

STATE CENTER
SPECIAL COUNCIL MEETING MINUTES
OCTOBER 24, 2023 6:30 P.M.

- Mayor Pfantz opened the meeting at 6:30 p.m. Present were Quick, Darrow, Grant, Nichols, and Shaffar. Absent: None. Also present were L. Bearden, K. Yates, J. Toyne, P. Pitzen, S. Lamb with ISG, M. Kielly and J. Thomas.
- Electric Committee chair Darrow and acting Electric Superintendent J. Toyne updated council on the meeting with Keygan Hansen, candidate for the posted lineman position. Darrow offered the committee's recommendation to hire Hansen under normal new employee conditions and at a starting wage of \$25.20/hr according to the electric utility wage scale to stand as a motion and second. Toyne stated that everyone felt Hansen will be a good fit for our utility. Hansen has recently completed Northwestern Community College's lineman program. The motion was passed 5-0 roll call.
- Darrow moved to adopt Res. 24-17 approving pay application #11 in the amount of \$297,482.63 to WRH for progress on the water treatment project. Quick 2nd; Res. 24-17 is adopted 5-0 roll call.
- Quick moved to adopt Res. 24-18 approving submitted water treatment project change order #4 to add replacement of water main pipping feeding the rural water pressure meter, 2nd by Grant. Lamb explained the fragile condition of the mains and stated that it should be replaced now before concrete for the R/O project is laid above it. He stated that there was no way to know the condition of the main prior to the demo work that uncovered the main. Res. 24-18 approving an increase of project cost by \$15,426.15 to a new total of \$3,000,301.89 and adding two additional days to the substantial completion date now to be 06.03.24 passes 5-0 roll call.
- At 6:42 pm. there was motion by Grant, 2nd by Howard to enter closed session pursuant to Iowa Code 21.5(1) j.: To discuss the purchase of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property. The minutes and the tape recording of a session closed under this paragraph shall be available for public examination when the transaction discussed is completed.
- Motion by Darrow, 2nd by Grant to return to open session at 7:18 p.m. Motion passes 5-0, present were mayor, full council, L. Bearden, J. Thomas, J. Toyne, P. Pitzen & M. Kielly. Motion by Shaffar, 2nd by Grant that the city make an offer to Lola Schoppe for purchase of 13 acres of land directly south and abutting the Figgins development. The offer will be for \$40,000.00/acre totaling \$520,000.00. Kielly will work with city attorney Hillers to draw up the formal offer. Motion passes 5-0 roll call. The dollar amount will be internally borrowed from electric utility fund and paid back with future lot sales. Kielly shared information regarding previous housing development revenue from the Figgins 1 development for comparison. He also provided a report regarding future finance of current and future debt.
- There was no discussion of the Conkin/Thomas land, the clerk reported that she and Thomas have a conference call on Wednesday to finalize the proposed plat.
- There being no other business, motion by Darrow, 2nd by Grant to adjourn. Motion passes 5-0.



Craig Pfantz, Mayor

Attest:



Lori Bearden, City Clerk