

Luana City Council Minutes • June 5, 2025

Luana City Council Minutes of June 5, 2025

The Luana City Council held their regular monthly meeting Thursday June 5, 2025, at 7:00 pm. with Council Members Lonnie Baade, Kevin Boddicker, Todd Olson, and Luke Steege present. Absent: Jackie Radloff-Schneider.

Mayor Jerry Schroeder called meeting to order at 7:00 pm.

Minutes of May meeting were reviewed and approved upon a motion by Steege, second by Boddicker, carried unanimously.

Olson motioned to pay all monthly claims totaling \$18,155.78, Baade second, carried unanimously. Receipts for the month totaled \$26,043.46. Steege motioned to pass Res. 6-2025 T.O.F, Olson second, carried unanimously. Council reviewed reconciled reports.

Administrator Humble gave update on lagoon project. City is still waiting for one easement from citizen. City will proceed with land acquisition process, purchase wetland/ stream mitigation credits and finalize USACE permit. MSA's preliminary fee estimate for authorizing a Mitigation Plan is \$10,000. Annual site monitoring and reporting activities are preliminarily estimated to be approximately \$4,000 per year, or \$12,000 total for monitoring. Total estimate fees to satisfy USACOE requirements to realize in-stream benefits and reduce stream mitigation fees are estimated to be \$22,000. If the City elects not to submit a Mitigation Plan and conduct annual monitoring the reduction in stream credits will not be realized and the total stream credit requirement rises from 1,881.45 to 2,363.7. At \$130/credit the total fee for stream mitigation would rise to \$307,281, an increase of \$74,198. Boddicker motioned to have MSA complete Mitigation Plan and the required up to four-year monitoring, Baade second, carried unanimously. Steege motioned to set public hearing for SRF environmental review for August 7, 2025, Olson second, carried unanimously.

Steege motioned to approve second reading of Ord. 2025-6, ARTICLE 2.6.2 SEWER USAGE RATES

ARTICLE 2.10 WATER RATES, ARTICLE 2.10.7 ADMINISTRATIVE FEE, 2.7.12 SHUTTING OFF THE WATER SUPPLY, Boddicker second reading, carried unanimously. Olson motioned to wave third reading of Ord. 2025-6 Badde, carried unanimously. Vote was taken to adopt Ord. 2025-6, in favor, all. Nays, none. Whereupon, the Mayor declared the measure duly adopted.

2.6.2.1 Each household shall pay based on the following sewer rates:

a. 0-1 (zero to one) occupant \$50.00 (fifty dollars and no/100) monthly

b. 2-3 (two to three) occupants \$60.00 (sixty dollars and no/100) monthly

c. 4 (four) plus occupants \$75 (seventy-five dollars and no/100)

monthly

2.10.2 RATES AND SERVICES. Water service shall be furnished at the following monthly rates:

a. 0-1 (zero to one) occupant \$34.00 (thirty-four dollars and no /100) monthly

b. 2-3 (two to three) occupants \$38.00 (thirty-eight dollars and no/100) monthly

c. 4 (four) plus occupants \$45.00 (forty-five and no/100) monthly

2.10.3.2 PAYMENT. All combined service account charges are due on the twentieth (20th) day of each month following the close of the billing cycle and payable by the last business day of the same month of the billing date. The Administrator shall mail the bill for water rates to the customer at the address of the building on the 5th day after the end of the billing period.

2.10.7 ADMINISTRATIVE FEE. Each utility billing for City Services shall include a five dollars (\$5.00) administrative fee due at the time of each monthly billing.

Boddicker motioned to approve Res. 6.1-2025 Comprehensive Solid Waste Management Plan Update from Winneshiek County Landfill, Steege second, carried unanimously.

Baade motioned to approve tax abatement request for 120 Countryside Rd., Olson second, carried unanimously.

PWS, Kleinow, acquired requested bids for curb repair at corner of Old Hwy 18 & 52 and Burgess Street. Boddicker motioned to accept bid from MB Construction in the amount of \$2,079.00, Baade second, carried unanimously.

City Wide Cleanup is scheduled for June 21, 2025.

Next regular council meeting will be held July 3, 2025, at 7:00 pm.

