

STATEMENT OF COUNCIL PROCEEDINGS

May 4, 2026, 6:00 p.m.

The City Council of Boone, Iowa, met in regular session in the City Hall Council Chambers on May 4, 2026, at 6:00 p.m. with Mayor Casotti presiding. The meeting was also available via Zoom. The following Council Members were present: Hammer, Henson, Kahookele, Moorman, Hilsabeck, Williamson, and Angstrom. Absent: none.

Moorman moved; Williamson seconded to approve the agenda with the removal of Item 3-A, Presentation on the Trap, Neuter, and Return Program from Animal Protection and Education (APE), and Item 13, Closed Session. Ayes: Henson, Kahookele, Moorman, Hilsabeck, Williamson, Angstrom, and Hammer. Nays: none.

Holly Stecker, Main Street Director, provided the Downtown Boone quarterly update, discussing 2026 grant opportunities offered through Main Street Iowa, as well as the City of Boone and Downtown Boone grant programs. The MSI Challenge Grant is a matching grant of up to \$100,000.00 for impactful building rehabilitation projects and is due in August. The MSI Open for Business Grant is a matching grant of up to \$25,000.00 for existing businesses to expand, with one invitation per community, and is due in June. The Downtown Boone Beautification Grant provides up to \$1,000.00 for businesses within the district and is open until funds are fully allocated. Additionally, the DB Business Support Grant is a temporary grant for food and beverage establishments, offering a \$50.00 reimbursement for applying and participating on the RAGBRAI map.

Mayor Casotti announced that this is the time and place for a public hearing on the status of funded activities for the Boone Ground Storage Reservoir Project. Kim Majors, City Clerk, read aloud the following announcement:

The following announcements are made in compliance with the public hearing requirements of the Community Development Block Grant No. 25-WS-011 received by the City of Boone for the rehabilitation of the Ground Water Reservoir within Boone, Iowa.

1. Work on the Ground Water Reservoir has started and been progressing as the contractor continues to work on the project. The contractor has been working on the interior wall repairs, and they are working on revising the beam details. The majority of the work completed to date is on the interior of the tank walls. One corner of the tank is completed, and they are working on the second corner.

2. The Ground Reservoir Project has a current overall budget of \$1,560,250.00. Funding for the project consists of the following sources:

City Funds	\$1,060,250.00
Community Development Funds	\$500,000.00

3. At this point in the project the City has spent a total of \$243,930.61 of which \$98,603.00 has been paid for utilizing Community Development Block Grant Funds and \$145,327.61 has been paid for with City funds.

4. Several items remain uncompleted at the present time including the construction of the retaining wall, the rehabilitation of the interior beams and the roof. One beam will be a complete replacement, and the other beams have surface repairs needed. The contractor also has work to complete on the outside of the structure, including replacement of the roof. They will also be replacing and enlarging the hatches on the tank as well.

5. The project is located at the Boone Water Treatment Plant at 1190 188th Road, in Boone Iowa 50036.

6. There have been a few changes impacting the project as of this public hearing. These changes include:

- Some changes to the temporary VFD wiring that was identified due to some value engineering. This resulted in a decrease in project costs of \$6,217.00.

- There was an increase in the project schedule of 14 days due to a subcontractor not having their federal SAM.GOV account current to allow them to work on the project.

Following the approval of Change Order No. 2 the date for Substantial Completion is now June 12, 2026.

There are no additional changes to the project at the current time.

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.

Mayor Casotti announced that this is the time and place for a public hearing of a Community Development and Housing Needs Assessment. 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; Henson seconded to approve Resolution 3512 adopting a Community Development and Housing Needs Assessment. Ayes: Kahookele, Moorman, Hilsabeck, Williamson, Angstrom, Hammer, and Henson. Nays: none.

Mayor Casotti announced that this is the time and place for a public hearing on the submission of a Community Development Block Grant (CDBG) Housing Rehabilitation, Roofing Grant application. Kim Majors, City Clerk, read aloud the following announcement:

CITY OF BOONE
PUBLIC HEARING ANNOUNCEMENTS

A. Explain how the need for the activities was identified.

- The need for the proposed Boone Housing Rehabilitation – Roofing Project is to assist low-to-moderate income households with repairs and replacement of the roofs on their homes. The program will provide funding for roof repair or replacement for six individuals or families who meet the low-to-moderate income guidelines and requirements who own and live in the home. There is a significant need for housing rehabilitation within the community and roofs are a major cost element that are typically let go because of the significant cost of replacement.

