

# Legals

## CITY OF ALLISON • MINUTES 1.27.2025

### CITY OF ALLISON COUNCIL MEETING MONDAY, JANUARY 27TH, 2025

#### Public Hearing:

Mayor Henrichs opened the public hearing at 5:15 P.M. and asked for a roll call. Council members present Bangasser, Galey, Henning, Heuer, Stirling. Also present: Trent Stirling, Coby Bangasser, Chris Graser, Janis Cramer, Lisa Cassman, Mark Bangasser, Deb McWhirter, Joe Conlon, Chip Schultz, Zeb Stanbrough, Colton Dinsdale, and Joey Endelman. The Mayor announced that this was the time and place for the public hearing and meeting on the matter of the authorization of a Loan Agreement and the issuance of not to exceed \$385,000 General Obligation Capital Loan Notes, in order to provide funds to pay the costs of the opening, widening, extending, grading, and draining of the right-of-way of streets, highways, avenues, alleys and public grounds, and market places, and the removal and replacement of dead or diseased trees thereon; the construction, reconstruction, and repairing of any street improvements, bridges, grade crossing separations and approaches; the acquisition, installation, and repair of sidewalks, curbs, retaining walls, storm sewers, sanitary sewers, water service lines, street lighting, and traffic control devices; and the acquisition of any real estate needed for any of the foregoing purposes including the 2025 street resurfacing project, for essential corporate purposes, and that notice of the proposed action by the Council to institute proceedings for the authorization of the Loan Agreement and the issuance of the Notes had been published as provided by Sections 384.24A and 384.25 of the Code of Iowa.

The Mayor then asked the Clerk whether any written objections

had been filed by any resident or property owner of the City to the issuance of the Notes. The Clerk advised the Mayor and the Council that no written objections had been filed. The Mayor then called for oral objections to the issuance of the Notes and none were made. Whereupon, the Mayor declared the time for receiving oral and written objections to be closed.

Whereupon, the Mayor declared the hearing on the authorization of entering into a Loan Agreement and the issuance of the Notes to be closed. Motion by Bangasser with a second by Stirling. Ayes: All. Nays: None. Motion Carried.

#### Regular Meeting:

Mayor Henrichs opened the regular meeting at 5:17 P.M. and asked for a roll call. Council members present Bangasser, Galey, Henning, Heuer, Stirling. Also present: Trent Stirling, Coby Bangasser, Chris Graser, Janis Cramer, Lisa Cassman, Mark Bangasser, Deb McWhirter, Joe Conlon, Chip Schultz, Zeb Stanbrough, Colton Dinsdale, and Joey Endelman. Henning made a motion to approve the agenda with a second by Heuer. Ayes: All. Nays: None. Motion carried.

#### Open Forum:

City Clerk, Alexis Wiegmann, addressed that there was an error regarding the minutes with the Park Board budget. The changes are as follows, the 24/25 budget was \$111,600.00 with the debt payments in 24/25 being \$19,193.75. The total expenses came out to \$130,793.75 with a projected income of \$160,000.00 which would leave an anticipated amount of \$29,000.00 coming back to the city.

City Engineer Zeb Stanbrough, let the council know that contracts from Heartland are here for the street project, and are ready to be signed.

Joe Conlon representing the Park let the Council know that there is

another water leak which is located at the connection to the new long-term campsites, and it is at the shut-off. The pipe that is currently in there is approximately 2 years old, and it is cracked. They are currently working on a solution for this and what can be done to fix the piping issue. He also let the Council know that the flooring in the Lodge is coming along well.

Council member, Jodi Bangasser, brought up the pink delinquent slips that are sent if payments are not received by the 10<sup>th</sup> of the month. At this time, the pink slips do not state that the water will be shut off by the 4<sup>th</sup> Tuesday of the month, which she would like added vs having on them that the funds could be assessed to the resident's property taxes if not paid.

The Council reviewed water shut offs, and there were 8 residents listed. The Council asked Deputy Clerk, Chris Graser if she would give these individuals a courtesy call as they are all one month behind to let them know that if payment is not received in full by Friday the 31<sup>st</sup>, their water will be shut off on Monday February 3<sup>rd</sup>.

City Clerk Alexis Wiegmann, let the Council know that she has continued to do software demos due to Gworks prices jumping over 200%. The next demo will be with Town Cloud on February 11<sup>th</sup>.

#### Consent Agenda:

Motion by Bangasser with a second by Galey to approve the consent agenda which was as follows:

Approve Minutes from meeting on 01/14/2025.

Ayes: All. Nays: None. Motion carried.