Mayor Schroeder adjourned the meeting at 7:52 pm.

Tammy Humble, City Administrator

Monthly Expenditures \$18,155.78:

Alliant Energy \$1,993.24; Black Hills Energy \$198.16; Column Software \$119.47 (Publication); Federal Taxes \$1,517.12; IPERS \$1,492.91; Jeff Kleinow \$124.54 (Reimbursement); John Deere Financial \$50.97 (Fire dept. supplies); Kwik Trip \$311.32 (Firetruck fuel); M. Baade \$200.00 (Deposit return); MacQueen \$1,063.43 (Fire dept. equipment); Microbac \$198.00 (Lagoon/Water testing); NEIT \$79.82; Safeguard \$374.08 (Envelopes); Smitty's \$74.00 (Tire repair); Wages \$8,045.38; Waste Management \$2,313.34. Fire Department Expenditures \$1,505.54; General Fund Expenditures \$16,053.70; Propriety Expenditures \$441.04; Road Use Tax Expenditures \$74.00; TIF Expenditures \$0.

Monthly Revenue \$26,043.46:

Franchise Fee (Black Hills) \$113.49; Franklin Township \$3,074.23; Interest \$1,019.83; Local Option \$3,332.62; Property Taxes \$8,606.44; RUT \$1,553.30; Utilities \$8,343.55.

Published in The Outlook, Monona on Wednesday, June 11, 2025

PROBATE • WILLIAM HOWARD MCBROOM

NOTICE OF PETITION TO ADMINISTER ESTATE

WILLIAM HOWARD MCBROOM

CASE NO. 23STPB00723

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of WILLIAM HOWARD MCBROOM.

A PETITION FOR PROBATE has been filed by Taleen Khatchadourian in the Superior Court of California, County of Los Angeles. THE PETITION FOR PROBATE requests that Taleen Khatchadourian be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court. THE PETITION requests authority to administer the estate under the Independent Administration of Estate Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important action, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) the independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held on June 24, 2025 at 8:30 AM on Dept. No. 5 located at 111 N. Hill

Street, CA 90012. Stanley Mosk Courthouse.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in the Probate Code section 1250. A request for Special Notice form is available from the court clerk.

Attorney for petitioner:

Cynthia J. Waterson

17731 Irvine Blvd., Suite 111, Tustin, CA 92780

Published in The Outlook, Monona on Wednesday, June 4, 11 & 18, 2025

Monona City Council Minutes • June 2, 2025

CITY OF MONONA

Regular Council Meeting

Monday, June 2, 2025

The Monona, Iowa, City Council met in regular session Monday, June 2, 2025, at 6:00 p.m. in the Monona City Hall Council Chambers. Mayor Grant Langhus presided with Bridget Schlein, Preston Landt, and Timothy Wright present, Erin Friedley was absent.

Guests Present: Ardie Kuhse (MCED), Jared Burkile (People-Service), Heidi Meyer (Library), Desteny Kapler (Outlook), Audrey Posten (NIT) and Josh Ludwig.

1) Approve Consent Agenda

Moved by Wright, seconded by Schlein, to approve consent agenda as listed. Carried Unanimously.

