

The Slater City Council met in regular session on Monday, November 10, 2025. Mayor Christensen called the meeting to order at 6:00 PM. Present – Erickson, May, Birdsall & Conley. Absent – Newman. Also, City Administrator Moore and City Clerk Siegle were present.

Motion by May seconded by Birdsall, to approve the agenda as printed and to pull Slater Parks and Recreation Board Recommendation to Remove Horse Swings from Parks as Business Item and to Move up Sievers Light Industrial Discussion to the beginning of Business Items. All ayes.

Motion by Erickson seconded by Conley, to approve the Consent Agenda. All ayes.

- Clerk Report – October 2025
- Minutes of October 13th and October 20th Council Meeting.
- EMS Meeting Minutes from September 11th.
- Park & Recreation Board Meeting Minutes from September 29th.
- Library Meeting Minutes from September 22nd.
- Memorandum of Understanding from Iowa Heritage Foundation for Maintaining the High Trestle Trail.
- Quote for Clearing and Grubbing for Future Fence at Wastewater Treatment Plant.
- Install/Paint Two Additional Pickleball Courts at Earl Grimm Park.
- Pool Water Line Assessment/Pressure Test at Slater Swimming Pool.
- Following List of November 10th Claims:

VENDOR	REFERENCE	AMOUNT
AFLAC	AFLAC	\$ 232.86
	LOST AMENDMENT	
AHLERS & COONEY P.C.	ELECTION	\$ 1,542.57
ALLIANT ENERGY	UTILITIES	\$ 13,523.16
AMAZON CAPITAL SERVICES	LIBARAY AMAZON	\$ 2,627.09
FIDELITY SECURITY LIFE		
AVESIS	GROUP #63000-1041	\$ 129.15
BAKER & TAYLOR	BOOKS	\$ 70.07
BALDWIN SUPPLY COMPANY	BELT	\$ 455.16
BOUND TREE MEDICAL, LLC	MEDICAL SUPPLIES	\$ 46.98
CASEY'S BUSINESS		
MASTERCARD	FUEL	\$ 154.49
CENTER POINT LARGE PRINT	LP BOOKS	\$ 50.00
CENTRAL IOWA		
DISTRIBUTING, INC	SUPPLIES	\$ 110.00
CITY OF AMES	RR PER CAPITA 2ND HALF	\$ 8,101.00
COPY SYSTEMS INC	PRINTER	\$ 130.24
CORE & MAIN	SEWER SUPPLIES	\$ 294.67
CULLIGAN	CH CULLIGAN WATER	\$ 37.50
DEMCO	BOOK COVERING SUPPLIES	\$ 99.59
ECHO GROUP, INC	TRAILSIDE ELECTRIC	\$ 778.82
FICA	FED/FICA TAX	\$ 13,465.21
FRANK DUNN CO	HIGH PERFORMANCE PATCH	\$ 630.00
G WORKS	ANNUAL SYSTEM LICENSE	\$ 9,900.00
GARBAGE GUYS	GARBAGE	\$ 482.75
HAWKINS, INC	CHEMICALS	\$ 918.82
	FIRE DEPARTMENT	
HEIMAN INC.	CLOTHING	\$ 13,099.50
HOMES BY ADVANTAGE, LLC	104 3RD AVE.	\$ 31,902.35
HUXLEY COMMUNICATIONS	PHONE/INTERNET	\$ 569.26
IA DEPT OF REV	SALES TAX	\$ 1,815.20

