

STATEMENT OF COUNCIL PROCEEDINGS

February 16, 2026, 6:00 p.m.

The City Council of Boone, Iowa, met in regular session in the City Hall Council Chambers on February 16, 2026, at 6:00 p.m. with Mayor Casotti presiding. The meeting was also available via Zoom. The following Council Members were present: Hammer, Kahookele, Moorman, Hilsabeck, Williamson, and Angstrom. By Zoom: Henson. Absent: none.

Angstrom moved; Williamson seconded to approve the agenda with the removal of Item E, Board and Commission Appointments: Arts Advisory Board appointments. Ayes: Henson, Kahookele, Moorman, Hilsabeck, Williamson, Angstrom, and Hammer. Nays: none.

Brenda Dryer, Senior Vice President of the Ames Regional Economic Alliance, addressed the Council and provided a quarterly update. She reported that the mixed-use residential and commercial development Prairie Place held its grand opening on December 9. Kate's Landing also celebrated an official ribbon-cutting; the project features two- and three-bedroom market-rate rental units; both developments were supported by Workforce Housing Tax Credits. Critical Materials Recycling, Inc., headquartered in Boone, was awarded a \$100,000 Demonstration Fund loan to hire a Chief Commercial Officer. The Ames Regional Economic Alliance will host its first-ever Housing Summit to examine how housing supports economic opportunity for families, communities, and businesses. The Alliance will also continue reporting on childcare vacancies and real-estate trends.

Holly Stecker, Main Street Director, reported fourth-quarter Main Street updates: three net new jobs, three building projects, one building sale, \$89,700 in private investment, \$20,000 in public investment, and 536 volunteer hours. Notable events included the Haunted Building Tour, Spooky Story Street (parade and movie), and a board retreat. Upcoming efforts include a digital marketing series, Crazy Days expansion, and enhancements to the Farmers Market. Stecker also distributed the biennial Market Snapshot from Main Street Iowa, outlining local demographics, spending patterns, and downtown growth opportunities to guide business recruitment, housing, events, and infrastructure planning.

Angstrom moved; Moorman seconded to set a public hearing for March 2, 2026, at 6:00 p.m. for the consideration of granting an access easement across the portion of the platted public right-of-way within Outlot K of the Golf Estates Subdivision. Ayes: Kahookele, Moorman, Hilsabeck, Williamson, Angstrom, Hammer, and Henson. Nays: none.

Williamson moved; Angstrom seconded to approve Resolution 3482 fixing a date for a meeting, March 2, 2026, at 6:00 p.m., on the authorization of a Loan and Disbursement Agreement and the issuance of not to exceed \$1,300,000 Water Revenue Capital Loan Notes of the City of Boone, Iowa, and providing for publication of notice thereof. Ayes: Moorman, Hilsabeck, Williamson, Angstrom, Hammer, Henson, and Kahookele. Nays: none.

Mayor Casotti announced that this is the time and place for a public hearing for the consideration of the sale of property located at 932 8th Street, Boone, Iowa. Mayor Casotti asked if there were any written comments; no written comments were presented. Mayor Casotti asked if there were any oral comments; no comments were made. Whereupon, the Mayor declared the hearing closed.

Moorman moved; Williamson seconded to approve Resolution 3483 authorizing the sale of property at 932 8th Street, Boone, Iowa, and issuance of a Quit Claim Deed. Ayes: Hilsabeck, Williamson, Angstrom, Hammer, Henson, Kahookele, and Moorman. Nays: none.

Mayor Casotti announced that this is the time and place for a public hearing on the authorization of a Loan and Disbursement Agreement and the issuance of not to exceed \$2,146,000 General Obligation Capital Loan Notes of the City of Boone, State of Iowa. Mayor Casotti asked if there were any written comments; one (1) written comment, submitted by email from Joe Grove regarding Resolutions 3484 and 3485, was received.

Grove questioned what the ramifications of not proceeding with the project would be and what exactly is the project? Elmquist answered that this project is the lift station on Snedden Drive, which has been on the City's Capital Improvement Plan (CIP) for over ten (10) years. The lift station is being upsized to help accommodate Daisy; but even when the school was constructed

there were questions about the current lift stations condition and capacity to handle the new school. Without this lift station, the City will not be able to expand or grow on the east side of Boone.

