Regular Meeting Olds City Council August 12, 2026 Olds, Iowa City Hall

Mayor Candice Curry called the meeting to order at the Olds City Hall at 6:30 p.m. with council members Theresa Willey, Jim Rohde, Sheila Tharp (Teleconference participation), Jason Waterhouse and Tim Faller. Others Present: Tim Wilson, Megan Miller, Barb Shelman, Jeff Roth and Ruth Meth.

Citizen Forum:
Jeff Roth was in attendance to discuss the east side of Main Street sidewalks further in the agenda.

Ruth Meth received a Nuisance Property letter and stated that the building in question has been on the property since they purchased the property from Glen & Lois Roth in 1999.

Consent Agenda:
Rhode moved and Tharp 2nd a motion to approve the agenda, minutes of July 8th and July 30th, 2026, Treasury Report and following list of bills. 5 Ayes. Motion Carried.

WATER FUND BILLS			AUGUST 2026	
	DEBT	OPERATION &		
TO WHOM DRAWN	SERVICE	MAINTENANCE	RESERVE	PURPOSE
TIM FALLER		150.00		CONTRACT
TIM WILSON		653.13		WAGES
INTERNAL REVENUE SERVICE		160.08		SOCIAL SECURITY 102.18, MEDICARE 23.90, FED W.H. TAX 34.00
IPERS		129.62		IPERS
ALLIANT ENERGY		2.69		ELECTRICITY
KCTC		127.37		INTERNET
RATHBUN REGIONAL WATER ASS'N		3,918.00		WATER
IOWA DEPT OF NATURAL RESOURCES		25.00		WATER SUPPLY FEE FYE 2025
IOWA ONE CALL		15.50		NOTIFICATION SERVICES
VIKING INDUSTRIAL PAINTING		21,835.00		2026 Water Tower Painting Installment
TREASURER STATE OF IOWA		551.10		WATER EXCISE TAX
IOWA ASSOCIATION OF MUNCIPAL UTILITIES		686.00		Member Dues
HYGIENIC LAB		87.50		TESTING
TOTAL WATER FUND BILLS	0.00	28,340.99	0.00	
GRAND TOTAL WATER FUND BILLS			28,340.99	
CITY FUND BILLS			AUGUST 2026	
		LOCAL OPTION	ROAD	
TO WHOM DRAWN	GENERAL	SALES TAX	USE TAX	PURPOSE
OLDS FIRE DEPARTMENT	680.00			FIRE PROTECTION
WEMIGA	2,935.36			TRASH REMOVAL 2031.23 Fuel Surcharge from June and March Invoice 169.93 Spring Cleanup 734.20
MEGAN MILLER	673.48			WAGES
INTERNAL REVENUE SERVICE	256.12			SOCIAL SECURITY 182.90, MEDICARE 58.22 FED W.H. TAX 15.00
IPERS	125.84			IPERS
ALLIANT ENERGY	1,198.15			ELECTRICITY-STREET LIGHTS 1,002.68,CITY PARK 68.21,CITY HALL 127.26
ALLIANT ENERGY	-573.30			VOID MAY PMT ELECTRICITY-STREET LIGHTS 498.72,CITY PARK 31.70 CITY HALL 42.88
WINDSTREAM	69.83			TELEPHONE, ACCT # 091077254
IOWA PRISON INDUSTRIES			-60.90	POSTS
MASTER CARD	115.35		60.90	POSTS (IPI), POSTAGE
HUDSON PROPERTy SERVICES	600.00			7/6 7/13 7/20 7/27 Mowing
SOUTHEAST IOWA UNION	195.80			CLERK & TREASURER AD--7-2, 7-7, 7-9
TOTAL CITY FUND BILLS	6,276.63	0.00	0.00	
GRAND TOTAL CITY FUND BILLS			6,276.63	
SEWER FUND BILLS			AUGUST	
	DEBT	OPERATION &	FUNDED	
TO WHOM DRAWN	SERVICE	MAINTENANCE	DEPREC.	PURPOSE
TIM FALLER		150.00		CONTRACT
TIM WILSON		371.38		WAGES, MILEAGE 63.80
INTERNAL REVENUE SERVICE		92.04		SOCIAL SECURITY 51.09, MEDICARE 11.95 FED W.H. TAX 29.00
IPERS		64.81		IPERS
BES WATER SOLUTIONS		1,500.00		TRAILER RENTAL
IOWA DEPARTMENT OF NATURAL RESOURCES		210.00		NPDES PERMIT RENEWAL FEE
TOTAL SEWER FUND BILLS	0.00	2,388.23	0.00	
GRAND TOTAL SEWER FUND BILLS			2,388.23	

