

Board Minutes
October 20, 2015

The Board of Trustees met in regular session with Chairman Michael J. Wallner and Trustees Carl L. Heinrich, Martin L. Brooks, Maureen R. Kruse and Caitlin A. Beresford. Staff Present: CEO & General Manager Drummey, Administrative Manager Wisniski, Staff Engineer Cady, and Administrative Assistant Powell.

I. The Chairman called the meeting to order at 4:30 p.m.

II. Public Comments/Participation

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

1. Brad Hildreth, 4728 N. Shore Drive, Rachel Sweet and Clint Sweet, 4725 N. Shore Drive were in attendance to address disposal of the easement located at 4725 N. Shore Drive.

III. Public Hearing

1. The Chairman stated this was the time and place for a public hearing to authorize the disposal of a portion of easement located at 4725 N. Shore Drive. The Chairman asked if any written protest or comments were received? The Secretary advised there were no written protest or comments. The Chairman asked if there was anyone present to speak for or against the disposal of the easement.

(1) Brad Hildreth, Rachel Sweet and Clint Sweet, individually and as a group addressed the Board in favor of releasing the easement located at the property of 4725 N. Shore Drive.

Rachel Sweet addressed the Board that they had started construction of their home at 4725 N. Shore Drive and discovered that the foundation was being built in an easement owned by the Council Bluffs Water Works. They are requesting that they would like to have 10 feet of the easement released and obtain an additional 10 feet of easement from their northern neighbor's property, so they can build a house per plan.

The Chairman requested the general manager to explain to the Board the reason why we need to retain the easement even though the water main has been out of service. The general manager explained to the Board that even though the main has been out of service over the recent years, the Water Works owns an easement that also contains a City sanitary sewer main. It is unknown at this time, but the Council Bluffs Water Works may need to use this easement in the future for a water main. Currently, the City is planning to reconstruct the streets and sewer in this part of town.

The Board asked if the easement and release would be recorded. The general manager responded, yes. The Board asked the general manager if he agreed with the releasing of the easement, he responded, yes.

The Chairman asked if there were any further questions or comments. Receiving no response the Chairman closed the public hearing.

(2) Trustee Kruse moved to adopt resolution 10-26-15 releasing easement located at 4725 N. Shore Drive. Trustee Heinrich seconded the motion. Following discussion the Chairman called for a roll call vote. The roll call vote was as follows:

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

The Board thanked the group for taking the time to attend the meeting.

IV. General Manager's Report

1. Project Status Report.
2. Main Extension Status Report.
3. Operations.
4. 2015 Financials Update through September.
5. SRF Land Purchase Loan.

6. Insurance Claims.
7. Regulatory.
8. Property.

(1) The Board gave the general manager permission to proceed with negotiations to purchase land located on Avenue Q.

V. Consent Agenda

1. Approval of the minutes of the September 15, 2015 regular meeting.
2. Claims Register.
3. Monthly Report.

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

VI. Action Items

1. Trustee Brooks moved to adopt resolution 10-27-15 awarding the contract for the Woodbury Avenue Water Main Improvements. Trustee Kruse seconded the motion. Following discussion the Chairman called for a roll call vote. The roll call vote was as follows:

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

2. Trustee Kruse moved to adopt resolution 10-28-15 authorizing the Chairman and Secretary of the Board to sign a contract authorizing the construction of River's Edge Development, Division V Water Main Improvements with the City of Council Bluffs and MFT Construction, Inc. Trustee Heinrich seconded the motion. Following discussion the Chairman called for a roll call vote. The roll call vote was as follows:

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

3. The Chairman asked if there were other items to come before the Board.
4. The Board set the date of the next meeting as November 17, 2015 at 4:30 p.m.


VII. Study Session

1. Calendar Year 2016 Budget Review.

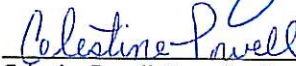
VIII. There being no further business the Chairman adjourned the meeting at 6:00 p.m.



Michael J. Wallner, Chairperson

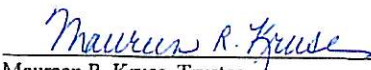

Caitlin A. Beresford, Vice-Chairperson


Douglas F. Drummey, General Manager


Carl L. Heinrich, Trustee


Celestine Powell, Recording Secretary


Martin L. Brooks, Trustee


Maureen R. Kruse, Trustee