

Mayor Rick Kirkpatrick called the regular meeting of the City Council of the City of Lime Springs to order in the Lime Springs Community Center on June 3, 2025 6:30 pm.

Member(s) present: Jeff Burnikel, Jennifer Kalstabakken, John Heisler, Mike Levenson, Richard Cottrell.

City Employees: Kendall Fox (Public Works Director), Jane Tibbals (City Clerk)

Visitor(s): Jeff Siegenthaler, Jill Tibbals, Garth Foley, Bob & Laney Frazer, Eddie Miller, Jerry White, Ryan B (Shawver Well), Ed Greiman (UIB), Bobbi Jo Hammon, Alison Blaess, Courtney Reicks, Rhonda Klapperich, Sonda Niewoehner, Renee Fisher, Eric Munkel, Jason Passmore, Katie Sterk (Bolton & Menk), James & Stacy Wendel, Kim Theis.

PLEDGE OF ALLEGIANCE recited.

Agenda: Levenson motioned to approve the Agenda with changing order to SALC first, previous minutes & financial reports. Kalstabakken 2nd. All 5 Voted Yes. The Changed Order Agenda, May 6 & 15 Minutes, Bills & Financial reports Approved. Kalstabakken motioned to change Agenda Order after SALC to regular Business before hearing the Department reports, Burnikel 2nd. All 5 Voted Yes. The Changed Order Agenda was Approved with SALC, then Regular Business, with Dept reports next.

SALC: Jane asked SALC board to come because the lease between SALC and City expires July 1st. Current lease is \$ 150/month plus garbage. SALC's director Sonda Niewoehner reported that currently the day care is operating at \$ 6,000 loss each month, which that they have been able to cover thru fundraising, donations & grants. Jane reported that in the last 24 months, the City has spent over \$ 9,000 on the building not covering \$ 6900 for AC, which averages out to \$ 377/month. Many of these expenses are coming from the extra inspections ordered this last year that used to be annual, that is now 2 or 4 times a year. Since the daycare is not a City entity, should the City be paying for all of these? Both Levenson & Burnikel pointed out that the building is also the City's storm shelter. The Mayor asked Jane what she found out about turning the building over to the daycare and Jane said she didn't pursue that since Sonda said they couldn't afford to maintain the building. If the daycare would close, the understanding is that USDA would take the building back as it was put up their grant. Cottrell asked why the City should be subsidizing this daycare when the City doesn't help the other daycares in town. Sonda commented that SALC is raising their rates as currently they are the least expensive in this area. Kalstabakken asked about \$ 250 a month and Jane said that for the City to break even should increase to \$ 400/month. Jason Passmore reported that some of the problem is workforce, SALC needs more workers. If they could max out with kids at 60 instead of the 41 they are staffed at now, then they could maybe afford more rent. SALC came back with they need more time to crunch their numbers and said maybe a 6 month lease would be more agreeable to them instead.

Upper Iowa Beef: Ed Greiman brought Ryan from Shawver Well with him. Ed is asking Council to give UIB permission to drill 2 wells which would shift up to 25,000 gallons per day to these wells from the City's wells. Katie clarified that even with this shift, the City may still need to drill a 3rd well because of fire capacity/suppression needs in order to be in compliance with DNR requirements. Ed continued that he can re-look at his numbers and capacity to see if UIB can produce enough water to include fire protection for UIB. Kendall expressed his concern about mixing of 2 water sources in 1 building. Ed answered back the plant has to meet inspections for backflow prevention and other compliance and invited anyone to come tour at any time to check. Ryan said that would be prevented by the City water would be used only for bathrooms whereby the new wells would be used for production and this would be how it is kept/plumbed separately. Katie answered that is not what you asked for, you asked for some production/operation water from the City. Ed answered that they would attempt to construct their wells with enough capacity to provide all the water they need for both production and fire protection so they would only need to purchase human/potable water from the City in order to keep the water completely separate. Ed continued that he has already met with Culligan to treat and test