Total receipts for August 2026: **City Funds** $6,276.63; **Water Funds** $28,340.99; **Sewer Funds** $2,388.23

Mayor Curry's Report:

- Hiring of City Clerk & Treasurer-Welcome to the team.
- A Sewer Committee has been created to review sewer income verses expenses. The Committee is comprised of Tim Faller, Tim Wilson, Sheila Tharp, Russell Conrad, and Megan Miller.
- Jim Warner, Warner Engineering contacted HK Solutions about jetting/videoing large culvert.
- The list of previous mayors needs to be updated in City Hall. The list needs to be taken to Stats in Mt Pleasant.
- Spoke with Emily Davis (All God's Creatures) who will speak to the board about options being cheaper for small towns for strays.
- Working with Theresa Willey on getting the capsule filled with items.
- Would like to create a Olds City Facebook page—who would maintain
- Would like a laminated sign for City Meeting emergency changes due to weather.
- Mayor will create a "Duties of Mayor/City Members Quick Reference guide.
- The library box post has been purchased, One Call has been notified, now the box needs installed.

Clerk's Report:
Received two building permits and have been filtering phone calls from nuisance letters sent.

Oath of Office:
The City Clerk Oath of Office was administered to Barb Shelman.

Water/Sewer Supervisor Report
Tim Wilson Reported the following:

- Unaccounted for water 13.25%.
- Tim Faller read meters on July 20th.
- Bacteria sample was pulled August 11th and taken to Coralville. No results were received yet.
- A meter pit and meter installation was installed in Swedesburg for Frank. Once the hydrant is placed by KP Construction it will be turned on,
- Brian Lee from IDNR and Wilson inspected the sewer system on July 22nd. Lee was very pleased with the process in general and had a few suggestions on how to fill out monthly reports. We have had several late reports over the last 3.5 years. Of those reports that were late it seems to be that we were waiting for lab results. He suggested sending them in even if they are not complete, this will be added to standard operating procedures.
- The lagoons are filling up fast due to I&I issues in town. A transfer from cell 1 to cell 3 has started. Cell 2 has room if needed. An emergency discharge will not be needed at this time, but the focus will be to keep rainwater out of the lagoon.

NPDES:
Wilson continues working with Jim Warner on pollution discharge, but there is no update at this time.

Main Street Sidewalk:
Jeff Roth stated that his company on the East side of Main Street is willing to work with the City to repair the sidewalks so that rainwater does not pond in front of their property. Mike Reschly, Reschly Construction, who owns the building that the Post Office occupies, was unable to attend the meeting. Waterhouse moved to table any action until confirmation is received from Reschly either by attending next meeting or corresponding in writing to the city. Willey 2nd motion. 5 Ayes, motion carried.

Main Street Parking:
Two quotes were received for parking line painting on the East side of Main Street. No action was taken.

Nuisance Properties:
Nuisance letters were sent to property owners on 11 different properties as a request to move items out of City Right Of Way (ROW).

- Clerk is working the City Attorney on where the process was left with 101 N Main St. Property on the many ordinance violations to see what next steps are.
- The property at 101 S White, which is a rental property that Meth's own, has a building constructed in the ROW. Meth stated that she thought previous owners may have had a building permit. More information is needed to see if the City of Meth can find a building permit.

- The property at 107 S. Smith contracted the city by phone. They stated that they were told they did not need a building permit for the fence. The fence in question has been there for 7.5 years.
- The property at 207 S. Adams has a carport on the ROW that needs moved. A certified letter will be sent to property owner with 30 days' notice.
- The property at 202 E Park Street has trees in ROW. Owner lives out of state but will contact Fred Roth who takes care of maintenance for her.

Enhance Henry County Grant:
Courts for Sports needed measurements of basketball court to give quote. Do not have a final quote.

