

REGULAR MEETING OF THE CITY COUNCIL OF KINGSLEY, IOWA

KINGSLEY CITY HALL

October 7, 2024 7:00 P.M.

Meeting Minutes

A. CALL TO ORDER

The Kingsley City Council met in regular session on October 7, 2024. Those present were Attorney Thompson, Councilmen Baker, Beelner, Bohle and Jasperson. Mayor Bohle presided over the meeting. Councilman Rolling was absent. Meeting called to order by Mayor Bohle.

The agenda was approved with a motion by Councilman Beelner, and seconded by Jasperson, all voted aye, motion carried.

B. APPROVAL OF MINUTES: 9/3 MEETING & Amendments (3)

Amendment Addition to the List of Bills September 3, 2024:

DEPARTMENT REPORTS:

b. City Clerk

Plymouth Co. Solid Waste	\$6,607.71
MidAmerican Energy, street lighting	\$2,145.67
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Total Amendment to Sept. 2024 List of Bills	\$8,753.38

Amendment to June 6, 2022 Meeting Minutes:

Wage Reporting

June 6, 2022 Meeting Minutes

Wage Review: Raises are as follows: V. Sitzmann, S. Jantz, J. Culler and **B. Slota** will be eight (8) percent; G. Sadler, B. Book, S. Schaeuble, E. Reinking, K. Edwards, S. Graves, B. Beller and J. Dunn will be six (6) percent on motion by Bohle, seconded by Jasperson, all voted aye, motion carried.

Wage Review Amendment:

Slota will be given an eight percent (+1.27) raise to her current wage of \$15.85/hour ending with \$17.12/hour and an additional (+2.89) raise to bring wage up to \$20.01/hour.

Amendment to NEW BUSINESS

September 3, 2024 Meeting Minutes:

NEW BUSINESS

- b. Dexter Mahrt was present as well as an architect, Brittany Ruba, from FEH Design to discuss Fire/Ambulance building Guaranteed Max Price as well as the underestimated portions of the building project. A request was made by Dexter Mahrt to increase the GMP in the amount of \$1,349,000.00 for the construction of the new fire/ambulance building by

an additional \$185,521.35. The request was made due to Dexter not properly estimating the HVAC and electrical bids for the building. If additional funds were not awarded, Dexter indicated that he would not honor the existing contract. Discussion was had regarding the different options available if Dexter walked away from the project, including hiring another CMAR and rebidding the project. The potential recourse against Dexter for not honoring the existing contract would involve litigation which would be lengthy and expensive.

In order to keep the project moving forward utilizing the least expensive option, the council agreed to increase the GMP by \$150,000. The additional funds from the City are to be applied to extra expenses for plumbing and electrical only. There will be an amendment to the existing contract to reflect the \$150,000 increase in the GMP. Motion to approve \$150,000 from Local Option to increase the GMP by Councilman Bohle, seconded by Jasperson. Roll Call: Rolling, aye; Baker, aye; Councilman Bohle, aye; Jasperson, aye; Beelner opposed. Motion carried.

Amendment: Councilman Bohle motioned to stay with the original contract, finding cost reduction in change orders would have to be approved by the council. Motion was never seconded. (this amendment to be inserted to the end of the first passage).

Motion to approve September 3, 2024 meeting minutes with an amendment to List of Bills in the amount of \$8,753.38 and the amendment to June 2022 meeting minutes Wage Review by Councilman Bohle, seconded by Baker, all voted aye, motion carried.

C. PUBLIC FORUM

Kristen & Bryce Beal and Cody & Abby Klaschen were present to discuss dog waste bags and receptacles for the walking trail. Also to add these receptacles to the park and all along the walking trail. Solar lighting was also discussed along the walking trail. This will be discussed further in the spring.

D. DEPARTMENT REPORTS:

a. Maintenance Report, Glen Sadler

Aerators are not working, Nexum will be called to service.

Step feeding process began at the lagoons for the SAGRS system, this process will run into December.

Relay replaced by Thompson Electric at pump house; relay burned out summer 2024, quote for new relay is approximately \$2,000.

Street patch placed on 3rd St. & Dover.

Water main leak on 3rd St. & along Clarendon.

Brian Book to take Waste Water certification the week of October 14th.