the water after it is pumped. Katie explained that fire suppression is with the water storage capacity, not the pumping capacity. Levenson motioned for the City to allow Upper Iowa Beef to drill 2 Wells and test them with Burnikel 2nd. Burnikel, Cottrell, Levenson & Heisler Voted Yes and Kalstabakken Voted No. Motion approved for UIB to drill 2 wells within City limits with the condition they attempt to construct the wells with enough capacity to provide all the water they need for both production and fire protection so that they would only purchase potable/human water needs from the City. Ryan said that City will need to provide something on City letterhead for the County to give this permission. Ryan said that it may be a couple of months before drilling could begin. Jane gave Ed paperwork for building permits. Kalstabakken asked about the current rate structure and future water revenues for the future projects. Katie said that the next step is that IUB will drill the wells, then test the pumps to see what capacity they can get from them for production and for fire protection. Levenson asked about bigger pump in one of the City wells & Katie said we could try but that didn't look feasible before.

Library Board: Eddie Miller, Board Chair, reported the Library has 9 graduates' pictures on display. May 13's Book Discussion had 9 attending. Next book discussion is June 10. The Annual Community Art Show had 72 displays from 46 artists. Summer Reading Program starts June 4. Book Adult programs are June 7 & 21. Library Association will be at the Howard Co Fair on June 28. Patrons served for April was 182 Town and 169 Country. Heisler motioned to approve Resolution 06032025-1, with Kalstabakken 2nd. Cottrell, Heisler & Kalstabakken voted Yes. Burnikel & Levenson voted No. Motion approved for Pay Raises for City Library Employees to be effective July 1, 2025 with the following: Library Director Janet DeVries' pay rate to be increased from \$19/hour to \$20/hour. Custodian Janet DeVries' pay rate to be increased from \$14/hour to \$15/hour. Librarian Assistant Elaine Gassett's pay rate to be increased from \$14/hour to \$15/hour. Librarian Assistant Rose Miller's pay rate to be increased from \$12/hour to \$13/hour. Librarian Assistant Pam Siegenthaler's pay rate to be increased from \$11/hour to \$12/hour.

Park & Rec Board: Board Chair Laney Frazer thanked both Jeffs & Bob for help getting Pool and ballfield ready. Also thank you to fire dept for donating freezer. Pool opened up Monday, 5 guards are on trip to Spain and 1 injured so others are super busy. Bob needs help with one-call for batting cage, he put out flags. Laney asked Jeff to mow Brown Park on June 13 for Flag ceremony the following day. Laney presented 2 more applications for guards and 1 more for assistant manager. Marcia Wells for assistant manager and Topher Bigalk and Madi Fritcher-Larson for guards. Kalstabakken motioned to approve with Levenson 2nd. All 5 Voted Yes. All 3 applications are approved. Laney reported that Rose & Piper received their WSI certifications. Bob Frazer was asked by property owner Ann Stevenson if the City would accept VanderBie corner as a Park. Laney reported that Ann wants a condition that it stays as a City Park and that Ann plans to have the Tree House clean it up this year as she has in the past. Jane said we can look to see how Kitchen Park was done and this may give us some direction.

Public Works: Kendall Fox, Public Works Director, presented a quote from Bob's Electric to repair the existing control panel at Casey's Lift Station for \$ 1,177. When asked why the difference between last quote for over \$ 10,000. This quote does not include the box. Kendall didn't think the quote included the floats, but it does say materials and labor, which includes the relay switches. Levenson motioned to accept the quote with Heisler 2nd. Cottrell Voted No and Burnikel, Levenson, Kalstabakken & Heisler Voted Yes. Motion approved the quote for Bob's Electric for \$ 1,177. Heisler asked if Kendall had the results back from the lift station yet and Kendall reported he sent them off today, tho he may not have had the correct bottles. Levenson motioned to buy 6 aerators from City of Calmar for no more than \$ 10,000 with Burnikel 2nd. All 5 Voted Yes. Motion approved. Kendall presented quote from Iowa Pumps for \$ 359.08, this is a replacement relay for the lagoon, there should be a credit coming for the rebuilt one that was billed earlier. Levenson motioned to approve the \$ 359.08 with Burnikel 2nd. All 5 Voted Yes. Motion approved for \$ 359.08 for Iowa Pumps for Lagoon. Jane asked Kendall why he is driving personal vehicle and putting in for mileage. Kendall reported that City truck's electronic throttle

