

REGULAR MEETING OF THE CITY COUNCIL OF KINGSLEY, IOWA

KINGSLEY CITY HALL

September 3, 2024 7:00 P.M.

Meeting Minutes

A. CALL TO ORDER

The Kingsley City Council met in regular session on September 3, 2024. Those present were Attorney Thompson, Councilmen Baker, Beelner, Bohle, Rolling and Jasperson. Mayor Bohle presided over the meeting. 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: 8/5 MEETING

Approval of minutes with an amendment to List of Bills:

C. DEPARTMENT REPORTS:

Amendment to the List of Bills:

Iowa Information,	\$354.63 listed	\$273.48 actual
Library subscriptions,	\$139.65 listed	\$154.65 actual

Motion to approve August 5th, 2024 meeting minutes with amendment by Councilman Rolling, seconded by Beelner, all voted aye, motion carried.

D. PUBLIC FORUM

Julie Culler has an intern from the K-P school this fall at the library, Emerson Ploeger. She is requesting that the intern be paid \$10.00/hour, (4-6 hours/week) as the interns have been paid in the past years.

E. DEPARTMENT REPORTS:

a. Maintenance Report, Brian Book

Community Center AC units have not been working. North unit (2010) has a compressor out with another unit having a start relay out. The council discussed a new unit for the facility but will repair the remaining units.

The cities lead survey has been uploaded to the website.

The water tower inspection is due and should be happening in the next week.

The DNR archaeological dig on the well site will resume this month, September 9th.

A water leak on Park Drive was determined to be a service line which has been repaired at the cost to the homeowner.

The city pool has been drained and is waiting for weatherization.

b. City Clerk: List of Bills

Approval of the list of bills motioned by Beelner, seconded by Baker, all voted aye, motion carried.

September Bills 2024

Adobe; 21.19 monthly	\$21.19
ACCO, vinyl signs	\$249.17
Ahlers & Cooney; professional services	\$60.00
Amazon, flags	\$92.16
A-OX	\$60.75
AT&T, FirstNet	\$287.96
Badger Metering	\$56.48
Brian Book, phone reimb	\$80.00
Bottjen Implement; mower blades	\$80.97
Builders Sharpening & Service; weed eaters	\$544.49
Century, copier contract	\$194.60
Courtyard; academy lodging (K.Schroeder)	\$119.84
Dirt Road Design, website updates	\$375.00
EAPID, IA League of Cities	\$8.76
Fit My Feet; academy boots (K.Schroeder)	\$152.99
Foundation Analytical Lab, testing	\$568.50
Gov X; academy boots K. Schroeder	\$170.57
GrabTec; teeth for loader	\$265.00
Gray Television (KTIV), advertising (August)	\$1,885.00
Hometown Pantry	\$461.45
Hunzelman, Putzier & Co., audit	\$4,650.00
IA Dept of Revenue, WET tax (August)	\$1,654.39
Iowa DNR; annual fee	\$210.00
Iowa League of Cities Member Dues	\$1,179.00
Iowa League of Cities Annual Conference registration Sept.18-20	\$245.00
Iowa Prison Industries; academy clothing	\$230.00
Ipers, (August)	\$6,645.22
IRS, Fed/Fica (August)	\$10,224.17
ISG; water project design	\$10,680.00
Jack's Uniforms; police uniforms (82.90,11.00,57.95,298.30,58.85)	\$509.00
Keith Bohle; mileage reimb.	\$33.50
Kingsley Drug	\$10.15

Kingsley Post Office, utility postage	\$274.46
Kingsley Vol Amb, (August) runs	\$2,570.00
Kingsley Vol Amb, meal stipend	\$150.00
Mark Kunkel; community building cleaning	\$350.00
Mid-American Energy	\$5,812.63
Petty Cash Reimb; MidStates	\$135.68
Ply. Co. Abstract; written search	\$125.00
Ply. Co. Treasurer; tax PT NW 1/4 NW 1/4 KINGSLEY AGRIC 30-90-43	\$402.00
Presto-X; 72.47comm.ctr; city hall 80.67	\$153.14
Productivity Plus	\$24.00
Quill, (office supplies 75.98, 102.99)	\$178.97
Rick Bohle, expenses	\$100.00
State of Iowa, withholding (August)	\$1,578.54
Sunnybrook Flower Shop; arrangement Deputy funeral	\$115.00
United Healthcare, hlth ins premiums (August)	\$8,176.98
Total	\$62,151.71

Library Special Expenses:

A & B Business Solutions; lib copier lease	\$26.61
Amazon; library books	\$578.67
Baker & Taylor; lib books	\$660.72
Cengage; library books	\$302.50
State of Iowa; library program	\$25.00
Total	\$1,593.50

Fire Special Expenses:

Fire Special Expense Total

September Bills 2024 Total	\$63,745.21
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Additional September Bills 2024

Agstate	\$120.00
A-OX; oxygen	\$94.78
Baker & Taylor; lib books	\$286.76
Wiatel; phone/internet (pool, city hall, comm.bldg, police/maint)	\$858.99
Ziegler; hose/filters payloader	\$97.18
FEH Design; 2023022 Fire/Ambulance building	\$92,986.00

Michele Plendl; Reimb. EMT class	\$85.00
Foundation, water testing	\$723.00
Vicki Sitzmann; office coverage	\$1,447.50
WEX	\$2,184.11
Total Additional September Bills	\$98,883.32
September Bills (previous page total)	\$63,745.21
Total September Bills 2024	\$162,628.53

Expenses by Fund:

General, \$63,850.53; Road Use, \$112,092.99; Employee Benefits, \$10,520.58.

