

Board Minutes
July 20, 2021

The Board of Trustees met in regular session with Chairperson Martin L. Brooks and Trustees Maureen R. Kruse, Michael J. Wallner, Caitlin A. Beresford and Keith R. Jones. Staff Present: CEO & General Manager Drummey, Administrative Manager Wisniski, Director of Operations Cady and Administrative Assistant Powell. Also, present were Kathleen Knotek-Vandermuelen, and Tammy Smart.

- I. The Chairperson called the meeting to order at 4:30 p.m.
 - (1) The Chairperson welcomed Keith R. Jones to the Board. Trustee Jones was approved and appointed to the Board by the City Mayor and City Council to serve on the Board of Water Works Trustees.

- II. Public Comments/Participation.

The Chairperson asked if there were any public comments or participation.

- (1) Kathleen Knotek-Vandermuelen, 2835 Avenue A, and Tammy Smart 2833 Avenue A, individually addressed the Board concerning the frequency of discolored water coming into their homes when they turn on their faucets. Kathleen Knotek-Vandermuelen explained to the Board that they have lived in their home for 5 years and had done a complete renovation of the home. During the time of renovation, they started noticing a frequent reoccurrence of discolored water. Every time the water became discolored, they would contact a Water Works employee to come flush the water main to clear it up.

Tammy Smart, addressed the Board and asked if there's any solution the Board can come up with that could help them.

The general manager responded that the Board understood their concerns and the inconveniences and proceeded to explain the procedures the Water Works takes to evaluate issues a customer may be experiencing with their water service. He explained the discoloration is caused by iron that can be released from cast iron mains. He explained the service line material types that a homeowner may have, the owner's responsibility of the service line that connects to a home, plumbing material types and the process of replacing the water main.

He further explained that the Water Works will do a more in-depth evaluation of their situation brought to the Board's attention so that we can have a better understanding of when this problem occurs, the frequency of it happening, how bad it is and then decide what needs to be done for a long-term solution.

Kathleen Knotek-Vandermuelen and Tammy Smart responded to questions from the Board concerning how long they have lived in their homes, type of plumbing materials installed, service line material if known, and water pressure.

The Board asked the general manager if he knew what the size and the age of the water main was.

The general manager responded that it is a 4-inch water main that is 100 years old.

Kathleen Knotek-Vandermuelen and Tammy Smart, thanked the Board for hearing their concerns.

The Chairperson asked if there were any other questions.

The Board thanked both women for taking the time to attend the meeting to address the Board regarding their concerns and will stay in touch until the issue is resolved.

- III. General Manager's Report

1. Project Status Report.
2. Main Extension Status Report.
3. Operations.
4. 2021 Financials Update through June.
5. Human Resources
6. Insurance Claims

- IV. Consent Agenda

1. Approval of the minutes of the June 15, 2021 regular meeting.
2. Claims Register.
3. Monthly Report.

Trustee Kruse motioned, and Trustee Beresford seconded to approve the consent agenda. The motion carried unanimously.

V. Action Items

1. Trustee Wallner moved to adopt resolution 07-17-21 authorizing the Chairperson and Secretary to sign a Main Extension Agreement with the City of Council Bluffs Community Development Department for the South 35th Street Water Main Extension and Authorizing Project Design. Trustee Kruse seconded the motion. Following discussion, the Chairperson called for a roll call vote. The roll call vote was follows:

Aye: Trustee Brooks, Trustee Kruse, Trustee Wallner, Trustee Beresford and Trustee Jones. The Chairperson announced the resolution duly adopted. A copy of the resolution follows these minutes and by reference is made a part thereof.

2. Trustee Beresford moved to adopt resolution 07-18-21 authorizing the Chairperson and Secretary to sign a Main Extension Agreement with HCC Investments, L.L.C. for the Hills of Cedar Creek Central, Phase 1 Water Main Extension and Authorizing Project Design. Trustee Jones seconded the motion. Following discussion, the Chairperson called for a roll call vote. The roll call vote was follows:

Aye: Trustee Brooks, Trustee Kruse, Trustee Wallner, Trustee Beresford and Trustee Jones. The Chairperson announced the resolution duly adopted. A copy of the resolution follows these minutes and by reference is made a part thereof.

3. Trustee Wallner moved to adopt resolution 07-19-21 accepting the work of Carley Construction, L.L.C., and authorizing project closeout in connection with the Oakland Drive Rehabilitation, Division V Water Main Improvements. Trustee Beresford seconded the motion. Following discussion, the Chairperson called for a roll call vote. The roll call vote was follows:

Aye: Trustee Brooks, Trustee Kruse, Trustee Wallner, Trustee Beresford, and Trustee Jones. The Chairperson announced the resolution duly adopted. A copy of the resolution follows these minutes and by reference is made a part thereof.

4. Trustee Kruse moved to adopt resolution 07-20-21 accepting the work of Morris Excavating Co., Inc. and authorizing project closeout in connection with the 27th Avenue Water Main Extension. Trustee Wallner seconded the motion. Following discussion, the Chairperson called for a roll call vote. The roll call vote was follows:

Aye: Trustee Brooks, Trustee Kruse, Trustee Wallner, Trustee Beresford, and Trustee Jones. The Chairperson announced the resolution duly adopted. A copy of the resolution follows these minutes and by reference is made a part thereof.

5. The Chairperson asked if there were other items to come before the Board.

(1) The general manager mentioned to the Board that the Distribution Department received their new 2021 Tractor Backhoe Loader and Equipment.

6. The Board set the date of the next regular meeting as August 17, 2021 at 4:30 p.m.

VI. Board Reorganization

Chairperson Brooks announced this was the time and place for the election of a new Chairperson and Vice Chairperson and called for nominations for both.

1. Trustee Wallner moved to elect Trustee Beresford as Chairperson and Trustee Jones as Vice Chairperson. Trustee Kruse seconded the motion. Following discussion, the motion carried unanimously.

VII. Executive Session

1. Trustee Jones moved to enter closed session pursuant to Section 20.17 and 21.9 of the Code of Iowa to discuss matters relating to the employment conditions of the employees under Chapter 20 of the Code. Trustee Beresford seconded the motion. The Chairperson called for a roll call vote. The roll call vote was as follows:

Aye: Trustee Brooks, Trustee Kruse, Trustee Wallner, Trustee Beresford, and Trustee Jones.

The Board recessed the meeting at 5:45 p.m.

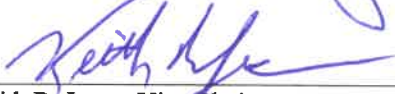
The Board entered into closed session at 5:56 p.m., and returned to regular meeting session at 6:25 p.m.

Trustee Wallner moved to approve a 3% per annum compensation increase for the general manager retroactive to January 1, 2021. Trustee Beresford seconded the motion. The motion carried unanimously.

VIII. There being no further business the Chairperson adjourned the meeting at 6:26 p.m.



Caitlin A. Beresford, Chairperson



Keith R. Jones, Vice Chairperson



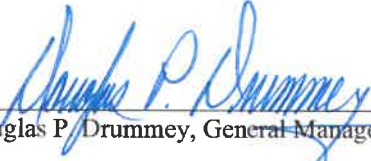
Martin L. Brooks, Trustee



Maureen R. Kruse, Trustee



Michael J. Wallner, Trustee



Douglas P. Drummey, General Manager



Celestine Powell, Recording Secretary