REGULAR MEETING OF THE BOARD OF TRUSTEES OF
THE IOWA GREAT LAKES SANITARY DISTRICT
June 10, 2025, 3:00 P.M.
DISTRICT OFFICE, MILFORD, IOWA

President Hoppe called the meeting to order at 3:00 p.m. Trustees; Andres, Kuhlman, Clary and Camozzi were present. Others present were Josh Pope, Steve Anderson, Nate Hanson, Bill Maas, Abby Walleck, Amy Maris, David Smith, Levi Markwardt, Ben Radcliff, Brad Beck, Kevin Larson and Dan Chapman, and Neil Slater. Tim Oswald was present by video conference.

Trustees approved the agenda (Andres/Kuhlman); all ayes.

Slater stated this was for Southern Hills Phase 4, not what was on the agenda. Slater stated they are planning on 55 units for Southern Hills Phase 4 and wanted to know if the Sanitary District had wastewater capacity for those units. Slater further stated the 55 units would be slab on grade, no basements and the sewer was already in on the southern road area. Anderson stated, the information would need to be provided to Bolton and Menk to verify sewer in the Sanitary District's system. Pope stated they would need the information to run in the model to verify. Slater asked how long that this would take. Pope stated because of prior work in the same wastewater collection system, it should take about a week after they get the numbers from Beck. Anderson the two engineers (Beck and Bolton and Menk) need to work out the numbers and then get the information to Anderson, who could provide a letter from the District. Trustees invited Slater back to a future meeting to discuss this topic further.

Smith thanked the Trustees for doing the work to get to the 55-single family unit capacity for the first phase of the proposed development. The first phase of the housing development is what the potential buyer wanted before purchasing the Smith property. Smith sent an email an hour and a half prior to the Trustees meeting asking the Trustees two questions. The first question requests official approval of their Phase 1, consisting of 55 units, pending their compliance with all the specifications outlined in Mr. Anderson's letter. The Trustees agreed that the letter provided by Anderson, covered this request for a period of 90 days. If they wanted to extend this, at the end of the 90 days, they could come back and make that request. The second question was requesting that the District agree to collaborate with us to find a solution – anything that is reasonably within the IGLSD's control-for the remaining sanitary capacity needed, aiming to achieve this within three years. Smith stated he was not looking for a solid commitment and understood this may not happen within three years, but wanted to know that the different groups involved would work together to try to find a solution. Smith is hoping the groups can find a way to ensure the full 128 units can have sewer capacity. Anderson stated that meetings were held last week between the county supervisors, county zoning and the Sanitary District talking about this area as well as others in the county.

Oswald went over the sale for the $21 million bond that took place earlier in the day. Oswald said it took some work to get the bonds sold, but they did get them sold at a reasonable rate with an average of 3.70% over 10 years. Oswald explained some of the discussions that were held trying to sell the bonds. Oswald discussed these changes at a meeting back in February. Oswald explained that the operations levy has been $0.54 per $1,000 evaluation for administration and $1.96 for debt service. In the upcoming years, Oswald showed that the levy rate will stay the same, but more of the funds will shift from administration to debt service to pay for these bonds.

Trustee Andres introduced RESOLUTION 2025-09, entitled "RESOLUTION DIRECTIN THE ACCEPTANCE OF PROPOSAL TO PURCHASE $21,000,000 (amount subject to change) GENERAL OBLIGATION CAPITAL LOAN NOTES, SERIES 2025, and moved that is be adopted. Trustee Camozzi second the motion to adopt, and the roll being called thereon, the vote was as follows: Ayes: Andres, Kuhlman, Clary, Camozzi, Hoppe; Nays: none. Whereupon, the President declared the Resolution duly adopted.

Trustees approved amendment 5 to the annual professional services agreement with Bolton and Menk (Kuhlman/Camozzi); all ayes.

Larson and Chapman with Woodruff Construction updated the Trustees on their progress for the Shop, Lab and Office Improvements. Larson provided a schedule for the remainder of the work. Woodruff showed that they current expect to be completed by September of 2025. The repairs to the sanitary sewer passed today and have minor reworking of the storm sewer. They can start to focus on paving the property with a lot of that work completed. Pope stated that they are into liquidated damages as the contract currently stands.

Trustees approved the consent agenda as follows:

- Meeting minutes from May 13, 2025, and May 27, 2025
- Financial Report for May 2025
- Bills in the amount of:
    - General Fund:
        - Expenses of $83,583.62
    - Construction Fund:
        - Expenses of $612,984.52
        - Transfer from Construction Fund Savings to Checking in the amount of $575,000
- Partial Payment Applications
    - Partial Payment Application #24 for Project 2021-03 Shop, Lab, and Office Improvements, in the amount of $265,833.75
    - Partial Payment Application #5 for Project 2023-03 FM Force Main Improvements in the amount of $150,469.17
- Monthly Operations Report for April 2025

(Andres/Kuhlman); all ayes.

Trustees were updated on the situation with the Orleans 140th Street project. The private sewer lines do not come off the main in the typical 45-degree angle, they come off the top and go straight up. This was believed to be done to get the plumbers out of the water table going back to the 1950's. The City of Orleans is replacing the road surface and adding storm sewer to this area for the first time. The private sewer services have two conflicts; the first conflict is the sewer services are in line of the new storm sewer, the second issue is the roadbed is being lowered and some of the services will be in the subgrade rock of the roadbed. Maas, the Mayor of Orleans, was present to ask for help to get a resolution. Radcliff, Orleans Council member, stated when this project was being designed the District was considering going forward as a partner in this project, but didn't join. Radcliff also stated with the District is not part of the project, was it still okay for the City of Orleans to proceed, Bolton and Menk, the City of Orleans engineers, stated yes it was good to proceed. Anderson stated the Sanitary District has several large projects scheduled that was tightening up funding. Anderson also stated that the private sewer services are the responsibility of the property owners. Anderson went through three options on how this could move forward. Anderson recommended that replacing the main at the manholes and taking new services back to the edge of the right-of-way was the best long-term option. Trustees directed Anderson to look through the budget and cut items out. The District was looking to possibly replace the camera truck, in fiscal year 2026, but that will be removed as a start to finding funds in the budget to do the emergency work. Anderson will provide information to the Trustees within the next couple of days.

The meeting was adjourned by Motion. (Clary/Andres).

_____ ATTEST: _____

Kae Hoppe, President Chad Clary, Clerk