B. Explain how the proposed activities will be funded and the sources of funds.

- The project will be funded with a Community Development Block Grant from the Iowa Economic Development Authority. The CDBG funding will cover the costs of the projects at 100% for the rehabilitation of six homes, including the cost for technical services and grant administration services.

C. Announce the date the CDBG application will be submitted to the State.

- The grant application will be submitted to the Iowa Economic Development Authority no later than May 22, 2026, at midnight.

D. Announce the requested amount of federal funds.

- The City is requesting \$198,000.00 in CDBG funds for the proposed project.

E. Announce the estimated portion of funds that will benefit low-and-moderate income persons.

- The project will result in a City-wide benefit and utilizing a citywide LMI survey that the City undertook in March 2025, the City's LMI population was 55.89% of the total population.

F. Announce where the proposed activities will be conducted.

- The proposed project activities will take place at six individual homes that are owned and occupied by low-to-moderate income families. All the families will be verified to determine eligibility after receiving their applications.

G. Announce plans to minimize displacement of persons and businesses resulting of funded activities.

- The proposed project will not result in the displacement or relocation of any persons or businesses.

H. Announce plans to assist persons actually displaced.

- No persons will be displaced by the proposed project.

I. Announce the nature of the proposed activities.

- The nature of the proposed project involves the construction of repairs or replacement of roofs on single-family dwellings within the City of Boone.

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.

Angstrom moved; Hilsabeck seconded to approve Resolution 3513 endorsing and authorizing the submission of a Community Development Block Grant (CDBG) application, Housing Rehabilitation, Roofing. Ayes: Moorman, Hilsabeck, Williamson, Angstrom, Hammer, Henson, and Kahookele. Nays: none.

Williamson moved; Henson seconded to approve Resolution 3514 adopting an IEDA Language Access Plan. Ayes: Hilsabeck, Williamson, Angstrom, Hammer, Henson, Kahookele, and Moorman. Nays: none.

Hilsabeck moved; Williamson seconded to approve Resolution 3515 setting a public hearing for May 18, 2026, at 6:00 p.m. on adopting an Asset Management Plan. Ayes: Williamson, Angstrom, Hammer, Henson, Kahookele, Moorman, and Hilsabeck. Nays: none.

Henson moved; Williamson seconded to approve Resolution 3516 setting a public hearing for May 18, 2026, at 6:00 p.m. on the submission of a Community Development Block Grant (CDBG) application for the Well Development Project. Ayes: Angstrom, Hammer, Henson, Kahookele, Moorman, Hilsabeck, and Williamson. Nays: none.

Williamson moved; Henson seconded to set a public hearing for May 18, 2026, at 6:00 p.m. for the consideration of the proposed Fiscal Year 2026 Budget Amendment. Ayes: Hammer, Henson, Kahookele, Moorman, Hilsabeck, Williamson, and Angstrom. Nays: none.

A citizen spoke about his concern regarding homeless cats located behind the Super 8 hotel being neglected. City Attorney Rapheal Montag stated that he has been speaking with a veterinarian from the APE organization, and they are partnering with the Boone Humane Society to implement a trap, neuter, and return program designed to have the cats vaccinated and neutered.

Henson moved; Williamson seconded to approve the first set of questions for the Boone Ordinance Codification Project. Ayes: Henson, Kahookele, Moorman, Hilsabeck, Williamson, Angstrom, and Hammer. Nays: none.

Williamson stated that the Policy, Administration, and Employee Relations Committee discussed increasing the Special Meeting Policy fee from \$300.00 to \$500.00. The Council discussed holding special meetings on a certain day of the week or requiring a specific amount of notice, such as seven days, before scheduling a meeting. After discussion, and noting that there are very few special meetings, the Council decided to leave the fee at \$300.00.

Hilsabeck moved; Angstrom seconded to approve the Airport Commission's request to place signs in the public right-of-way for the Airport's Annual Spring Breakfast Fly-In held

Saturday, May 16, 2026. Ayes: Kahookele, Moorman, Hilsabeck, Williamson, Angstrom, Hammer, and Henson. Nays: none.