Grove questioned, how many years will the City be servicing/paying this debt? And is the annual increase in property taxes as the result of the issuance on a residential property with an actual value of one hundred thousand dollars is estimated not to exceed \$57.46, based on a property value before or after rollbacks and Homestead Credits? Elmquist stated that the notes are a three (3)-year bond that will be repaid over three (3) years using the property tax levy. Elmquist advised that the \$57.46 is based on after rollback; however, no increase to the tax levy is being proposed. The state law requires disclosure of the bond's levy equivalent. The debt will be paid from the existing debt service levy. If valuations and all other factors remain the same, property taxes could decrease.

Grove questioned when this debt is paid off, will the levied rates be lowered to reflect the payoff? Elmquist stated that many factors determine the levy rate, including actions by the state legislature on property tax reform; therefore, a reduction in the levy rate cannot be guaranteed.

Kahookele asked whether the City will repay the \$2,146,000 over three (3) years without increasing taxes or utility rates and with interest savings. Elmquist confirmed that was correct.

Evan Jorgensen stated it may be more appropriate to fund the project through utility (sewer) service revenues rather than the tax levy, as this would more directly and equitably allocate costs to system users rather than property taxpayers. Elmquist stated she understood the point and would typically agree; however, financing the \$2,146,000 through the tax levy allows the City to pay off the debt in three (3) years rather than over a twenty (20)-year sewer revenue loan. Using sanitary sewer receipts would require implementing a capital fee of approximately \$8.00 a month until the City receives sufficient revenue from Daisy. Financing through the levy avoids that \$8.00 a month capital fee.

Mayor Casotti asked if there were any other oral comments; no comments were made. Whereupon, the Mayor declared the hearing closed.

Williamson moved; Moorman seconded to approve Resolution 3484 instituting proceedings to take additional action for the authorization of a Loan and Disbursement Agreement and the issuance of not to exceed \$2,146,000 General Obligation Capital Loan Notes. Ayes: Williamson, Angstrom, Hammer, Henson, Kahookele, Moorman, and Hilsabeck. Nays: none.

Moorman moved; Williamson seconded to approve Resolution 3485 authorizing the issuance of General Obligation Capital Loan Notes, Series 2026, and levying a tax for the payment thereof. Ayes: Angstrom, Hammer, Henson, Kahookele, Moorman, Hilsabeck, and Williamson. Nays: none.

Raphael Montag, City Attorney, read additional written comments from Joe Grove regarding Resolution 3482. As Resolution 3482 was not a public hearing item, the comments were presented under Public Comments for Items Not on the Agenda. Grove requested that all citizen comments be included in Council meeting minutes and that preliminary minutes be posted by the Friday following each Council meeting to allow more time for public review and awareness of upcoming agenda items. Elmquist stated that state law requires Council meeting minutes to be published in the newspaper within fifteen (15) days of the meeting; there is no requirement for the City to publish preliminary minutes by the Friday following the meeting.

In regard to Resolution 3482, Grove questioned what are the ramifications of not doing this project, what would those be? Elmquist stated that we would not be able to serve Daisy or accommodate the growth on the east side of town, and the project also provides redundancy for east-side water customers and fire protection.

Grove questioned what exactly, in laymen's terms, is this project? Elmquist stated the project is a planning and design loan for engineering of the North Transmission Main, a water main extending from the Water Plant on the west side of Boone to the east side along the north side of town. The project also includes a separate pressure zone with a new booster pump station near the proposed new water tower to provide adequate pressure to the Daisy plant, and a new sodium hypochlorite feed building at the existing high-service pump station.

How many years will the City be servicing/paying this debt? Elmquist advised this is a twenty (20)-year bond to be repaid from water revenue receipts. As it is not funded through the debt service levy, there will be no impact on the tax levy. The bond will be paid from water revenues, with the expectation that usage fees from the Daisy facility will support repayment once it is operational.

Council discussion highlighted the Fire Chief's concern about low water pressure on the east side and the need for a new north transmission main. Andrews noted the City relies on two aging mains (14-inch from 1935 and 18-inch from 1949) with long replacement-part lead times. The proposed 16-inch main from Waterworks to Marion Street along the north side would add redundancy, tie into the northern areas, Quartz Avenue and Industrial Park, and support future Daisy water demand with minimal community disruption; alternatives were more costly and less effective. Moorman stated the Council has planned projects with added capacity to support future growth and avoid turning away industry. Williamson noted the work also replaces outdated infrastructure. Hammer raised concerns about rate impacts; Moorman replied that rates had not increased for over a decade, and the 2% annual adjustment helps offset rising inflation costs. Elmquist explained that utility reserves grew because projects were delayed, allowing some to be cash-funded and emergencies covered. Andrews added typical 2025 statewide increases averaged about 7.5% for water, 6.6% for sewer, and 11.7% for stormwater.

