318.62
Boone Ace Hardware	Parts/Supplies	246.96
Boone County Hospital	Tests/Screenings	713.97
Boone County Landfill	Landfill Disposal	1,511.38
Boone Hardware	Parts/Supplies	6.49
Boone Hardware	Parts/Supplies	72.61
Boone News Republican	Publications	926.40
Bradley Rholl	Reimbursement	19.00
Brown Electric	Repairs	3,072.00
Brown Electric	Repairs	532.31
Builders First Source	Concrete Materials	27.72
CDS Global	Online Credit Card Processing	437.89
CDS Global	Processing/Programing/Postage	4,618.14
Central IA Ready Mix	Concrete Materials	6,476.50
Central IA Distributing	Supplies	302.00
CenturyLink	Phone Services	158.16
CenturyLink	Phone Services	77.85
CenturyLink	Phone Services	543.86
Christopher D Johnson	Utility Deposit Refund	23.47
City Of Boone	Utilities	28.81
Clouser Plumbing Technologies	Hydrant Valve Installation	8,000.00
Dakota Supply Group	Culvert Parts	1,340.56
Dale Farnham	Contract Services	4,856.00
Darci Newcomb	Swim Lesson Services	2,400.00
David C Smelcer	Utility Deposit Refund	17.45
Diamond Vogel Paints	Paint Supplies	1,980.00
Dick's Fire Extinguisher	Annual Inspection	83.00
Duncan Heating & Plumbing	Repairs	174.36
Edward Higgins	Subcontractor Services	900.00
Elixir Rx Solutions	411 Prescriptions	2,461.99
Emory M Stines	Utility Deposit Refund	125.00
Employee Benefit System	Payroll	465.00
Employee Benefit System	Payroll	237.46

Employee Benefit System	Payroll	80.00
Employee Benefit System	Payroll	80.00
Employee Benefit System	Payroll	15.00
Employee Benefit System	Payroll	50.00
Employee Benefit System	Payroll	13.75
Employee Benefit System	Payroll	13.75
Employee Benefit System	Payroll	13.75
Employee Benefit System	Payroll	13.75
Employee Benefit System	Payroll	10.00
Employee Benefit System	Payroll	10.00
Employee Benefit System	Payroll	13.75
Employee Benefit System	Payroll	13.75
Employee Benefit System	Payroll	13.75
Employee Benefit System	Payroll	13.75
Employee Benefit System	Payroll	13.75
Employee Benefit System	Payroll	13.75
Employee Benefit System	Payroll	13.75
Employee Benefit System	Payroll	10.00
Employee Benefit System	Payroll	55.60
Employee Benefit System	Insurance Premiums	107,453.82
Fareway	Pool Concessions	300.00
FirstNet	Wireless Services	1,308.35
Four State International Truck	Parts	689.57
Garbage Guys	Waste Removal	158.50
Garbage Guys	Waste Removal	20.50
Grainger	Parts/Supplies	316.32
Graymont Western Lime	Chemicals	7,868.04
Hawkins Water Treatment Group	Chemicals	5,238.23
Heartland Tire & Auto	Parts	122.00
Herman Drainage	Mowing	5,000.00
Hy-Vee Food Store	Pool Concessions/Supplies	112.37
I & S Group	Wellness Center Services	9,046.50
IA Law Enforcement Academy	Rifle/Firearm Instructor Recerts	350.00
Infobunker	Internet Services	166.00
Inland Truck Parts & Service	Parts	437.27
IA Dept Transportation	Cleaning Supplies	545.81
IA Plains Signing	Painted Pavement Markings	15,632.89
ItSavvy	Adobe License	78.00
Jace D Schultz	Utility Deposit Refund	125.00
Jennifer R Klemesrud	Overpayment Refund	125.00
Joshua D Price	Utility Deposit Refund	125.00
Joshua T Conte	Utility Deposit Refund	125.00
Julius L Matolek	Utility Deposit Refund	125.00
K & R Lawn Care	Nuisance Mowing	1,180.00
Kasey D Taggart	Overpayment Refund	36.55
Kathleen Chance	Utility Deposit Refund	125.00
Kathleen L Abrahamson	Swim Lesson Services	2,400.00
Kathryn K Schwartz	Utility Deposit Refund	125.00
Kenneth Slaba	Reimbursement	19.00
Kiesler's Police Supply	Ammo	4,474.35
Kruck Plumbing & Heating	Parts/Repairs	134.32
KWBG	Advertising Contract	367.20
Larissa M Huston	Utility Deposit Refund	125.00
Les's Auto	Tires	1,904.44
Lester Refrigeration	Ice Maker Repair	400.57
Lexipol	Annual Training	1,533.96
Lisa Wittrig	Utility Deposit Refund	47.42

