

REGULAR COUNCIL MEETING
AUGUST 6, 2025 AT 6:00 P.M.
MILES CITY HALL

Mayor Brandon Meyer called the regular council meeting to order at 6:00 p.m. at City Hall. N. Voss, L. Horst, N. Corlis, R. Wilslef, and A. Petersen were present. Mayor Brandon Meyer presided.

Agenda: The agenda was approved unanimously.

GUESTS: Several individuals were present, including Marc Ruden, Bryson Winsky, Dennis Johnson, Donnie Hansen, Steve McCloy, Officer Adam McPherson, and Paul Maze.

CONSENT AGENDA – N. Voss made a motion to approve the consent agenda, including the minutes of the previous meeting, paid, unpaid, water, sewer, maintenance, and police report, it was seconded by R. Wilslef. Motion carried. (The clerk provided financial reports but explained that she is in the middle of converting software, and at this point, nothing is balanced. However, she is keeping track of the bank balance manually on paper. Some of the reports look different right now, but hopefully over time I'll be able to provide reports that are easier to understand)

VENDOR		
CLAIM'S REPORT		
GENERAL FUND		
SCHOENTHLAER, BARTELT, KAHLER	HEARINGC.MILLER,RABBIT	300
MASTER CARD	CLEANING SUPPLIES	16.92
ACCESS SYSTEMS	COPIER AGREEMENT	77.34
ALLIANT ENERGY	ELECTRICITY	361.8
AT DISPOSAL	GARBAGE/RECYLCING	4064.88
BADRICKS SERVICE & SALES	FIX MOWER	1087.32
BANYON DATA SYSTEMS	NEW SOFTWARE	4571.5
BLACK HILLS ENERGY	GAS	85.7
GERARDY OUTDOOR POWER	FUEL LINE KIT	131.99
IOWA ONE CALL	811 EMAILS	9.45
JACKSON CO. EMERGENCY MGT	EMERG. MGE ASSESSMENT	2252.16
JESSE'S AUTO & MINI	FEUL-TRUCK TRACTOR MOWERS	327.18
KEENEY WELDING	REPAIR FORKS,PARKING SIGNS	215.66
KUNAU IMPLEMENT	GRAPPLE RENTAL	348.16
LOGAN CRAM	COMPACTOR	20
MATT PARROTT/STOREY KENWORTHY	UTILITY BILLS	187.77
MID-AMERICAN RESEARCH	YELLOW & WHITE PAINT	2055.64
MILES LUMBER HDW	BOLTS,WASHERS, ROLLER STEAM	37.45
MILES TELEPHONE CO.	PHONE/INTERNET	155.78
PRESTON READY MIX	CLASS A STOCK PILE	822.56
PRESTON TIMES	MINUTES,EXPENDITURES	217.62
RIPEVA LLC	FIREWALL AP SECURITY	62.5
RITEWAY	LASER CHECKS	88.43
SCHOENTHLAER, BARTELT, KAHLER	NUSIANCE VANKAMPEN	580
WASTE AUTHORITY OF JACK.CO	JULY-SEPT DUES	1344.36
EMPLOYEES	SALARIES	5521.66
GENERAL FUND TOTALS		24943.83
ROAD USE TAX		

