

**OFFICIAL PROCEEDINGS OF THE
BOARD OF WATER, ELECTRIC,
AND COMMUNICATIONS TRUSTEES
OF THE CITY OF MUSCATINE, IOWA
May 28, 2024 – 4:00 P.M.**

The Board of Trustees met in regular session at Muscatine Power and Water's Administration/Operations Building, 3205 Cedar Street, Muscatine, Iowa, on Tuesday, May 28, 2024 at 4:00 p.m.

Chairperson Keith Porter called the meeting to order. Members of the Board were present as follows: Trustees Susan Eversmeyer, Kevin Fields, and Tracy McGinnis. Trustee Steven Bradford joined the meeting virtually.

Also present were Gage Huston, General Manager of Muscatine Power and Water; Kelly Miller, Board Secretary; Erika Cox, Mark Roberts, Doug White, Brandy Olson, and Ryan Streck of MPW. Additional attendees were Greg Slonka, Mark Yerington, Nick Burns, Whitney Pena, Charles Potter, Cynthia Niebuhr-Hartley, and Jessica Brackett.

Cynthia Niebuhr-Hartley provided a public comment.

Trustee Eversmeyer moved, seconded by Trustee McGinnis, to approve the April Audit/Finance Committee meeting minutes and regular Board meeting minutes. All Trustees voted aye. Motion carried.

Trustee Eversmeyer moved, seconded by Trustee Fields, to ratify payments totaling \$8,312,084.63 for the Electric Utility, \$449,503.59 for the Water Utility, and \$1,181,829.72 for the Communications Utility for a cumulative total of \$9,943,417.94. All Trustees voted aye. Motion carried.

Mr. Huston introduced a recommendation to Approve Unit 10 CHP Generator Step-up Transformer Procurement. The Generator Step-up Transformer (GSU) is a key component of the Unit 10 Combined Heat and Power (CHP) project, serving as both an essential element for the Inflation Reduction Act compliance and a potential supply chain risk due to long lead times. Staff included an \$86k milestone payment for the GSU in the CHP preliminary design Project Summary Form (PSF) approved at the January 2024 Board meeting. Staff plans to include the balance of the \$1,893,546 GSU cost in the PSF for the CHP project scheduled for Board review at its June Board meeting. Trustee Fields moved, seconded by Trustee McGinnis, to approve the placement of an order to WEG Transformers USA for the Unit 10 Generator Step-Up (GSU) transformer at a cost of \$1,893,546. All Trustees voted aye. Motion carried.

Next on the agenda, Mr. Huston introduced a recommendation to Ratify an Offer and Authorize the Purchase of the Southwest 1.7 Acres of Parcel 0826283003. Staff recommends the Board ratify a Real Estate Purchase Agreement between the Board of Water, Electric, and Communication Trustees of the City of Muscatine, Iowa and Ultimate Storage LLC dated May 8, 2024, for the purchase of a portion of Parcel 0826283003 located at 1631 Isett Ave in Muscatine. The parcel to be subdivided encompasses approximately 1.7 acres. The purchase price is \$177,000, with an

anticipated closing date of July 31, 2024. MPW currently has a substation on part of this ground as granted by an easement. This sale will include MPW taking ownership of the easement area plus additional room for growth and substation access.

Management recommended the Board ratify the Offer to Purchase between the Board of Water, Electric, and Communication Trustees of the City of Muscatine, Iowa and Ultimate Storage LLC dated May 8, 2024, and authorize the purchase of the southwest 1.7 acres of parcel 0826283003, the following resolution was submitted:

RESOLUTION 24-12

Whereas, Gage Huston, General Manager, executed a Real Estate Offer to Purchase on May 8, 2024, on behalf of Muscatine Power and Water between the Board of Water, Electric, and Communications Trustees of the City of Muscatine, Iowa, and Ultimate Storage LLC for the purchase of a portion of Parcel 0826283003 located at 1631 Isett Ave in Muscatine, Iowa. The parcel to be subdivided encompasses approximately 1.7 acres as outlined in red in the drawing attached. The purchase price is \$177,000 with an anticipated closing date of July 31, 2024.

Whereas, Muscatine Power and Water Management has recommended approval of said Offer to Purchase; now therefore,

BE IT RESOLVED, by the Board of Water, Electric, and Communications Trustees of the City of Muscatine, Iowa, ratify and approve the Real Estate Offer to Purchase Agreement dated May 8, 2024, and authorize Staff to complete all tasks to complete the purchase.

Trustee McGinnis moved, seconded by Trustee Eversmeyer, that said resolution be passed, approved, and adopted this 28th day of May 2024. On roll call, Trustees Fields, Eversmeyer, McGinnis, Bradford, and Porter, voted aye. Voting nay, none. Resolution carried.

Mr. Huston next advised the Board they had been provided with updated/revised copies of the Service Rules for the Electric, Water, and Communications Utilities and no action was being requested at this meeting, but approval will be requested at the June 2024 Board meeting.

The next item on the agenda was the General Manager Report. Mr. Huston provided an update regarding an EPA Enforcement Alert for Drinking Water System Cybersecurity. The Enforcement Alert is part of a larger effort by numerous federal agencies with cybersecurity responsibility to reduce infrastructure and cybersecurity vulnerabilities.

The April Financial Operating Statements and Balance Sheets were presented as previously submitted to all Trustees. Mr. Roberts reviewed the MPW dashboard and the April Financial Results Summary for each Utility.

There were no entries on the Competitive Quotes for Public Improvements Report.

Mr. Huston reviewed the Project Status Report and Variance Analysis.

Mr. Huston provided a high-level review of the May Departmental Reports, and Mr. White provided a Power the Future status report.

Jessica Brackett provided public comments.

Trustee Eversmeyer moved, seconded by Trustee Fields to receive, and place on file the May 2024 Utility Reports. All Trustees voted aye. Motion carried.

The meeting was adjourned at 4:46 p.m.

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A handwritten signature in cursive script that reads "Kelly Miller".

Kelly Miller
Board Secretary