#### New Business:

The Council reviewed the bids that came in for the water meter installation project. There were 3 bids received which came from Mort's Plumbing & Heating, Reliable 1, & Ferguson Water Works (Neptune). Mort's Plumbing & Heating's

bid was 2 hours for each meter at \$90 per hour, and if needed, miscellaneous fittings or parts from the shop would have a markup of 30% charged to the city. That being said, off their bid we would be looking at \$180 x 480 meters bringing their total bid to \$86,400.00. Reliable 1 came in with a bid of \$148,963.20 which brings the unit price to \$310.34 per standard meter. Ferguson Water Works (Neptune) came in at \$72,500.00 for the water meter installation with the unit price being \$118.00 per standard meter. The Council made the decision to go with Ferguson Water Works (Neptune) for the project as they came in with the lowest bid. Ferguson Water Works (Neptune) also quoted the city \$15,000.00 to install the antenna on top of the water tower for the new AMI meters. The Council made the decision to have them do the tower installation as well.

Motion by Bangasser with a second by Galey to approve Ferguson Water Works (Neptune) to complete the installation of the new water meters for \$72,500.00. Ayes: All. Nays: None. Motion Carried.

Bangasser rescinded her motion with a second by Galey to approve Ferguson Water Works (Neptune) to complete the installation of the new water meters for \$72,500.00. Ayes: All. Nays: None. Motion Carried.

Motion by Bangasser with a second by Galey to approve Ferguson Water Works (Neptune) to complete the installation of the new water meters for \$72,500.00 and to approve them installing the water tower antenna as well for \$15,000 bringing the total amount to \$87,500.00. Ayes: All. Nays: None. Motion Carried.

Financial advisor Chip Schultz, representing Northland Securities, talked with the council regarding water user rate adjustments. Looking at the current rates, our

ordinance states that for water, residents are charged \$7.09 (minimum bill) for the first 1,496 gallons. After that, there is a slight increase per 1,000 gallons. After going through the last couple of years of water budgets, the City has shown a loss in funds due to expenses being higher than what has been brought in. Chip Schultz stated that the current user rates that the city is charging for water is quite low. On average, for a city the size of Allison, he is seeing water rates around \$30.00 - \$35.00 for a minimum bill. Regardless of the water meters, the city would still need to have a rate increase of at least 35%-40%. With the new water meter project, we are looking at an estimated increase of 105% which for the typical homeowner would amount to approximately 0.30 cents more per day. There will be more information coming on this as the Council will continue to review this at the next meeting on February 10<sup>th</sup>, 2025.

Motion by Stirling with a second by Henning to approve the Sewer Utility Rate Study – Professional agreement with Northland in the amount of \$25,000.00 for the draw requests and the rate adjustment needed after project completion. Ayes: All. Nays: None. Motion Carried.

The Council discussed new City attorney options and how they would like to proceed. At this time, the City Clerk Alexis Wiegmann was directed to contact towns around us to see who they use, Ahlers and Cooney, and to check on the lowa league of Cities website to see who they have listed and reach out to different attorneys to see what their pricing looks like and what they cover to help the Council better decide.

Per the last meeting, the council discussed whether they would consider the possibility of forgiveness for substantial water meter repairs

that could come along with the new project. At this time, they made the decision to go about this case by case versus putting an amount out.

The Council reviewed a handout that the City of Dubuque put out to their residents regarding FAQs around their water meter project. They decided that this would be beneficial for the town of Allison to do as well to help get some more information out to the residents. The city will be looking at putting something together to be mailed out soon.

Motion by Bangasser with a second by Stirling to approve Resolution #25-01.9 – Resolution approving distribution of the Preliminary Official Statement for the \$600,000 (Dollar Amount Subject to Change) General Obligation Capital Loan Notes, Series 2025B. Ayes: All. Nays: None. Motion Carried.

Motion by Stirling with a second by Henning to approve Resolution #25-01.10 – Resolution instituting proceedings to take additional action for the issuance of not to exceed \$385,000.00 General Obligation Capital Loan Notes. Ayes: All. Nays: None. Motion Carried.

#### Old Business:

Motion by Bangasser with a second by Galey to approve the new pricing of \$11,406.00 for the Welcome Sign on Main Street. Ayes: All. Nays: None. Motion Carried.

Motion by Stirling with a second by Bangasser to charge \$200.00 per month to rent an office space in City Hall. Ayes: All. Nays: None. Motion Carried.

#### Adjournment:

Motion by Bangasser with a second by Stirling to adjourn at 7:00 p.m. Ayes: All. Nays: None. Motion carried.

Scot Henrichs - Mayor  
Attest: Alexis Wiegmann – City Clerk

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## BUTLER CO BOS • MINUTES 1.21.2025

### MINUTES AND PROCEEDINGS OF A REGULAR MEETING OF THE BUTLER COUNTY BOARD OF SUPERVISORS HELD ON JANUARY 21, 2025.

Meeting called to order at 9:00 A.M. by Chairman Rusty Eddy with members Greg Barnett and Wayne Dralle present. Moved by Barnett, second by Dralle to approve the agenda. All ayes. Motion carried.