The city pool has been weatherized by ACCO & Beelner Service.

b. City Clerk: List of Bills

October Bills 2024

Adobe; 21.19 monthly	\$21.19
Agrivision Equipment, mower parts	\$254.50
AgState, chemicals	\$716.20
A-OX	\$62.51
AT&T, FirstNet	\$317.95
Badger Metering	\$56.48
Beelner Service	\$3,911.64
Bohle Construction, alley washout,	\$155.00
Bound Tree; Amb. supplies	\$445.47
Builders Sharpening & Service, maint. supplies	\$477.96
Century, copier contract	\$841.12
Certified Testing Services, Inc. (Fire/Amb. bldg.)	\$2,696.00
City of Merville, nuisance	\$1,474.55
Clark's Hardware	\$1,376.28
CLIA Laboratory Program; Ambulance cert. fee	\$248.00
Corporate Warehouse Supply; toner	\$979.75
FEH Design	\$2,976.00
Foundation Analytical Lab, testing (535.50 & 670.75)	\$1,206.25
Glen Sadler, reimb. Maint. supplies	\$17.10
Gray Television (KTIV), advertising (September)	\$1,888.90
Hawkins, pump supplies, (2642.68, 823.81, 1117.10)	\$4,583.59
Hometown Pantry	\$358.10
Hunzelman, Putzier & Co., audit	\$1,861.32
Iowa Association of Municipal Utilities, 2024-25 dues	\$825.00
Iowa DNR Annual Water Use Fee 2025	\$115.00
Iowa Information, legal publication	\$538.01
IA Dept of Revenue, WET tax (September)	\$1,411.20
ILEA; K. Schroeder academy	\$5,225.00
Ipers, (September)	\$7,553.42
IRS, Fed/Fica (September)	\$10,334.90
ISG; water project design	\$46,500.00
JoEtte Hiemstra; mileage reimb. 127.97& EMT conf. reimb.85.00	\$212.97
Kaden Schroeder; mileage reimb.(276.98, 243.88)	\$520.86
Keith Bohle; mileage reimb.	\$67.00
Kingsley Drug	\$358.11
Kingsley Post Office, utility postage	\$280.14

Kingsley Vol Amb, (September) runs	\$2,730.00
Kingsley Vol Amb, meal stipend	\$150.00
Kolbeck Inc., grinding/hauling charge	\$520.00
Kuchel Plumbing & Heating, Inc; Comm. Ctr. AC	\$418.85
Lammers Automotive	\$240.03
Mahoney Auto Repair L.L.C., (1989 Chevy-C70-427 circuit breaker/fuse replace	\$140.52
Microsoft 365 subscription renewal	\$99.99
Mid American Energy, Fire/Amb. bldg. easement	\$795.45
Mid American Energy, utility	\$6,690.60
O.C. Sanitation, Inc.	\$320.00
Ply. Co. Abstract; written search	\$125.00
Ply. Co. Solid Waste	\$6,547.87
Presto-X	\$225.61
Quill, (office supplies 76.00, 69.99)	\$145.99
REC, pole replacement @ tennis courts	\$1,385.65
Rick Bohle, expenses	\$100.00
Rolling Oil	\$83.87
SCE, LLC; lagoon jetting	\$901.50
Small Town Sportsman, LLC; ammo	\$707.71
State of Iowa, withholding (September)	\$1,483.70
Thompson Law; publication of legals	\$63.20
Thompson Solutions	\$14,389.58
UECO; utility equipment	\$714.75
United Healthcare, hlth ins premiums (September)	\$8,176.98
USA BlueBook; maint. supplies	\$475.82
Vicki Sitzmann, contract office coverage	\$1,110.00
Western Iowa Tech; CPR recertification Fire/Amb (25.00, 78.00, 60.00)	\$163.00
Wex	\$2,503.97
Wiatel	\$854.18
Total	\$153,131.29

Library Special Expenses:

A&B Business Solutions	\$26.61
Amazon, lib books	\$648.69
Baker & Taylor; lib books	\$1,264.95
Demco, supplies	\$443.96
Subscription (Reminisce)	\$36.72
Total	\$2,420.93

Fire Special Expenses:

Fire Special Expense Total	\$0.00
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October Bills 2024 Total	\$155,552.22
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Bound Tree, amb. supplies	\$136.46
ACCO, winterization	\$2,512.10
Thompson Solutions, chemical pumps/replace relay	\$176.41
Thompson Law	\$5,997.00
ISG	\$25,924.61
Total Additional October Bills	\$34,746.58

October Bills (previous page total)	\$155,552.22
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Total October Bills 2024	\$190,298.80
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Approval of the list of bills motioned by Councilman Jasperson, seconded by Baker, all voted aye, motion carried.

Expenses by Fund:

General, \$57,127.42 ; Road Use, \$3,288.07 ; Employee Benefits, \$10,710.77

Local Option, \$0.00; TIF, \$0.00; Library Special, \$0.00; Fire Dept. Special, \$115.00

Amb. Special, \$0.00; Fire Truck Special,\$0.00; Debt Service, \$0.00

Water, \$24,026.20 ; Sewer, \$8,445.25 ; Solid Waste, \$9,760.89

Total: \$206,459.60

Revenues by Function:

Charges for Services, \$ 77,142.10 ; Operating Grants, \$29,559.00

General, \$2,233.52 ; Transfer In, \$0.00; Total: \$108,934.62

Approval of the August's Treasurer's Report motioned by Councilman Bohle, seconded by Jasperson, all voted aye, motion carried.

c. Police Report, Chief Hannan

17 calls for service

2 arrests

Officer Kaden Schroeder is in week 6 of ILEA academy training.

d. Fire Report, Chief Brandon Sitzmann

9 calls in September

Hazardous Materials training held in Kingsley, Iowa on October 5, 2024. Service and communication problems with the comm center and other EMS providers during training. A case study on interference of communications quality for first responders regarding the equipment on the top of the water tower which may be emitting such interference.