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

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

Water, \$54,389.84; Sewer, \$20,408.81 ; Solid Waste, \$9,743.78.

Total: \$271,006.53.

Revenues by Function:

Charges for Services, \$66,791.43; Operating Grants, \$1,010.23.

General, \$1,500.18; Transfer In, \$0.00; Total: \$69,301.84.

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

c. Police Report, Chief Hannan

12 calls for service

1 arrest

Officer Kaden Schroeder is in week 2 of ILEA academy training.

The school locked down this past week in Pierson, Iowa clarified the need for communication with Woodbury County emergency com center. The need for a handheld device to gain communication with Woodbury County Emergency Management in the event of a situation/lockdown involving Pierson, where the K-P middle school is located. The cost of a handheld device is in the \$3000-5000 range.

Explorer police cruiser is having wiring problems once again. Potential interest in the sale of this vehicle to the Sergeant Bluff, Iowa police department with Jereme Muller as the contact. Carl's has a fully equipped Chevy truck ready for sale listed at \$75,000. Plans to discuss a new police vehicle in 2025 fiscal year.

d. Fire Report, Chief Brandon Sitzmann
3 calls in August
The title for the 1986 GMC tanker was acquired and is now listed on Big Iron for sale.
Kingsley is a site for a Hazardous Material scenario training, October 5th.

e. Pool Report, Shelly Schaeuble & Emily Reinking
295 lessons this summer
Deficiencies 2024: diving board, cost to replace \$3,940.00
Pool deck, replace concrete

*price on a new slide-consult ACCO for pricing and reputable slide manufacturers.

F. OLD BUSINESS:

a. Public hearing 7:15 p.m.; sale of property at 308 Dover Street. Motion to open bids for property sale by Councilman Rolling, seconded by Baker, all voted aye, motion carried.

Troy Bottorff initial bid of \$10.00, counter to 250.00, accepted bid of \$500.00

Douglas Kraft initial bid of \$200.00, counter to 300.00

Motion to close bidding for property sale by Councilman Rolling, seconded by Beelner, all voted aye, motion carried.

b. Resolution 2024-10 to approve the sale of 308 Dover Street to Troy Bottorff for \$500.00 motion by Councilman Rolling, seconded by Baker, all aye, motion carried.

c. Nuisance Ordinance #280 amending IPMC. This is the same update for Correctionville & Moville which would clarify and expand the definitions of nuisance or junk in the event a case proceeds to the court level. The 2nd reading of these amendments to IPMC motioned by Councilman Bohle, seconded by Jasperson, all voted aye.

d. Attorney Thompson filed a petition for the property at 419 Rutland Street with the intent to ask for default judgement.

e. The drainage issue on the first block of Burlington Street is on hold waiting for engineer recommendation of drainage pipe size.

f. Real estate purchase concerning the medical clinic, a Mercy Medical representative was contacted on the intentions for longevity of servicing and lease terms of the Kingsley clinic.

g. Water tower telemetry upgrade cost \$14,389.58 through Thompson Solutions. Motion to approve upgrade at cost of \$14,389.58 by Councilman Jasperson, seconded by Baker, all voted aye, motion carried.

G. NEW BUSINESS:

a. Ordinance #281 raising the reconnect fee from \$50.00 to \$100.00 for water utility services. 1st reading of Ordinance #281 motioned by Councilman Beelner, seconded by Rolling. Roll Call: Rolling, aye; Baker, aye; Councilman Bohle opposed; Jasperson, aye; Beelner, aye. Motion carried.

- 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.
- c. Nuisance Report, Dave Christiansen not present. Two residents have pending citations.
- d. An ad in search of applicants for the Utility Clerk position will be placed.
- e. Utility pole replacement at the tennis court complex. Motion to replace pole by Councilman Rolling, seconded by Beelner, all voted aye, motion carried.
- f. The Pickleball Court Project will move forward with a committee to be formed to raise matching funds to assist with the cost of the project. The city is looking into grant opportunities along with this endeavor to cover some of the expenses of this project.
- g. Street closures for September 21st street dance in front of Scootch's Bar. Main Street from 2nd Street south to 1st Street will be closed for the late afternoon/evening of September 21st. Motion to approve street closure for dance by Councilman Rolling, seconded by Jasperson, all voted aye, motion carried.

H. OTHER BUSINESS:

a. Building Permits:

Donny Dugan deck
Benjamin Dyer fence
Frank Collins deck addition

b. Adjournment

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

Rick Bohle, Mayor

ATTEST: Angela Becker