Moorman stated that the Economic Development Committee approved a Revitalize Boone Downtown Business Grant for The Daily Boss, a new coffee and creative gathering space at 710 Story Street, following an initial walkthrough.

Andrews advised that the Public Works Department continues pothole repairs and work related to a sanitary sewer line collapse.

Osmundson informed the Council that he presented on recreation to the Chamber's Leadership Program Group. He noted upcoming employee wellness check-ins and a Lunch and Learn session, and that the weekend ice fishing event was canceled due to warm weather.

Moorman moved; Williamson seconded to approve the Chief Adam's request for out-of-state travel for Firefighter Nick Upah to attend the Firemanship Conference in Aurora, Illinois, July 22nd through July 25th. Ayes: Hammer, Henson, Kahookele, Moorman, Hilsabeck, Williamson, and Angstrom. Nays: none.

Williamson moved; Hilsabeck seconded to approve Resolution 3486 approving the execution of a Vehicle Exhaust System Agreement with AIR Cleaning Technologies, Inc. for the City of Boone Fire Station in the amount of \$89,900. Ayes: Henson, Kahookele, Moorman, Hilsabeck, Williamson, Angstrom, and Hammer. Nays: none.

Angstrom moved; Kahookele seconded to approve Elmquist's request for staff to apply for an Economic Development Administration (EDA) Grant for the Water Tower Project, seeking approximately \$1,000,000. Ayes: Kahookele, Moorman, Hilsabeck, Williamson, Angstrom, Hammer, and Henson. Nays: none.

Moorman commented on the importance of the Washington D.C. trip for lobbying elected officials and raising the City's profile. Hammer questioned whether these outcomes wouldn't occur if the City didn't attend. Elmquist explained that while other representatives also attend, a larger delegation increases visibility, and elected officials recognize and engage with local officials when they attend in person. Hammer acknowledged the networking benefit but noted similar opportunities exist locally. Williamson moved; Kahookele seconded to approve Elmquist, Moorman, and Angstrom to attend the Washington D.C. trip from April 21st through April 23rd at a cost of \$3,800.00 per person. Ayes: Moorman, Hilsabeck, Williamson, Angstrom, Henson, and Kahookele. Nays: Hammer.

Elmquist advised that the cost to maintain the same fireworks show as previous years increased to \$15,500, or the show could be reduced to stay within the same budget. The Council discussed requesting additional funds from the racetrack, which currently contributes \$2,000.00, and directed Elmquist to pursue the increase to keep the show consistent with prior years.

Elmquist stated that the City received a \$500,000 Wastewater and Drinking Water Treatment Financial Assistance Program (WTFAP) Grant for the Headworks Project, reducing the project cost to approximately \$500,000 of City funds.

Mayor Casotti asked if there were any questions or items to be removed from the Consent Agenda; no requests were made except for the removal of Item E, noted at the beginning of the meeting.

Williamson moved; Hilsabeck seconded to approve the following items on the Consent Agenda: 1) Minutes of previous meetings. 2) Bills payable. 3) Resolution 3487 authorizing the execution of a \$500,000 Wastewater and Drinking Water Treatment Financial Assistance Program Grant with Iowa Finance Authority for the Wastewater Headworks Project. Ayes: Hilsabeck, Williamson, Angstrom, Hammer, Henson, Kahookele, and Moorman. Nays: none.