E. OLD BUSINESS:

- a. Ordinance #280; Amending IPMC. Motion to approve IPMC Amendment, 3rd reading by Councilman Bohle, seconded by Beelner, all voted aye, motion carried.
- b. The 419 Rutland Street property is in the claim period lasting 120 days after the deed has been issued, 8/19/2024. The improvement to the exterior of the property such as the volunteer trees, rubbish and lawn have started to be rectified.
- c. East side of the 1st block of Burlington Street will be a project for this spring. The pipe recommendation from the engineer is 24" for drainage purposes.
- d. Real estate possible purchase. This will be discussed at the November meeting.
- e. Ordinance #281, second reading; Increasing the reconnection fee for water service from \$50.00 to \$100.00. Motion to approve fee increase by Councilman Baker, seconded by Jasperson. Roll Call: Rolling, absent; Bohle, opposed; Beelner, aye; Baker, aye; Jasperson, aye. Motion carried.
- f. Fire/Ambulance Building update. Dirt work has been done and now waiting on concrete/footings to begin. April completion for project projected. Increases on costs due to change orders. Deadline for concrete start October 16, 2024. Council meeting, with an FEH Design representative & Dexter Mahrt CMAr present, set for October 16th, 7:00 p.m. to discuss a concrete delay if needed.
- g. Pickleball Court Project update. The City of Kingsley has been a recipient of a grant in the amount of \$10,000 from the Community Foundation of Greater Plymouth County. A committee made up of residents of Kingsley who are avid pickleball players will be formed to organize some fundraising for the project.
- h. Pool repairs. Low diving board quote of \$3,940.40. Concrete work on pool deck, Specialized Concrete, get quote for work needing to be done.

F. NEW BUSINESS:

- a. Eric Lundell from Sanitary Services was present with the annual contract for renewal. He proposed that the rate for services be increased from \$13.00/ patron garbage charge monthly to \$14.25/ patron garbage to be charged monthly, (+\$1.25). Motion to approve the contract with an increase of \$1.25/ patron garbage monthly charge for the next 12 months by Councilman Bohle, seconded by Beelner, all voted aye. Motion carried.
- b. Nuisance Report, Dave Christiansen present. List of inspected properties and pending citations.

- c. Resolution #2024-12 proposing the sale of property-pickup sander spreader. Motion for Resolution #2024-12 bid opening set for November 4, 2024 at 7:15 p.m. by Councilman Jasperson, seconded by Beelner, all voted aye, motion carried.
- d. Police body camera update. The department needs new bodycam equipment. A quote from AXON for a five-year plan at a cost of \$55,866. Motion to move forward with purchase of new bodycam gear motioned by Councilman Jasperson, seconded by Bohle, all voted aye, motion carried.
- e. Community Center AC units update. Chad Kuchel was at the meeting to present options for the replacement of the three units located at the Kingsley Community Center. If structurally allowable, three, 5 ton units will be the best option for the space. Further investigation into lease to buy options with American Standard for municipal buildings. There is no firm pricing available currently. Moving forward with the three, five ton units to replace current air-conditioning at the Kingsley Community Center on motion by Councilman Bohle, seconded by Baker, all aye, motion carried.
- f. City Personnel.
Part-time librarian, Sheila Graves would like to propose a wage increase to her current wage of \$15.06 per hour in the event she is covering both the City Hall phone as well as the library to \$18.00 per hour. This proposal is going to be revisited after the end of 2024 and tracking of hours covered for the remainder of the year.

Maintenance employee Glen Sadler was present to inquire about his current wage, \$22.10 per hour. A maintenance employee was present to inquire about his current wage after certifications.

Motion to bring Glen Sadler's wage of \$23.00, an increase of \$.90 per hour by Councilman Baker, seconded by Beelner, all voted aye, motion carried effective payroll October 14, 2024.

G. OTHER BUSINESS:

a. Building Permits:

Motion to accept building permits by Councilman Jasperson, seconded by Beelner, all voted aye, motion carried.

Terry Kelly, chain link fence

Rick Schweitzberger, deck

Brad Nelson, deck

Marilyn Turner, gazebo

b. Adjournment

Motion to adjourn by Councilman Jasperson, seconded by Councilman Bohle, all voted aye, motion carried.

Rick Bohle, Mayor

ATTEST: Angela Becker