INGRAM LIBRARY SERVICES	BOOKS	\$ 80.03
INTERSTATE BATTERIES	SP-45 BATTERY	\$ 109.16
IOWA CODE ENFORCEMENT	SERVICE FEE	\$ 600.00
IOWA DEPARTMENT OF REVENUE	STATE TAXES	\$ 1,913.34
IOWA IRRIGATION & DEVELOPMENT	SPORTS COMPLEX IRRIGATION	\$ 12,590.00
IOWA PLAINS SIGNING, INC.	SIGNS	\$ 585.00
IOWA RURAL WATER ASSOCIATION	MEMBERSHIP DUES	\$ 365.00
IPERS	IPERS	\$ 12,394.59
JENNIFER GOGERTY	MILEAGE	\$ 174.30
JEO CONSULTING GROUP INC	W/S SIEVERS PROPERTY	\$ 1,306.25
JERRY MOORE	PHONE STIPENED	\$ 50.00
KATE BAX	PAINT PARTY	\$ 46.77
LEAF	COPIER	\$ 122.89
LINDSEY SIEGLE	IMFOA CONFERENCE	
GANNETT IOWA LOCALIQ	MILEAGE	\$ 65.59
MACQUEEN EQUIPMENT	PUBLISHING	\$ 727.09
MADRID AUTOMOTIVE	STREET SWEEPER MAINT.	\$ 389.05
MARTIN MARIETTA MATERIALS	MAINT.	\$ 324.77
MENARDS - AMES	ROCK	\$ 488.74
MICROBAC LABORATORIES INC	SPORTS COMPLEX	\$ 246.19
MIDWEST UNDERGROUND	TESTING	\$ 941.25
MSA SAFETY SALES, LLC	BOLTS & KNIVES	\$ 237.60
MUNICIPAL MANAGEMENT CORP	ANNUAL FEE FOR GAS MONITOR	\$ 1,242.00
MUNICIPAL SUPPLY, INC.	LEAK TESTING	\$ 200.00
MUNN LUMBER	WATER SUPPLIES	\$ 990.00
NITE OWL PRINTING	MATERIALS	\$ 475.32
PAR INDUSTRIES, LLC	LOST INFORMATION	\$ 1,174.63
PLUMB SUPPLY COMPANY	POOL MAINT.	\$ 428.00
POLK COUNTY		\$
PORTABLE PRO, INC	PARK SLIP CAP	1.12
RACOM CORPORATION	WATERSHED MANAGEMENT	\$ 250.00
RAMP	PORTABLE TOILET	\$ 270.00
SAFE BUILDING LLC.	RADIO MAINTENANCE	\$ 2,636.03
SALLY SMILE ENTERPRISES LLC	CREDIT CARD SET-UP	\$ 119.54
SNYDER & ASSOCIATES	INSPECTIONS	\$ 4,706.26
STAR EQUIPMENT LTD - AMES	MEET N EAT SPEAKER	\$ 50.00
STORY COUNTY ANIMAL CONTROL	FLOW MONITORING	\$ 2,025.00
STORY COUNTY HOUSING TRUST	TRAILSIDE SEWER	\$ 158.46
	ANIMAL CONTROL	\$ 50.00
	FY25 HOUSING TRUST	\$ 1,219.00

SUZY SERNETT	MILEAGE	\$ 137.20
TOWN & COUNTRY MARKET	COFFEE	\$ 30.36
TRIONFO SOLUTION, LLC		
METLIFE	METLIFE	\$ 162.40
US POSTMASTER	UTILITY BILLS	\$ 386.88
VAN-WALL EQUIPMENT	PARTS	\$ 411.56
VERIZON WIRELESS	PHONE PLAN	\$ 316.17
WELLMARK	HEALTH INSURANCE	\$ 6,644.80
XENIA	WATER	\$ 1,082.25
Utility Deposit Refund	Water	\$ 57.77
Payroll Paid	Payroll Paid	\$ 43,176.03
November 10th Expenditures		\$ 203,324.83
GENERAL		\$ 133,963.37
ROAD USE		\$ 14,460.51
EMPLOYEE BENEFITS		\$ 6,998.39
WATER		\$ 16,037.27
SEWER		\$ 21,990.82
GARBAGE		\$ 9,023.25
STORM WATER		\$ 851.22
TOTAL FUNDS		\$ 203,324.83

Moore identified the changes to the packet items, he thanked Heidi from Northland Securities for joining the meeting to discuss plan to retire sewer dept and possible water rate changes, and Mark Land Snyder & Associates to go over their evaluation of options to address the odor issue at the WWTP lagoons. He updated the City Council on the Forensic engineer's report - based on their inspection of the green house building and damage from the 2024 storm - wall panels, intake fan louvers, and roof panel and identified concerns with inadequate structural support spacing and corrosion contributed to louver functionality issues. City staff requested a meeting with the contractor that constructed green house to discuss forensic engineer's findings. He also mentioned the letter from insurance provider on what they will cover. He indicated that City staff was contacted by a property owner about providing access through their property from Main St to High Trestle Trail, and Lindsey and he were starting budget sessions with City dept heads this week and they are putting on orientation for new City Council members Dec 4. Also, Lindsey sent link to the required Open Meetings training offered by Iowa League of Cities and training is encouraged for all City Council and Mayor.