Moorman advised that the Economic Development Committee approved a \$1,200.00 Boone Downtown Incentive Fund (BDIF) grant for KWBG, located at 824 Keeler Street, for façade wall repair to provide space for an 18' x 9' mural to be completed by Boone EDGE students. The Committee also met with Elite Construction, located at 702 7th Street, and approved a \$30,000.00 BDIF grant for façade improvements, including the replacement of doors and windows.

Angstrom moved; Williamson seconded to approve the red and green color option of the City logo for the Hancock Drive Water Tower. Ayes: Moorman, Hilsabeck, Williamson, Angstrom, Hammer, and Henson. Nays: Kahookele.

Angstrom moved; Henson seconded to approve Resolution 3517 authorizing the execution of an agreement with the Iowa Department of Transportation (IDOT) for maintenance and repair of primary roads in municipalities. Ayes: Hilsabeck, Williamson, Angstrom, Hammer, Henson, Kahookele, and Moorman. Nays: none.

Williamson moved; Angstrom seconded to approve Resolution 3518 accepting the Boone Water and Wastewater Treatment Facilities Roofing Replacement Project. Ayes: Williamson, Angstrom, Hammer, Henson, Kahookele, Moorman, and Hilsabeck. Nays: none.

Henson moved; Williamson seconded to approve Resolution 3519 approving the hiring of Anthony Carter as a Street Department Laborer in the Public Works Department with a wage set at \$3,488.73 per month, effective May 15, 2026. Ayes: Angstrom, Hammer, Henson, Kahookele, Moorman, Hilsabeck, and Williamson. Nays: none.

Williamson moved; Kahookele seconded to approve Resolution 3520 approving the hiring of Ty Mechura as a Street Department Laborer in the Public Works Department with a wage set at \$3,488.73 per month, effective May 15, 2026. Ayes: Hammer, Henson, Kahookele, Moorman, Hilsabeck, Williamson, and Angstrom. Nays: none.

Cornelis thanked the Boone County Chamber's Leadership Program participants for painting the three (3) main gates and the kiosk at Highway 30 in McHose Park. Cornelis stated that a planning meeting was held, and the Park Commission will have the 10-year plan prepared to present to Council before the end of the month.

Osmundson advised that, since Nights on the Green has been moved to Friday, May 8th, the concrete installation is scheduled for next week. The grant for the trailer has been approved, and a Lunch and Learn for employees is scheduled for June 3rd. Osmundson also thanked everyone for their support and kindness during his time here, noting that his last day will be May 11th.

Chief Adams reminded everyone of the Fire Department's Annual Pancake Breakfast, May 17th, at 7:00 a.m.

Chief Wiebold advised that the Boone County Fair Board revised its original Boone County Fair Parade application, changing the date from Wednesday, July 15, 2026, to Thursday, July 16, 2026.

Moorman moved; Henson seconded to approve a request for proposal/qualifications notice for a grant application writer and administrator for a potential Community Development Block Grant (CDBG) for the Well Development and North Main Transmission Line Project. Ayes: Henson, Kahookele, Moorman, Hilsabeck, Williamson, Angstrom, and Hammer. Nays: none.

Angstrom moved; Henson seconded to appoint the City Council as the Selection Committee to review the request for proposal/qualifications notice for a grant application writer and administrator for a potential Community Development Block Grant (CDBG) for the Well Development and North Main Transmission Line Project. Ayes: Kahookele, Moorman, Hilsabeck, Williamson, Angstrom, Hammer, and Henson. Nays: none.

Angstrom moved; Williamson seconded to select Simmering-Cory as the Community Development Block Grant writer, administration, and technical service provider for the roof

projects. Ayes: Moorman, Hilsabeck, Williamson, Angstrom, Hammer, Henson, and Kahookele. Nays: none.

Williamson moved; Hilsabeck seconded to approve Resolution 3524 approving the agreements and contracts for Health Insurance Coverage Fiscal Year 2027. Ayes: Hilsabeck, Williamson, Angstrom, Hammer, Henson, Kahookele, and Moorman. Nays: none.

Elmquist stated that the State House has passed the property tax reform bill, and she has provided an outline of the details of the law on the Council’s desks. Once more information becomes available, she will prepare additional information to explain what this could mean for the City.