ALLIANT ENERGY	ELECTRICITY	575.51
ROAD USE TAX TOTAL		575.51
28E RUT FUND		
ALLIANT ENERGY	ELECTRICITY	575.51
28E RUT FUND TOTAL		575.51
DEBT SERVICE		
CLINTON NATIONAL BANK	WATER TOWER PAYMENT	1431.59
KUBOTA CREDIT CORP	TRACTOR PAYMENT	1266.87
DEBT SERVICE TOTAL		2698.46
WATER FUND		
ACCESS SYSTEMS	COPIER AGREEMENT	38.67
ALLIANT ENERGY	ELECTRICITY	1199.69
BANYON DATA SYSTEMS	NEW SOFTWARE	2285.75
BLACK HILLS ENERGY	GAS	42.85
HAWKINS INC	AZONE	689.87
HIGHWAY 64 DESIGNS	DANNY'S SHIRTS	95
IOWA ONE CALL	811 EMAILS	9.45
JESSE'S AUTO & MINI	FUEL TRUCK TRACTOR MOWERS	113.73
KUNAU IMPLEMENT	OIL, FILTER, CARTRIDGE	223.16
MATT PARROTT/STOREY KENWORTHY	UTILITY BILLS	93.89
ORIGIN DESIGNS	WATER METER/WATER MAIN	124.6
RIPEVA LLC	FIREWALL AP SECURITY	31.25
RITEWAY	LASER CHECKS	44.22
TEST INC	TOTAL COLIFORM/COLILERT	50
USA BLUE BOOK	4 TURBINE WATER	964.07
EMPLOYEES	SALARIES	3457.34
WATER FUND TOTAL		9463.54
SEWER FUND		
ACCESS SYSTEMS	COPIER AGREEMENT	38.68
ALLIANT ENERGY	ELECTRICITY	262.26
BANYON DATA SYSTEMS	NEW SOFTWARE	2285.75
HIGHWAY 64 DESIGNS	DANNY'S SHIRTS	95
IOWA DEPT NATURAL RESOURCES	NPDES ANNUAL FEE	210
JESSE'S AUTO & MINI	FUEL TRUCK TRACTOR MOWERS	113.73
KUNAU IMPLEMENT	OIL, FILTER, CARTRIDGE	223.16
MATT PARROTT/STOREY KENWORTHY	UTILITY BILLS	93.89
PAUL MAZE	UPS CHARGE, SW SAMPLE	70.64
RIPEVA LLC	FIREWALL AP SECURITY	31.25
RITEWAY	LASER CHECKS	44.21
TEST INC	AMMONIA/CBOD	388
EMPLOYEES	SALARIES	2961.04
SEWER FUND TOTAL		6817.61
CEMETERY-MUN ENTERPRISE		
GERARDY OUTDOOR POWER	FUEL LINE KIT	99.5
JESSE'S AUTO & MINI	FUEL - TRUCK TRACTOR, MOWER	213.44
KEENEY WELDING	REPAIR FORKS,PARKING SIGNS	495.07

EMPLOYEES	SALARIES	1316.75
CEMETERY-MUN ENTERPRISE TOTAL		2124.76
EMPLOYEE BENEFITS		
EMPLOYEES	SALARIES	1096.14
EMPLOYEE BENEFITS TOTAL		1096.14
AUGUST EXPENDITURES		48295.36
JULY REVENUES 2025		
GENERAL FUND		9792.92
ROAD USE FUND		2911.77
EMPLOYEES BENEFIT		165.38
ECONOMIC DEVELOPMENT		2747.22
EMERGENCY MANAGEMENT		9.97
WATER FUND		9587.4
SEWER FUND		25409.79
CUSTOMER DEPOSIT PAY OUT		-200
REVENUES TOTAL		50424.45

Engineering Report Submission and Grant Planning Overview

Marc Ruden from Origin Designs explained they have taken a comprehensive look at the process of submitting the PER Engineering report to the IUP, especially considering concerns around the cost of the graduate fee. The original project cost was estimated at \$1.75 billion, which would apply whether or not the CDBG grant was awarded.

To make the project more feasible, we held a meeting with Paul and Brenda and worked to reduce the overall cost to create a more manageable and protected user rate—especially if the CDBG grant is awarded. As a result, we were able to reduce the project cost to \$1.25 billion.

Based on the revised cost:

If awarded the CDBG grant, the user rate increase would be approximately \$21 per month.

If the grant is not awarded, the increase would be about \$38 per user per month.

Project Strategy and Submission Considerations

This revised project has been submitted with a lower budget. Originally, we were hesitant to submit the higher-cost version, as receiving a partial grant (e.g., \$500,000–\$900,000) would have had less overall impact on the total cost. By lowering the project cost to \$1.25 billion, we improve the likelihood of receiving funding and controlling user rates. While there's no guarantee the grant amount would decrease proportionally with the project size, submitting a more modest proposal demonstrates greater fiscal responsibility and improves competitive

Updated CDBG Grant Requirements

The CDBG grant program has recently introduced more rigorous requirements to ensure that applicants are project-ready. In the past, submission of an engineering report was sufficient. Now, the following are required:

An approved Preliminary Engineering Report (PER)

A DNR approval letter

A submitted construction permit application to the DNR

A confirmation letter from DNR acknowledging receipt of the permit application

An executed contract with an engineer for preliminary and final design and construction-related services.

These updates are meant to prevent delays by encouraging communities to show clear intent and preparation. Grant funds must be spent within three years of award, so readiness is now a major factor in the evaluation.

Timeline and Next Steps

We're targeting the next CDBG grant application deadline: March 1, 2026.

Plan/spec submission to DNR: by February 1, 2026

Grant application submission: by late February 2026

Grant decision: expected a few months later

Target construction starts: May 2026

To meet these deadlines, we recommend moving forward with an engineering contract that covers both design and construction-based services.