Minutes of the previous meeting were read. Motioned by Dralle, second by Barnett to approve the minutes as read. All ayes. Motion carried.

During public comment the County Assessor, Dave Wangness, informed the board there are ongoing problems with our GIS mapping vendor Sidwell over the past several months. The software is continually unavailable, making it hard for the Assessor's office, Planning and Zoning, Auditor's office, etc. to do their jobs. Wangness mentioned there is another GIS mapping vendor, Beacon, and he recognizes they are more expensive. Rusty asked about the Sidwell contract

terms and suggested getting the County Attorney to get involved and possibly send a letter to the vendor about performance measures not being met.

#### FY26 Budget Workshop:

Mike Stirling and Steve Dilger requested funds for the Butler County Fair. Stirling provided fair income/ expenses, reviewed the 2024 projects completed and shared future projects including major updates to the livestock show arena. The past few years the County has budgeted and donated \$22,500 to the fair and in FY24 donated an additional \$10,000 to the new multi species livestock barn. For FY26 Stirling said they are seeking a \$30,000 donation. The Board thanked them for putting on a great fair a will consider this request through the budgeting process.

The Butler County Libraries were represented by librarians from Clarksville, Parkersburg, Aplington, Dumont, and Greene to request funds for FY26. The libraries have been receiving \$11,000 each and they requested the same funding

for FY26. They also offered to set up a tour for the Supervisors to visit their libraries and discussed their after-school programs.

Recorder – Janice Jacobs shared possible revenue increases if legislation is passed to increase recording fees. Discussions were had regarding boat license renewal notices that the Recorder mails out. Jacobs stated they are not required to be sent. However, she forwent sending them once and after that decided they should continue to be sent.

Treasurer – Roxie Nicolaus shared law changes that should increase revenues, but hard to monetize until next year. She also stated there were no major expense changes outside of salary increases.

Public Health – Jennifer Becker shared their budget expenses have remained about the same with salaries being the only increase. In addition, they are going to expand their services to include patients with Medicare Advantage Plans in hopes of increasing their revenue and are piloting one right now to see how it

goes. There were no changes to the Medical Examiner budget.

County Engineer – John Riherd went through the major changes in expenses and revenues that he is anticipating in FY26 including administrative costs to fill a vacant Assistance Engineer position, increases in rock costs, maintenance work increasing and possible new shed costs to reduce/combine sheds throughout the county. Riherd would like a Secondary Roads committee, including a County Supervisor, to discuss the future of county sheds and their locations. Barnett was interested in that committee. Riherd also explained that the approximate million dollar increase in revenue was from a bridge replacement reimbursement.

A Date and Time for FY25 Budget Amendment #3 was set for February 11, 2025. Auditor, Leslie Groen reviewed the items included in the amendment.

Riherd explained the updated Iowa Municipalities Workers' Compensation Association Rating, how it is determined and as a result Groen

provided the FY26 estimated 7% reduction in premium.

Motioned by Dralle, second by Barnett to adopt Resolution #14-2025 authorizing County Auditor to transfer \$34,910 from Capital Projects to Secondary Roads – C45 Earth Shouldering. Roll was called as the resolution was adopted as follows: TRANSFER RESOLUTION # 14-2025 Capital Projects to Secondary Roads WHEREAS the Butler County Board of Supervisors does hereby approve the County Auditor to transfer \$34,910 from Capital Projects Fund 1500 to Secondary Roads 0020. WHEREAS this is to reimburse construction payments for the C45 Earth Shouldering.

THEREFORE, a motion was made by Dralle and seconded by Barnett stating such transfer.

UPON Roll Call the vote thereon was as follows:

AYES: Rusty Eddy, Wayne Dralle, Greg Barnett  
NAYS: None

#### ABSENT: N/A

WHEREUPON The Resolution was declared duly adopted on this 21st day of January 2025.

Rusty Eddy, Board of Supervisors, Chairperson

ATTEST: Leslie Groen, County Auditor

No additional Engineer's update was provided outside of the budget workshop.

Motioned by Barnett, second by Dralle to approve claims. All ayes. Motion carried.

Motioned by Dralle, second by Eddy to adjourn the regular meeting at 10:42 A.M. to January 28, 2025, at 9:00 A.M. All ayes. Motion carried.

The above and foregoing is a true and correct copy of the minutes and proceedings of a regular adjourned meeting of the Board of Supervisors of Butler County, Iowa on January 21, 2025.

Attest: Leslie Groen, Butler County Auditor

Rusty Eddy, Chairman of the Board of Supervisors  
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