Elmquist asked the Council for guidance on whether to fill the Recreation Director position or leave it open. The Council agreed to continue offering the free community cardio dance on Saturday mornings at City Hall. The Council also decided they need additional time to consider whether to fill the position.

Mayor Casotti asked if there were any questions or items to be removed from the Consent Agenda; no requests were made.

Williamson moved; Henson seconded to approve the following items on the Consent Agenda: 1) Minutes of previous meetings. 2) Bills payable. 3) Alcohol License renewal for Bottled Bliss. 4) Alcohol License renewal for Walmart. 5) Alcohol License renewal for World Liquor. 6) Retail Tobacco renewal for Casey’s #2. 7) Retail Tobacco renewal for Casey’s #24. 8) Retail Tobacco renewal for Casey’s #3251. 9) Resolution 3521 authorizing the execution of an agreement for development and maintenance of a City website with Revize in an amount not to exceed \$23,760.00 the first year. 10) Resolution 3522 approving the hiring of Rebecca Fraetis as the Deputy City Clerk/Administrator Assistant to fill a vacant position within the Central Business Office, with a salary set at \$45,000 per year, effective May 18, 2026. 11) Resolution 3523 authorizing the execution of an Installation Agreement for fixtures with ROI Energy in an amount not to exceed \$9,276.00. Ayes: Williamson, Angstrom, Hammer, Henson, Kahookele, Moorman, and Hilsabeck. Nays: none.

Access Systems Leasing	Printing Contract	244.83
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Advantage Archives LLC	Digitization Services	760.00
Ahlers & Cooney PC	Legal Service	2,688.00
Air Cleaning Technologies	Fire Dept Vehicle Exhaust	85,900.00
Alliant Energy	Utilities	8,124.62
Alliant Energy	Utilities	1,961.87
Alliant Energy	Utilities	4,315.47
Amazon Capital Services Inc.	Parts/Supplies	1,505.09
Amazon Capital Services Inc.	Parts/Supplies	4,922.16
Arnold Motor Supply	Parts/Supplies	903.60
Ascendance Trucks Midwest LLC	Parts/Supplies	216.22
Bituminous Materials & Supply	Parts/Supplies	572.70
Boehm Insurance Agency Inc.	Insurance Premiums	2,124.00
Bolton & Menk Inc.	Engineering Services	3,360.00
Bomgaars	Parts/Supplies	501.44
Boone Ace Hardware	Parts/Supplies	14.97
Boone Ace Hardware	Parts/Supplies	268.58
Boone County Landfill	Fy2026 Assessment - May	5,191.67
Boone County Landfill	Landfill Disposal	1,554.84
Boone News Republican	Publications	753.92
Boone Rental/Capital City	Supplies	16.75
Braun Intertec Corporation	Geotechnical Evaluation Fees	15,670.00
Broad Reach Books	Library Supplies	371.17
Center Point Publishing	Library Supplies	545.34
Central Ia Ready Mix	Street Patching Materials	4,795.00
Chase	Library Services/Supplies	1,743.49
City Of Boone	Utilities	502.91