• Agenda

• Council Meeting Minutes ~ May 19, 2025

• Prepaids/Warrants Expenses

• Public Works Report ~ April/May 2025

• Cigarette & Tobacco Permits ~ Quillin's and Kwik Star

PREPAID

LIBRARY

VENDOR NAME, REFERENCE

..... **TOTAL**

ALLIANT ENERGY, ELEC.321.00

ALPINE COMMUNICATIONS, LC, SECURITY SYSTEM MONITORIN29.95

BAKER & TAYLOR, INC., BOOKS AND PROCESSING881.43

BLACK HILLS/IOWA GAS UTILITY, GAS SERVICE152.00

CULLIGAN, SALT859.50

GORDON FLESCH COMPANY, QUARTERLY CONTRACT81.66

GUTTENBERG PUBLIC LIBRARY, LARGE PRINT BOOK30.00

HANIGAN WRITING SERVICE, SPEAKER FEE50.00

LANDT, HEIDI, MATS FOR INSIDE BOOK DROP155.66

LANDT, LAYLA, CLEANING...81.70

MicroMarketing ASSOCIATES, 2 CD AUDIOBOOKS148.88

MIDAMERICA BOOKS, BOOKS197.70

NEIT, PHONE SERVICE49.44

STOREY KENWORTHY/MATT PARROTT, LABELS, PAPER TOWELS149.28

Accounts Payable Total...\$3,188.20

PREPAIDS

VENDOR NAME, REFERENCE

..... **TOTAL**

AFLAC, AFLAC-PRETAX306.14

ALLAMAKEE-CLAYTON ELECT COOP, ELEC SERV65.00

ALLIANT ENERGY, ELECTRICITY6,360.80

CITY OF MONONA, HLTH INS-PRETAX623.30

CLOVERCONNECT, CAMP-GROUND PROCESSING FEES150.89

DEARBORN NATIONAL LIFE INS. CO, LIFE INSURANCE177.65

DELTA DENTAL OF IOWA, JUNE DENTAL1,055.56

FIREFLY RESERVATIONS, MONTHLY RESERVATION FEES...35.00

FREEDOMBANK, FEDFICA TAX...3,854.90

HSA - EMPLOYEE, HSA EMPLOYEE50.00

HUBER FENCING, DOG PARK RENCE INSTALLATION...13,298.00

IPERS, IPERS5,317.37

MARCO dba GREATAMERICA FINAN, CONTRACT BASE RATE 05/25-06/2581.00

MID-AMERICA ASSOCIATES, HEALTH INSURANCE PREMIUMS4,894.03

MONONA POST OFFICE, MAY BILLING320.52

PALAS, GRACE, JANITOR COMMUNITY CENTER70.05

PAPE, KADENCE, CERTIFICATION.....300.00

PEOPLESERVICE, CONTRACT FEE25,207.00

PETTY CASH, 23 TVS RECYCLE CENTER DROP OFF460.00

REED RADLOFF, CPO CLASS.....536.40

TREASURER STATE OF IOWA, WATER EXISE TAX2,931.72

U.S. BANK, DUMMIES, TOYS, MAE REUSSERGRANT2,447.18

U.S. CELLULAR, PHONE SERV ...291.97

WASTE MANAGEMENT-LaCROSSE, RECYCLING/GARBAGE14,065.20

Accounts Payable Total\$82,899.68

WARRANTS

VENDOR NAME, REFERENCE

..... **TOTAL**

BARCO PRODUCTS CO., ROLL BAG PET WASTE SYSTEMS-32,035.10

BLACK HILLS/IOWA GAS UTILITY, GAS SERVICE1,411.90

C.J. MOYNA & SONS, INC., 3/4

ROAD ROCK CENTER STREET11.98

SCHILLER LAW OFFICE, LEGAL FEES223.90

SHIELD TECHNOLOGY CORP., SOFTWARE&SHIELDWAVE MOBILE425.00

SMITTY'S OIL & TIRE, OIL CHANGE CHEVY TAHOE.....70.95

YEOMENS INC DBA SPORTS WORLD, 10 LASER ENGRAVED PLATES156.00

STOREY KENWORTHY/MATT PARROTT, PAPER136.62

TILSON RESCUE SUPPLY, 6004 SINGLE STRAP LEG SHROUD.....109.98

TIMES-REGISTER, FOR SALE TRACTOR/GARAGE SALES338.50

USDA RURAL DEVELOPMENT, LBCC LOAN1,058.00

Accounts Payable Total\$377,952.85

2) Hearing of Delegations

Ardie Kuhse, MCED, talked about the Farmers Market, Music in The Park and Monona Museum Crawl. Josh Ludwig talked about Hay Days and stated that they were still looking for volunteers to help with talent show, games, and other things.

3) Update on Generator at WWTP

Insurance inspector looked at the generator on May 22nd. He will try to have his report submitted by May 30th. The cement pad under the generator appears to have detached from the support columns on one side and appears to be causing the generator to vibrate. The estimated cost to fix the pad was between \$6,000.00 to \$7,000. The inspector would like the city to look at having a backup generator ready if needed. It could cost around \$2,100.00 a day to rent one. Jared will talk to Palmer Electric about a quote for an electrical hookup for the generator. After some discussion, it was moved by Landt, seconded by Wright to move forward with getting the cement pad fixed. Carried Unanimously.

