

BOARD OF TRUSTEE MINUTES  
REGULAR SESSION – FEBRUARY 12, 2018

The Board of Trustees met in regular session at 5:30 p.m. on February 12, 2018 in the City Hall Conference Room. Vice Chairperson Deb White called the meeting to order and on roll call the following members were present: Lesley Forbush, Jim McClymond (via phone) and Deb White. Absent: Mike Rozga and Adam Voigts.

It was moved by Forbush and seconded by McClymond to enter into closed session in accordance with Iowa Code Section 21.5(1) (c) to discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation. On roll call the vote was, AYES: White, McClymond and Forbush. NAYS: None. ABSENT: Rozga and Voigts. Whereupon the Vice Chairperson declared the motion carried unanimously.

A motion was made by McClymond and seconded by Forbush to return to regular session. On roll call the vote was, AYES: Forbush, White and McClymond. NAYS: None. ABSENT: Rozga and Voigts. Whereupon the Vice Chairperson declared the motion carried unanimously.

Forbush moved and McClymond seconded to return to open session. Question was called for and on voice vote the Vice Chairperson declared the motion carried unanimously.

Board member Forbush moved and McClymond seconded to acknowledge the response letter from Irby dated February 6, 2018, to not continue with Irby, and move forward with the default plan. Question was called for and on voice vote the Vice Chairperson declared the motion carried unanimously.

Mike Maloney, DA Davidson, presented the electric cash flow review. This included revenue requirements/rate setting, capital expenditures funding, summary of analysis and cash flow target for analysis.

Combined Electric, Water and Communications Utilities Action Items

The Board discussed the FY 2018/2019 IMU Budget. The public hearing is set for February 26, 2018.

Communications Utility Action Items

McClymond moved and Forbush seconded to authorize the purchase of 1,024 IPv4 addresses from MF Global Holdings, USA Inc. using IPv4 Market Group LLC as the broker in an amount of \$18 per IP address for a total of \$18,432. Question was called for and voice vote the Vice Chairperson declared the motion carried unanimously.

The consent agenda consisting of the following was approved on a motion by McClymond and seconded by Forbush. Question was called for and on voice vote the Chairperson declared the motion carried unanimously.

Claims list for February 5, 2018

Minutes from January 22 and 29, 2018

Salaries – Courtney McAlexander, Utility Service Rep., CE 4-1 \$36,971/year effective February 13, 2018

Electric Utilities Action Items

The Chair announced that the IMU Board of Trustees are combining all 10 projects into one public hearing for the 2018 Line Shop Project.

This being the time and place fixed for a public hearing on the matter of the adoption of plans, specifications, form of contract and estimate of cost relative to the following ten projects for the 2018 Line Shop Project for Indianola Municipal Utilities:

- #1 - Sitework and Utilities
- #2 - Concrete Foundations and Pre-Engineered Metal Building
- #3 - Concrete Flatwork
- #4 - Overhead Doors
- #5 - Interior Office and Exterior Accessories
- #6 - Mechanical
- #7 - Sprinkler
- #8 - Electrical
- #9 - Fencing
- #10 – Landscaping

The Chair called for any oral objections to the adoption of the plans, specifications, form of contract and estimate of cost. No oral objections were offered and the City Clerk reported that no written objections had been filed.

Board Member Forbush introduced the following Resolution entitled "RESOLUTION ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST" related to the following ten projects for the 2018 Line Shop Project, and moved that it be adopted. Board Member McClymond seconded the motion to adopt.

- #1 - Sitework and Utilities
- #2 - Concrete Foundations and Pre-Engineered Metal Building
- #3 - Concrete Flatwork
- #4 - Overhead Doors
- #5 - Interior Office and Exterior Accessories
- #6 - Mechanical
- #7 - Sprinkler
- #8 - Electrical
- #9 - Fencing
- #10 - Landscaping

The roll was called and the vote was, AYES: White, McClymond and Forbush. NAYS: None. ABSENT: Rozga and Voigts. Whereupon the Vice Chair declared the following resolution duly adopted:

RESOLUTION NO. 2018-243  
RESOLUTION ADOPTING PLANS, SPECIFICATIONS,  
FORM OF CONTRACT AND ESTIMATE OF COST  
For the 2018 Line Shop Project

(The complete resolution may be viewed at the City Clerk's Office)

The following bids were received and filed on a motion by McClymond and seconded by Forbush. Question was called for and on voice vote the Vice Chairperson declared the motion carried unanimously.