City Ordinance Update:
Have continued to reach out to SEIRP to get update on progress and haven't heard back, still waiting.

Insurance Review:
Received insurance premium breakdown for properties owned by City from Agent Monte Kann. Will review and approve at September meeting.

Chem Gro--Propane Contract:
Received Chem Gro Prepay contract for 2026-2027 for $1.60 per gallon of propane. The City used 100 gallons and the Water Dept. used 400 gallons. Waterhouse motioned and Rhode 2nd to prepay 500 gallons for 2026-2027. 5 Ayes, motion carried.

Discussion of Proclamation to Recognize Butterfly Sanctuary:
Curry presented a Proclamation to recognize her property at 201 North Main Street as a butterfly Sanctuary. She presented a poster of where wildflowers, butterfly milkweed and pollinators would be planted. Faller reported that there is a 30' easement that needs to be kept clear of trees due to water outlet. Discussion was held, with no action taken.

Discussion of Sewer/Garbage/Water Rate Increase:
Council decided to put together a committee to discuss possible rate increases. Clerk will put together a P&L for the sewer and water fund for the last two fiscal years for the committee review so that an educated decision can be made and presented to the council on proposed increased rates. The committee met on July 23rd to and made the following recommendations: Water base rate will increase from $42 to $45 for November payment. In January it will increase from $45 to $48 per month which is paid in February. Sewer Utility rate will increase by $4 to $10 per month.

Ordinance 01-2026: Faller moved and Tharp 2nd a motion to introduce and approve first reading of Ordinance 01-2026 An Ordinance Amending Title IV, Chapter2, Section 1 of the Ordinances for the City of Olds, Iowa Regarding Water Utility. 5 Ayes roll call vote. Motion carried. Waterhouse moved an Rhode 2nd a motion to waive the 2nd & 3rd readings and adopt Ordinance 01-2026 effective upon publication. Roll call vote. 5 Ayes, motion carried.

Ordinance 02-2026: Faller motved and Waterhouse 2nd a motion to introduce and approve the first reading of Ordinance 02-2026 An Ordinance Amending Title IV, Chapter 8, Section 1 of the Ordinances for the City of Olds, Iowa regarding Sewer Utility. Roll Call Vote, 5 Ayes, motion carried. Waterhouse motioned and Willey 2nd to waive 2nd & 3rd readings and adopt Ordinance 02-2026 effective upon publication. Roll call vote. 5 Ayes, motion carried.

Resolution 2026-08 Depository Resolution with Pilot Grove Savings Bank:
Waterhouse moved and Willey 2nd a motion to accept the resolution 2026 Depository to add Shelman to account. Roll call vote. 5 Ayes, motion carried.

Shoulder Repair on School Ave.
Faller received a quote from N.A.P. Co and from Greg Bruty Construction LLC for excavating the shoulder on the north side of School Ave across from the BP Station. Discussion was held with no action being taken.

Seal Coat Work Proposal:
Waterhouse moved and Rhode 2nd a motion to approve priorities 1 & 2 of the seal coat on city streets from LL Pelling Co. 5 Ayes, motion carried.

Set Date & Time of Leaf Burning:
Waterhouse moved and Rhode 2nd a motion to approve leaf burning in the city from November 1st through December 15th, 2026. 5 Ayes, motion carried.

Set Date & Time of Trick or Treat:
Faller moved and Tharp 2nd a motion to set October 31st from 5:30 p.m. to 7:00 p.m. as Trick or Treat night. 5 Ayes, motion carried.

Resignation of Council Member:
Effective with this meeting Tharp is resigning to transition into the position of City Treasurer. It was moved by Faller to accept Tharps resignation Willey 2nd the motion. 4 Ayes, motion carried.

Post to Fil Council Vacancy:
Faller motioned to post the Council Vacancy on August 16th and set September 4th as the deadline for interested candidates to give a letter of interest to the City Clerk or drop in th utility fro box by Friday, September 4th. Rhode 2nd the motion, 5 Ayes, motion carried.

Adjourn:
Rohde moved and Willey 2nd a motion to adjourn. 5 Ayes, motion carried. Next Meeting is September 9th, 2026, at Olds City Hall at 6:30pm.

_____

Mayor-Candice Curry

ATTEST: _____
City Clerk-Barb Shelman