Absolute Group	Hancock Dr. Project	34,817.50
Air Mach, Inc.	Maintenance Supplies	59.00
Alliant Energy	Utilities	3,993.79
Alliant Energy	Utilities	72,240.12
Amazon Capital Services Inc	Parts/Supplies	647.00
Arnold Motor Supply	Vehicle Maintenance Supplies	516.34
Arnold Motor Supply	Parts/Supplies	1,066.06
Ascendance Trucks LLC	Parts – Water Pump	162.41
Bill Benshoof	Property Protection Program	250.00
Bomgaars	Parts/Supplies	171.69
Bomgaars	Parts/Supplies	122.87
Boone Ace Hardware	Parts/Supplies	15.99
Boone Ace Hardware	Parts/ Supplies	177.86
Boone County Landfill	Landfill Disposal	3,029.46
Bradley Rholl	Cell Reimbursement	19.00
Brent Reutter	Property Protection Program	250.00
Brown Electric	Electrical Work	116.75
Builders First Source	Building Materials	77.32
CDS Global	Monthly Processing	2,023.69
CDS Global	Postage	2,636.77
CenturyLink	Line Charges	187.53
CenturyLink	Line Charges	371.97
Chem-Sult Inc	Chemicals	7,107.00
Cintas Corporation	Medical Supplies	35.40
City Of Boone	Utilities	28.23
Core & Main LP	Water Meters/Parts	4,000.00
D & J Complete Tree Service	Snow Removal	310.00
D & J Complete Tree Service	Hazard Tree Contract	4,400.00
Dale Farnham	Contract Services	5,002.00
Drew Demery	Cell Reimbursement	19.00
Ecolab Institutional	Pest Control	113.40
Eco Source, LLC	Fuel Farm Construction	2,875.00
Employee Benefit System	Flex Claims	863.66
First Data Merchant Service	Credit Card Fee	2,295.97
First Net	Wireless Service	3,284.25
Garbage Guys	Waste Removal	54.50
Garbage Guys	Waste Removal	97.75
Graymont Western Lime Inc	Chemicals	7,977.84
Hach Company	Lab Chemicals	328.81
Houston & Seeman P C	FY2025 Audit	19,900.00
Huber Technology Inc	Supplies	295.00
IA Law Enforcement Academy	Officer Schooling	4,900.00
Ia Police Chiefs Assn-IPCA	Member Dues	86.00
Interstate All Battery Center	Battery	1,099.80
Iowa One Call	Iowa One Call Ticket	74.30
Iowa Water and Waste Systems	Meter Pit Repair	600.00

Jacob Demastus	Reimbursements	26.00
Janna Moyer	EBS Refund	35.26
John Mayse	Reimbursements	15.14
Kimball Midwest	Supplies - Repair	105.80
King Construction Inc	Building Repairs	1,496.00
KWBG	Advertising Contract	367.20
Lowe's Home Center	Parts/Supplies	25.62
McGill Computer Service	Computer Services	1,696.10
Menards-Ames	Parts/Supplies	196.39
Midwest Quality Wholesale	Supplies	170.07
Mike Cornelis	Reimbursement	260.00
Murphy Tractor & Equipment Co.	Maintenance/Parts	1,420.22
Mutual Of Omaha	Insurance Premium	268.45
NCL Of Wisconsin Inc	Lab Supplies	900.18
New Century FS	Fuel	12,542.97
Nuso LLC	Phone Lines	274.88
Ogden Telephone Co	Internet Service	379.85
O'Reilly Automotive Stores Inc	Parts/Supplies	79.30
Phelps The Uniform Specialists	Supplies	28.52
Portable Pro	Portable Toilet	255.00
Portable Pro	Portable Toilet	255.00
Pritchard Bros Plumbing	Repairs	813.50
Psychology Associates	Yearly Evaluations	2,800.00
Ray O'Herron Co Inc	Police Vests	5,715.13
Salsbury Industries	Lockers	5,787.79
Seth Janssen	Cell Phone Reimbursement	19.00
Short Elliott Hendrickson Inc	Engineering	83,800.72
Staples Advantage	Supplies	192.22
Staples Advantage	Supplies	91.86
Storey Kenworthy	Supply/Maintenance	228.68
Syn-Tech Systems	Technical Support	146.00
The Shredder	Shredding Service	90.00
United States Postmaster	Post Office Box Rental	450.00
UNITI	Phone Lines	143.57
US Water Services Corporation	Operation/Maintenance Contract	83,680.12
USA BLUE BOOK	Supplies	326.27
VAG USA LLC	Supplies/Maintenance	240.03
Van Wall Equipment	Equipment/Maintenance	196.49
Van Wall Equipment Inc	Equipment/Maintenance	141.55
Vision Bank Of Iowa	Training	3,585.47
Walters Sanitary Service Inc	Waste Removal	1,847.08
Paid Total		399,794.46

FUND	RECEIPTS	DISBURSEMENTS
General	114,672.37	36,783.63
Special	1,050.00	11,502.92
Hotel/Motel	0.00	-
Road Use Tax	0.00	39,931.84
Debt Service	0.00	-
Water Utility	320,035.31	92,049.90
Sewer Utility	258,739.70	90,492.36
Family Resource Center	2,414.56	4,183.19
Capital Project	3,362.86	120,710.42
Storm Water Utility	42,110.34	911.18
Expendable Trust	28,680.00	133.57
Agency Account	0.00	3,095.45

Susan Thorngren updated the Council on behalf of the Park Commission. She reported the ice rink is operational, thanks to Iowa Wild. The Commission is also involved in RAGBRAI planning and has scheduled several work sessions for their 10-year plan.

There being no further business to come before the Council, the meeting adjourned at 7:19 p.m.

ATTEST:

Kim Majors, City Clerk

Dave Casotti, Mayor