The City Council and Mayor discussed the request from developer Scott Sievers to extend the Tax Increment Financing agreement 10 additional years and the request to offer a five-year tax abatement to the potential new business owners in the development. The City Council previous adopted an ordinance on October 14, 2019, to provide a partial exemption from property taxation of actual value added to industrial real estate, research-service facilities, warehouses, distribution centers, and acquisition of or improvement to machinery and equipment assessed as real estate. Conley stated a general concern about supporting an extension to the TIF agreement since the City invested funds to extend water and sewer to the development and wanting the City to recoup the property taxes as soon as possible. May indicated that he generally supported the request, however, and wanted some assurance that if the TIF revenue payment to the developer was satisfied with time remaining on the TIF agreement that any additional TIF revenue be applied to the City for other legal purposes. After further discussion ensued from the City Council, motion by May, seconded by Birdsall to approve the request to extend TIF 10 years and to support tax abatement and have City Staff check if the TIF revenue could be used by the City for legal

purposes after all required TIF funds are paid to the developer with time remaining on the agreement. Ayes: Erickson, May, and Birdsall. Nays: Conley.

Motion by Conley seconded by Erickson to Remove Horse Swing from Grimm Park. All ayes.

Mayor Christensen opened the Public Hearing to Amend the City's FY 26 Budget at 6:49 PM. After a unanimous roll-call vote, no public input was provided, and the Public Hearing was closed at 6:51 PM. All ayes.

Motion by May seconded by Erickson to approve **Resolution 23 FY 26 Budget Amendment**. All ayes.

Heidi Kuhl with Northland Securities was present to discuss the City's water rates. Currently, rates have not been increased since 2020. The base rate would need to increase from \$4.55 to \$5.28 per 100 Cu Ft. and then there would need to be a 4% increase each year starting July 1st, 2027. Motion by May seconded by Birdsall to approve the increase on water rates to \$5.28 and 4% annually. All ayes. Next, Heidi discussed the sewer debt and brought to the council's attention that we either need to raise rates or cut expenditures. Heidi recommends that we pay off two of the SRF loans to help cut expenditure. However, council is not in favor of doing it currently. Motion by Birdsall seconded by Erickson to table Sewer Debt discussion until December 8th Council Meeting. All ayes.

Motion by Erickson seconded by Conley to approve **Resolution 24 TIF Debt Certification Forms for Prairie Creek Plat 6, Prairie Creek Plat 7, and Trailside Development**. All ayes.

Motion by Birdsall seconded by Erickson to proceed with Option 1: Maintain Existing Settlement Basin to address odor at the wastewater treatment plant facility. This option includes the continued use of bio-enzymes and aeration in the settling basin. Some progress has been made on the odor, but it has not been eliminated to a sufficient level. Additional improvement would be achieved with elevated levels of bio-enzymes and aeration. By providing the amount of oxygen we would avoid anaerobic conditions similar to the current aeration in the existing lagoon cell #1. No DNR permit is required for this option. The total initial cost for Option 1 would be \$28,000 with ongoing annual cost of \$14,000. All ayes.

Council would like to give Factory Strength and Conditioning until Sunday, November 16th to have everything cleaned up and removed from the Pavillion at Nelson Park and to invoice for any grass damage that has occurred.

May introduced Ordinance #311 and seconded by Birdsall on Establishing 3-Way and 4-Way Stop Intersections:

3-Way Stop

- **1st Ave. N. & Story St. – Eastbound on 1st Ave. N.**
- **1st Ave. N. & Story St. – Westbound on 1st Ave. N.**
- **1st Ave. N. & Tama St. – Eastbound on 1st Ave. N.**
- **1st Ave. N. & Tama St. – Westbound on 1st Ave. N.**

4-Way Stop

- **Main St. & Story St. – Eastbound on Main St.**
- **Main St. & Story St. – Westbound on Main St.**
- **Main St. & Tama St. – Eastbound on Main St.**
- **Main St. & Tama St. – Westbound on Main St.**

After a unanimous roll call vote, the third reading was approved. All ayes.

Holly Kilstrom with Oh, my, Dog Rescue was present to discuss placing an Animal Chip Reader in Slater. There would be no cost for the city. Motion by Birdsall seconded by Erickson to work with public works on finding the best location for the animal chip reader to be placed. All ayes.

Motion by Birdsall seconded by Conley to approve City of Slater Investment Policy. All ayes.

Motion by Erickson seconded by Birdsall to approve **Resolution 22 naming depositories for the City of Slater with South Story Bank & Trust and IPAIT**. All ayes.

The mayor led the discussion about the Capital Improvement Plan and added his position about how the City Department's rollover funds should be pooled together and applied toward planning for citywide capital projects and equipment purchases with the City Council ultimately deciding the priorities. There was also discussion including input from City Department Heads and other City staff about the rollover accounts, budgeting, and determining general operation's needs.

Motion by Erickson seconded by Birdsall to adjourn at 9:28 PM. All ayes. The next Council Meeting will be on Monday, December 8th at 6:00 PM.

Lindsey Siegle, City Clerk

Taylor Christensen, Mayor