4) Discuss Insurance Values on Generators

Due to the issue with the generator at the WWTP, our insurance agent would like to go over all the generator information and what type of coverage is currently covering the generator and what would the council like to have as a value on

11.98

223.90

425.00

70.95

156.00

136.62

109.98

338.50

1,058.00

377,952.85

2) Hearing of Delegations

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4) Discuss Insurance Values on Generators

Due to the issue with the generator at the WWTP, our insurance agent would like to go over all the generator information and what type of coverage is currently covering the generator and what would the council like to have as a value on

the generators. After some discussion it was the general opinion of the council that more information was needed from the insurance company.

5) 25/26 City Pay Raise Implementation Date

City employee raises normally go into effect the first full pay period in July. That pay period would be July 14th to the 27th. City Administrator Collins asked if the council would consider using June 30 to May 13. This payroll period is only off by one day. After looking at previous years, it was moved Wright, seconded by Schlein to approve the raise date to begin June 30th. Carried Unanimously.

6) Review Final Draft of Mural

After looking at the final draft that was sent by Ali Werger, it was moved by Wright, seconded by Schlein to approve the final draft and allow the closing of part of Iowa Street for projecting the image onto the building and tracing it. Carried Unanimously.

7) Approve Two LeMar Renewal Sign Location Leases

City Attorney Schiller looked over the leases for two billboards owned by LeMar Advertising that sit on city property. The leases would be for a fourteen year period with a yearly payment that would increase 3% each year. It was moved by Landt, seconded by Schlein to approve the two leases. Carried Unanimously.

8) Approve Dates for the Commercial Building "For Sale Ad"

Administrator Collins presented the council with a mockup ad for selling the commercial building on Center Street. She wanted to know if the council wanted to use the dates of July 3rd due to city hall and discussed at the July 7th meeting or due July 17th and discussed on July 21st. After some discussion, it was moved by Wright, seconded by Schlein to use the dates of July 3rd and 7th. Carried unanimously.

9) Discuss Offer to Buy Real Estate and Acceptance Agreement

The council discussed items they wanted to see and potential buyers to know about putting in an offer for the building. The council wanted to see a floor plan of what a potential buyer's intentions are for the building and wanted potential

buyers to be aware of certain stipulations required if awarded the bid. The building can be used for living quarters on the top floor and bottom back half. There must be an available retail space in the front 50% of the building. The front of the building and any other issues with the structure must be made structurally sound within six months of the sale. A plan for what will be done with the building must be included with the purchase offer. The approved plan must be completed within two years of the purchase or the building will go back to the city. It was asked if a tour of the building would be allowed for any potential buyer. It was moved by Schlein, seconded by Landt to approve the above items to be added to the purchase agreement. Carried Unanimously.

10) Tree Grant "Dog Park"

One of the items included in the tree grant was that \$1,000.00 of city funds be spent adding trees to the dog park. Schlein sent an email with prices for Black Hill Spruce and several Arborvitae options. After some discussion, it was moved by Schlein, seconded by Wright to approve the purchase of fourteen (14) #5 containers of Dark Green Arborvitae's for \$70 each to create a border/windbreak on the west side of the dog park. Carried Unanimously.

11) Chicken Request

The city received a request from a property owner at 106 N. Hill St. to allow them to have up to six laying hens. It was moved by Landt, seconded by Schlein to allow up to six laying hens and the coop and run to be in their fenced in back yard. Carried Unanimously.

12) Winneshiek County Landfill Comprehensive Solid Waste Management Plan Update

After much discussion, it was moved by Landt, seconded by Wright to table a decision until a later meeting. Carried Unanimously.

Mayor/Council/Clerk Notes:

None

Hearing no further comments, Mayor Langhus declared the meeting adjourned at 7:06 p.m.

Next regular council meeting was scheduled for Monday, June 19, 2025, at 6:00 p.m. in the Monona City Hall Council Chambers.

Barbara Collins, City Administrator

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