#1 - Sitework and Utilities

Company	Base Bid	Alt #1	Alt 2
Absolute Infrastructure Grimes, Iowa	\$363,374.00	\$-0-	\$12,850.00
Sandstone Management Carlisle, Iowa	\$282,000.00	\$7,725.00	(-\$13,125.00)
Vanderpool Construction Indianola, Iowa	\$284,000.00	(-\$2,800.00)	(-\$9,500.00)

#2 - Concrete Foundations and Pre-Engineered Metal Building

Company	Base Bid	Alt #3
Jensen Builders Des Moines, Iowa	\$693,000.00	\$-0-
King Construction* Iowa Falls, Iowa	\$666,999.00	\$2,100.00
Lansink Construction** Johnston, Iowa	\$581,000.00	\$-0-
Septagon Grimes, Iowa	\$499,900.00	\$-0-

\* Only taken if also with WP3

\*\* Only taken if also with WP5

#3 - Concrete Flatwork

Company	Base Bid	Alt #3
Absolute Concrete Slater, Iowa	\$369,357.50	\$-0-
Jensen Builders* Des Moines, Iowa	\$286,300.00	\$-0-
Jordison Construction Urbandale, Iowa	\$251,350.00	\$-0-
King Construction** Iowa Falls, Iowa	\$343,890.00	\$2,100.00

\* Only taken with WP2 and WP5

\*\* Only taken with WP2

#4 - Overhead Doors

Company	Base Bid
Overhead Door Company Clive, Iowa	\$76,225.00
Skold Door and Floor Company Des Moines, Iowa	\$120,000.00
Wayne Dalton Door Ankeny, Iowa	\$70,455.00

#5 - Interior Office and Exterior Accessories

Company	Base Bid	Alt #3	Alt #4	Alt #5
Hildreth Construction Services Cumming, Iowa	\$259,995.00	\$1,250.00	\$1,530.00	(-\$3,450.00)
Jensen Builders* Des Moines, Iowa	\$229,700.00	\$1,700.00	(-\$1,000.00)	(-\$3,900.00)
Lansink Construction Johnston, Iowa	\$290,000.00	\$2,200.00	\$15,000.00	\$6,000.00
TBB&M LLC Indianola, Iowa	\$293,000.00	\$3,000.00	(-\$2,500.00)	\$-0-

\* Only taken with WP2 and WP3

#6 - Mechanical

Company	Base Bid
Proctor Mechanical West Des Moines, Iowa	\$324,600.00
AJ Allen Mechanical Contractors Des Moines, Iowa	\$276,585.00
Vanderpool Plumbing & Heating Indianola, Iowa	\$172,045.30
L.A. Fulton & Sons Des Moines, Iowa	\$298,000.00
Walldinger Corporation Des Moines, Iowa	\$229,000.00

#7 - Sprinkler

Company	Base Bid
Midwest Automatic Fire Sprinkler Company Des Moines, Iowa	\$37,470.00
Viking Automatic Sprinkler Company Ankeny, Iowa	\$51,384.00

#8 - Electrical

Company	Base Bid
ABC Electric Des Moines, Iowa	\$153,000.00
Baker Electric Des Moines, Iowa	\$179,000.00
Biermann Electric Company Johnston, Iowa	\$209,845.00
Brad Moeller Electric Cumming, Iowa	\$144,500.00
DeVries Electric Pella, Iowa	\$168,000.00
DM Metro Electric	\$218,742.00

Cumming, Iowa	
Kline Electric Company Des Moines, Iowa	\$168,800.00
Nikkel & Associates Ames, Iowa	\$198,950.00
Van Maanen Electric Newton, Iowa	\$158,400.00

#9 - Fencing

Company	Base Bid
American Fence Company Johnston, Iowa	\$54,140.00
Des Moines Steel Fence Company Des Moines, Iowa	\$37,400.00

#10 - Landscaping

Company	Base Bid
Woosley Landscaping & Mowing Indianola, Iowa	\$10,154.60
G&G Landscaping & Mowing Indianola, Iowa	\$7,509.26

Board Member McClymond introduced the following resolution entitled "RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT" to Vanderpool Construction of Indianola, Iowa in the amount of \$281,200.00 for the Project #1 Sitework and Utilities for the 2018 Line Shop Project, and moved its adoption. Board Member Forbush seconded the motion to adopt. The roll was called and the vote was: AYES: Forbush, White, McClymond. NAYS: None. ABSENT: Rozga and Voigts. Whereupon, the Vice Chairperson declared the following Resolution duly adopted:

RESOLUTION NO. 2018-244  
RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT  
To Vanderpool Construction of Indianola, Iowa in the amount of \$281,200.00  
For the Project #1 Sitework and Utilities for the 2018 Line Shop Project

(The complete resolution may be viewed at the City Clerk's Office)

Board Member McClymond introduced the following resolution entitled "RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT" to Septagon of Grimes, Iowa in the amount of \$499,900.00 for the Project #2 Concrete Foundations and Pre-Engineered Metal Building for the 2018 Line Shop Project, and moved its adoption. Board Member Forbush seconded the motion to adopt. The roll was called and the vote was: AYES: Forbush, White, McClymond. NAYS: None. ABSENT: Rozga and Voigts. Whereupon, the Vice Chairperson declared the following Resolution duly adopted:

RESOLUTION NO. 2018-245  
RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT  
To Septagon of Grimes, Iowa in the amount of \$499,900.00

For the Project #2 Concrete Foundations and Pre-Engineered Metal Building  
For the 2018 Line Shop Project

(The complete resolution may be viewed at the City Clerk's Office)

Board Member McClymond introduced the following resolution entitled "RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT" to Jordison Construction of Urbandale, Iowa in the amount of \$251,350.00 for the Project #3 Concrete Flatwork for the 2018 Line Shop Project, and moved its adoption. Board Member Forbush seconded the motion to adopt. The roll was called and the vote was: AYES: Forbush, White, McClymond. NAYS: None. ABSENT: Rozga and Voigts. Whereupon, the Vice Chairperson declared the following Resolution duly adopted:

RESOLUTION NO. 2018-246  
RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT  
To Jordison Construction of Urbandale, Iowa in the amount of \$251,350.00  
For the Project #3 Concrete Flatwork for the 2018 Line Shop Project

(The complete resolution may be viewed at the City Clerk's Office)

Board Member McClymond introduced the following resolution entitled "RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT" to Wayne Dalton Door of Ankeny, Iowa in the amount of \$70,455.00 for the Project #4 Overhead Doors for the 2018 Line Shop Project, and moved its adoption. Board Member Forbush seconded the motion to adopt. The roll was called and the vote was: AYES: Forbush, White, McClymond. NAYS: None. ABSENT: Rozga and Voigts. Whereupon, the Vice Chairperson declared the following Resolution duly adopted:

RESOLUTION NO. 2018-247  
RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT  
To Wayne Dalton Door of Ankeny, Iowa in the amount of \$70,455.00 for the  
Project #4 Overhead Doors for the 2018 Line Shop Project

(The complete resolution may be viewed at the City Clerk's Office)

Board Member McClymond introduced the following resolution entitled "RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT" to Hildreth Construction Services of Cumming, Iowa in the amount of \$259,325.00 for the Project #5 Interior Office and Exterior Accessories for the 2018 Line Shop Project, and moved its adoption. Board Member Forbush seconded the motion to adopt. The roll was called and the vote was: AYES: Forbush, White, McClymond. NAYS: None. ABSENT: Rozga and Voigts. Whereupon, the Vice Chairperson declared the following Resolution duly adopted:

RESOLUTION NO. 2018-248  
RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT  
To Hildreth Construction Services of Cumming, Iowa in the amount of \$259,325.00  
For the Project #5 Interior Office and Exterior Accessories for the 2018 Line Shop Project

(The complete resolution may be viewed at the City Clerk's Office)

Board Member McClymond introduced the following resolution entitled "RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT" to Vanderpool Plumbing and Heating of Indianola, Iowa in the amount of \$172,045.30 for the Project #6 Mechanical for the 2018 Line Shop Project, and moved its adoption. Board Member Forbush seconded the motion to adopt. The roll was called and the vote was: AYES: Forbush, White, McClymond. NAYS: None. ABSENT: Rozga and Voigts. Whereupon, the Vice Chairperson declared the following Resolution duly adopted:

RESOLUTION NO. 2018-249  
RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT  
To Vanderpool Plumbing and Heating of Indianola, Iowa in the amount of \$172,045.30  
For the Project #6 Mechanical for the 2018 Line Shop Project

(The complete resolution may be viewed at the City Clerk's Office)

Board Member McClymond introduced the following resolution entitled "RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT" to Midwest Automatic Fire Sprinkler Company of Des Moines, Iowa in the amount of \$37,470.00 for the Project #7 Sprinkler for the 2018 Line Shop Project, and moved its adoption. Board Member Forbush seconded the motion to adopt. The roll was called and the vote was: AYES: Forbush, White, McClymond. NAYS: None. ABSENT: Rozga and Voigts. Whereupon, the Vice Chairperson declared the following Resolution duly adopted:

RESOLUTION NO. 2018-250  
RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT  
To Midwest Automatic Fire Sprinkler Company of Des Moines, Iowa in the amount of \$37,470.00  
For the Project #7 Sprinkler for the 2018 Line Shop Project

(The complete resolution may be viewed at the City Clerk's Office)

Board Member McClymond introduced the following resolution entitled "RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT" to Brad Moeller Electric of Des Moines, Iowa in the amount of \$144,500.00 for the Project #8 Electrical for the 2018 Line Shop Project, and moved its adoption. Board Member Forbush seconded the motion to adopt. The roll was called and the vote was: AYES: Forbush, White, McClymond. NAYS: None. ABSENT: Rozga and Voigts. Whereupon, the Vice Chairperson declared the following Resolution duly adopted:

RESOLUTION NO. 2018-251  
RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT  
To Brad Moeller Electric of Des Moines, Iowa in the amount of \$144,500.00  
For the Project #8 Electrical for the 2018 Line Shop Project

(The complete resolution may be viewed at the City Clerk's Office)

Board Member McClymond introduced the following resolution entitled "RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT" to Des Moines Steel Fence Company of Des Moines, Iowa in the amount of \$37,400.00 for the Project #9 Fencing for the 2018 Line Shop Project, and moved its adoption. Board Member Forbush seconded the motion to adopt. The roll was called and the vote was: AYES: Forbush, White, McClymond. NAYS: None. ABSENT: Rozga and Voigts. Whereupon, the Vice Chairperson declared the following Resolution duly adopted:

RESOLUTION NO. 2018-252  
RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT  
To Des Moines Steel Fence Company of Des Moines, Iowa in the amount of \$37,400.00  
For the Project #9 Fencing for the 2018 Line Shop Project

(The complete resolution may be viewed at the City Clerk's Office)

Board Member McClymond introduced the following resolution entitled "RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT" to G&G Landscaping & Mowing of Indianola, Iowa in the amount of \$7,509.26 for the Project #10 Landscaping for the 2018 Line Shop Project, and moved its adoption. Board Member Forbush seconded the motion to adopt. The roll was called and the vote was: AYES: Forbush, White, McClymond. NAYS: None. ABSENT: Rozga and Voigts. Whereupon, the Vice Chairperson declared the following Resolution duly adopted:

RESOLUTION NO. 2018-253  
RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT  
To G&G Landscaping & Mowing of Indianola, Iowa in the amount of \$7,509.26 for the Project #10  
Landscaping for the 2018 Line Shop Project

Change order number one in an amount of (-\$1,938.00) for the Westside RTU Project was approved on a motion by McClymond and seconded by Forbush. Question was called for and on voice vote the Vice Chairperson declared the motion carried unanimously.

It was moved by McClymond and seconded by Forbush to approve change order number three in an amount of \$24,174.00 for the Turbine 7 Control Replacement. Question was called for and on voice vote the Vice Chairperson declared the motion carried unanimously.

Electric Utility Informational Items – Electric Superintendent Mike Metcalf presented the electric utility informational items.

Water Utility Action Items

The Board discussed an ordinance regarding private water wells within the city limits. A motion was made by McClymond and seconded by Forbush to forward this ordinance to the Indianola City Council for their approval. Question was called for and on voice vote the Vice Chairperson declared the motion carried unanimously.

Water Utility Informational Items – Water Superintendent Lou Elbert presented the water utility informational items.

Communication Utility Informational Items - Kurt Ripperger, Telecommunication Director, presented an updated report on the Communications Utility Informational items.

Combined Electric, Water and Communication Utilities Informational Items – no items were discussed.

Board member McClymond moved to enter into closed session in accordance with Iowa Code Section 21.5(1)(j) to discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property. strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation. Board member Forbush seconded the motion. On roll call



the vote was, AYES: Forbush, White and McClymond. NAYS: None. ABSENT: Rozga and Voigts. Whereupon the Vice Chairperson declared the motion carried unanimously.

McClymond moved and Forbush seconded to return to regular session. Question was called for and on voice vote the Vice Chairperson declared the motion carried unanimously.

It was moved by McClymond and seconded by Forbush to return to open session. Question was called for and on voice vote the Vice Chairperson declared the motion carried unanimously.

Meeting adjourned at 7:30 p.m. on a motion by Forbush and seconded by McClymond.

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Deb White, Vice Chairperson

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Diana Bowlin, City Clerk