appears to not work with cruise, tho the check engine light is not on. Levenson asked if it needs Ford dealership and Jeff S suggested Hansen's to scan it to start with. Jane also asked if taillights could be looked at as folks have called with that one is not working. Mayor reported he had not come up with anything yet for Fire Proof Door between Library & Shop. Heisler reported that he had checked with Jeff Hardin and he may be able to get a used one and will get back with him. Jane reported on the Boiler inspections, the inspection report for the Library/Shop is still not here, the City received one for SALC building from the State. Kendall is to follow up with the inspector. Eddie Miller asked for clarification for the bills for the Library, the split for the Electric and Propane is 75% Library and 25% Shop. Jane reported that she had been splitting the inspection bills 50/50 for both Library & Shop. Eddie asked for clarification on bills for repairs as this is a City building and Jane didn't get an answer when asked which area should be paying. Eddie then asked about the new lights put on outside of library, as the electric bill increased. Kendall reported these lights were wired to the vendor boxes put in for Sweet Corn Days, but they wouldn't have shown up on an Alliant bill yet as they are too new yet. These lights are also LED. Eddie said that he will turn the bills back to Janet and ask her to clarify with Jane later.

Housing Funds: Jason Passmore reported activity in the Housing Loan Funds. There are 2 spec homes in process right now. He just wanted to help get the word out. There is also housing funds available for low to moderate housing, to qualify income starts out at \$ 77,000.

Pay Raises for Kendall Fox & Jeff Siegenthaler: Burnikel motioned to approve Resolution 06032025-2 with Levenson 2nd. All 5 Voted Yes. Motion approved for Pay Raises for Public Works' Employees to be effective May 12, 2025 with the following: PW Director Kendall Fox's pay rate to be increased from \$ 26/hour to \$27/hour. PW Assistant Jeff Siegenthaler's pay rate to be increased from \$ 15.50/hour to \$ 16.50.

End of Year Transfers: Kalstabakken motioned to approve Resolution 06032025-3 with Burnikel 2nd. All 5 Voted Yes. Motion approved to transfer \$ 15,000 from General Operating Fund to Road Use Fund and \$ 1,500 from General Operating Fund to \$ Spring Ahead Learning Center Fund.

KCD's Liquor License: Kalstabakken motioned to approve KCD's liquor license with Heisler 2nd. All 5 Voted yes. Motion Approved to renew KCD's Liquor License.

Servline Changes: Jane reported that Servline is dropping the City's part in the Residential Breach for Water & Sewer Line. Servline is going to keep the City's part with the Leak. Servline is asking the residents to go online and sign up separately for their breach insurance. Many homeowner's policies cover some of these products as well. Servline is asking the City what do they want to charge for this service. Kalstabakken motioned to charge \$ 2.00 for Leak part with Levenson 2nd. Levenson, Burnikel, & Kalstabakken Voted Yes. Heisler & Cottrell Voted No. Motion Approved for raising Leak to \$ 2.00.

Willard Street Lots: Jason Passmore asked why sell the land, why not take proposals for use of the land. One way would be to put a deed restriction revert back in 24 months if no activity. Jane & Jason will talk.

Cost of Living Raises: Heisler asked this to be put on the Agenda. Jane said this is normally done either at budget time or at each department level.

Other: Kalstabakken reported there is a street light on Miller Street lit all the time, Kendall to call it into Alliant.

Levenson motioned to adjourn with Heisler 2nd. All 5 Voted Yes. Meeting adjourned 9:24 pm.