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Contractor Solutions	Sewer Bypass Parts	2,232.82
Conway Shield	Supplies/Equipment	18,217.80
Costumes Specialists Inc.	Library Curious George Costume	270.00
Creations By KT	Police CPA T-Shirts	330.00
Cultureall	Library Programming	260.00
Cybrarian Corporation	Annual Subscription Fees	249.95
Dakota Supply Group	Parts/Supplies	1,757.47
Dale Farnham	Contract Services	5,002.00
Dave Casotti	Car Allowance	150.00
David Ades	Car Allowance	250.00
Demco	Library Processing Supplies	81.25
First Due Mowing Company	Mowing Services	790.00
Gale/Cengage Learning	Library Supplies	131.16
Garbage Guys	Waste Removal	42.50
Garbage Guys	Waste Removal	97.75
Graymont Western Lime Inc.	Chemicals	7,949.76
Hawkins Water Treatment Group	Chemicals	5,578.62
Herman Drainage LLC	Mowing Services	5,000.00
Hy-Vee	Supplies	7.98
Infomax Office Systems Inc.	Printing Contract	667.30
Ingram Book Company	Library Material	698.89
Iowa Insurance Division	Annual Cemetery Report Filing	187.50
Iowa One Call	Locate Tickets	193.90
Knowbuddy Resources	Library Materials	403.01
KWBG	Advertising Contract	367.20
Les's Auto	Parts/Supplies	828.25
Magazine Subscription Services	Subscription Fees	399.84
Martin Marietta Materials	Supplies/Materials	682.35
MedImpact Healthcare Systems Inc	411 Prescriptions	1,645.17
Melissa Bell Photography	Council Photographs	175.00
Menards-Ames	Supplies	85.35
Mes Service Company LLC	Equipment	322.16
Mid-States Organized Crime	MOCIC Membership	150.00
Midwest Tape	Digital Library Materials	560.36
Molitor Construction	Snow Removal	12,322.75
Mutual Of Omaha	Insurance Premium	0.80
Nathan Osmundson	Car Allowance	250.00
New Century FS	Fuel	2,894.93
North Risk Partners LLC	411 Medical Claims	3,560.74
Ogden Telephone Co	Internet	84.95
Ondrea Elmquist	Car Allowance	300.00
O'Reilly Automotive Stores Inc.	Supplies	82.11
Phelps The Uniform Specialists	Custodial Supplies	28.61
Pritchard Bros Plumbing	Furnace Repairs	271.40
Quality One	Janitorial Service	2,088.00
Raph Montag	Legal Services	7,917.00
Red Brick Resources	Supplies	168.23
Redeker's	Fire Department Chair	392.99
Short Elliott Hendrickson Inc.	Engineering Services	102,812.94
Spring Green Lawn Care	Lawncare	693.55
Syn-Tech Systems	Parts	110.50
Trojan Technologies Corp	Supplies	413.67
Uniti	Phone Line Services	1,353.23
Unplugged Wireless Communication	Radio Charger	205.20
Van Wall Equipment	Parts/Supplies	229.12
Verizon Wireless Services LLC	Cellular Services	234.01
Walters Sanitary Service Inc	Waste Removal	59.61

Willow Lane Education	Supplies	294.88
Paid Report Total		342,325.62
FUND		DISBURSEMENTS
General		66,076.99
Special		
Hotel/Motel		
Road Use Tax		5,115.44
Debt Service		
Water Utility		20,149.50
Sewer Utility		7,700.81
Family Resource Center		4,328.52
Capital Project		211,634.60
Storm Water Utility		
Expendable Trust		22,113.19
Agency Account		5,206.57

Angstrom moved; Henson seconded to approve the first reading of Ordinance 2326 to allow the City of Boone, Iowa to dissolve the Arts Advisory Board, pursuant to Code of Ordinance 33.08. Ayes: Angstrom, Hammer, Henson, Kahookele, Moorman, Hilsabeck, and Williamson. Nays: none.

Moorman stated that Nights on the Green will be held on Friday, May 8, 2026. There will be carnival rides for children, along with other activities and music. Moorman also stated that he distributed information on City grants to local real estate agents.

Angstrom stated that the trip to Washington, D.C. went well. They met with representatives to discuss infrastructure, wastewater, drinking water, and potential avenues for funding for lead pipe mitigation.

Angstrom moved; Henson seconded to go into closed session at 7:13 p.m. pursuant to Iowa Code Section 21.5(1)(j) to discuss the disposition of particular real estate only where premature disclosure could be reasonably expected to increase the price the government body would have to pay for that property or reduce the price the governmental body would receive for that property. Ayes: Hammer, Henson, Kahookele, Moorman, Hilsabeck, Williamson, and Angstrom. Nays: none.

Moorman moved; Henson seconded to come out of closed session at 7:35 p.m. Ayes: Henson, Kahookele, Moorman, Hilsabeck, Williamson, Angstrom, and Hammer. Nays: none.

Williamson moved; Moorman seconded to go into closed session at 7:35 p.m. pursuant to Iowa Code Section 21.5(1)(i) to evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to the individual's reputation and that individual has requested a closed session. Ayes: Kahookele, Moorman, Hilsabeck, Williamson, Angstrom, Hammer, and Henson. Nays: none.

Angstrom moved; Henson seconded to come out of closed session at 7:53 p.m. Ayes: Moorman, Hilsabeck, Williamson, Angstrom, Hammer, Henson, and Kahookele. Nays: none.

There being no further business to come before the Council, the meeting adjourned at 7:53 p.m.

ATTEST:

Kim Majors, City Clerk

Dave Casotti, Mayor