Logan Reuland	Utility Deposit Refund	80.31
Martin Marietta Materials	Gravel	1,104.81
Martin Oil Wholesale	Fuel	19,663.19
McFarland Clinic	Testing	39.00
McGill Computer Service	Computer Services-	3,225.50
Merlyn E Harringa	Utility Deposit Refund	125.00
Mid IA Petroleum Equipment	Annual Test/Maintenance	2,754.66
Midwest Quality Wholesale	Custodial Supplies	70.00
Momar	Mosquito Spray	13,116.76
NICUSA	Service Fee	8.06
Nikkel & Associates	Repairs	715.78
NUSO	SIP/VOIP Lines	115.83
Ogden Telephone	Internet Services	101.27
Ogden Telephone	Internet Services	74.95
O'reilly Automotive Stores	Parts	164.32
Orkin	Pest Control Services	110.99
Portable Pro	Portable Toilet	435.00
Portable Pro	Portable Toilet	165.00
Pritchard Bros Plumbing	Repairs	443.80
R & W Power	Parts/Supplies	460.81
R & W Power	Parts/Supplies	72.00
Rexco Equipment	Parts/Supplies	204.13
Roger W George	Utility Deposit Refund	60.53
Ryan Scharfenkamp	Utility Deposit Refund	125.00
Samantha Wright	Pool Party Refund	25.00
Seth Janssen	Reimbursement	19.00
Shannon Carter	Utility Deposit Refund	24.21
Spring Green Lawn Care	Lawn Services	220.90
Staples Advantage	Office Supplies	84.04
Stephanie L Gentry	Utility Deposit Refund	125.00
Stivers Midwest Pro	New Patrol Car Upfitting	13,720.79
Storey Kenworthy	Office/Custodial Supplies	305.04
Stuehmer Contracting	Custodial Services	800.00
Sysco IA	Pool Concessions	3,432.15
Tammy K Harris	Utility Deposit Refund	125.00
TK Concrete	Concrete Materials	10,500.00
Treasurer/State Of IA	Water Excise/Sales/Pool Taxes	16,502.52
Us Water Services Corporation	Contract Services	79,689.99
Van Diest Supply Company	Parts/Supplies	337.15
Van Wall Equipment	Parts/Supplies	196.16
Van Wall Equipment	Repairs	1,949.62
Verizon Wireless Services	Wireless Services	41.18
VWR International	Parts/Supplies	139.30
Walters Sanitary Service	Waste Removal	584.00
Walters Sanitary Service	Waste Removal	820.00
Wicks Construction	15/33 S Runway	34,450.31
William Skare	Reimbursement	58.36
Xerox Corporation	Copier Agreement	30.97
Total Paid Bills		504,789.03

FUND	RECEIPTS	DISBURSEMENTS
General	176,510.43	93,229.69
Special	191,305.06	13,720.79
Hotel/Motel	42,462.51	-
Road Use Tax	141,775.08	54,730.73
Debt Service	0.00	-
Water Utility	323,677.15	112,375.79
Sewer Utility	281,217.16	63,604.15

Family Resource Center	2,311.81	697.89
Capital Project	22,055.74	54,921.81
Storm Water Utility	0.00	3,824.73
Expendable Trust	500.00	-
Agency Account	14,212.17	107,683.45

Moorman moved; Henson seconded to approve the first reading of Ordinance 2309 to allow the City of Boone, Iowa to change the All-Terrain and Off-Road Vehicles Ordinances; amending Chapter 77. Ayes: Angstrom, Henson, Kahookele, Moorman, Hilsabeck, and Williamson. Nays: none.

Williamson moved; Henson seconded to approve the first reading of Ordinance 2310 to rezone parcel(s) of property generally described as Parcel #088426353182002 and Parcel #088426353182003 from an A-1 (Agricultural District) to M-4 (General Industrial District) and amend the official zoning map. Ayes: Henson, Kahookele, Moorman, Hilsabeck, Williamson, and Angstrom. Nays: none.

Mayor Stines stated that the public unveiling of the Main Street designation was a good, well-attended event.

Moorman reminded the Council that the last Nights on the Green event is September 6, 2024 at the 8th Street and Story Street Green Space.

Moorman moved; Henson seconded to go into closed session at 6:29 p.m. pursuant to Iowa Code Section 21.5(1)(c) to discuss the strategy with Counsel in a matter that is presently in litigation, where its disclosure could be likely to prejudice or disadvantage the position of the City of Boone in that litigation. Ayes: Kahookele, Moorman, Hilsabeck, Williamson, Angstrom, and Henson. Nays: none.

Williamson moved; Hilsabeck moved to come out of closed session at 6:55 p.m. Ayes: Moorman, Hilsabeck, Williamson, Angstrom, Henson, and Kahookele. Nays: none.

There being no further business to come before the Council the meeting adjourned at 6:55 p.m.

ATTEST:

Ondrea Elmquist, Asst City Administrator/Clerk

Elijah Stines, Mayor