Estimated Engineering Costs

Design and bidding: \$8,000

Preliminary to construction-ready planning: \$74,000

Construction-related services: estimated at \$107,000

While signing a contract is technically required for eligibility, you would not be obligated to proceed with the construction phase if the grant is not awarded.

Value of Investment

If the grant is not secured on the first attempt, we can reapply. The work completed—designs, permits, and engineering—remains valid and useful for future applications. This is not a lost investment.

Additionally, the infrastructure upgrades, such as replacing 4-inch water mains with 6-inch lines, improve fire protection, which could lead to lower insurance rates for residents. The state fire protection rating system attributes 40% of the score to the water system, so the community benefits both in safety and long-term financial impact

Conclusion

While there is an upfront cost, this is a strategic investment in the community's infrastructure and future. It positions us to secure significant funding and deliver essential improvements that support public safety and financial sustainability.

Marc indicated let them know if you'd like to proceed with the engineering agreement to begin preparing for the March 2026 CDBG application.

Marc indicated that this was an informational meeting, and he would return at the next council meeting with the contract for approval.

Marc distributed his business card to the mayor and council members and encouraged them to reach out with any questions. The mayor and council expressed their appreciation for his attendance.

Mayor's Report

Just so everyone is aware, Mark Van Kampen has stopped cleaning up the property. At this point, there's a strong possibility the responsibility for cleanup will fall to the city. That's not confirmed yet, but Brenda has been in contact with the DNR to look into potential grants to help with the cleanup. Asbestos on the property makes the situation more complicated and expensive.

Before any transfer of title takes place, we will ensure we've explored all available options for funding assistance. The goal is to secure grant money to help offset some of the cleanup costs.

As for the \$10,000 currently with the insurance company—yes, if the city ends up taking ownership of the property, those funds will come to the city. I confirmed that with the city attorney.

It's a frustrating situation, and unfortunately, unless there's a violation we can enforce, there may not be much we can do to hold the current property owner accountable. Hopefully, with the DNR's help, we can find a way forward that doesn't leave the full burden on the city. Clerk informed the council hopefully she will have more information at the next council meeting.

Maintenance Report- Storm Sewer Project:

The two manholes for the storm sewer project have been delivered. The piping has also arrived. I will be picking up

the pipe tomorrow and staging it where needed for the project. Remaining materials will be stored at the hardware yard until that phase is ready. I spoke with Brandon today, and he's going to begin working on the dig permits. Once those are in place, we'll be ready to move forward.

Paul informed the council there is an issue at PMC involving two sets of old, buried railroad tracks that need to be cut. I have the torch setup but currently do not have filled tanks. I'm asking if the city would cover the cost of refilling the oxygen and acetylene tanks, rather than replacing them. These are small tanks, and the refill is strictly for use on this city project.

The consensus is yes—the city will pay to refill the tanks as long as they are used for city purposes. However, if the tanks are outdated and fail inspection, they will need to be replaced, which is a separate issue. For now, we're approving only the cost of refilling the tanks.

New Business – Water System Improvement Project & Community Development Block Grant (CDBG)

The Council discussed the next steps in the Water System Improvement Project, including potential funding through the Community Development Block Grant (CDBG) program.

A question was raised about the proposed \$21/month rate increase. Specifically, whether it would be possible to implement the increase temporarily—only until the project is paid off—and then lower the rate again. While acknowledging the city must remain financially sustainable, the idea of a temporary increase was suggested as a way to ease the burden on residents and demonstrate a commitment to fairness.

One member noted, "We've all benefited from the infrastructure investments made by past generations—it's our turn to contribute now." The discussion emphasized that while no one wants to pay more, delaying the project further could result in significantly higher costs in the future. Upgrading the system now is both necessary and fiscally responsible.

It was acknowledged that a future rate reduction may not fully eliminate the \$21 increase due to inflation and ongoing maintenance needs, but there was general agreement that once the project is paid off, rates should be revisited with the intent to lower them if feasible.

The Council also noted that materials costs have declined somewhat due to market corrections following COVID-19, making this a strategic time to move forward with the project.

In conversation with DNR, it was noted that our utility rates should have been gradually increased over the years to keep up with rising costs and to prepare for future projects, maintenance, and infrastructure needs. Unfortunately, that has not been the practice in this community. As a result, we're now facing a significant expense all at once, which is understandably difficult for residents.

One council member stated, "I'm one of the residents—I get it. We all pay a city bill. Some of us, like Jesse, even pay more than one." There was agreement that it's easy to defer rate increases by saying, "We won't be here in 100 years when it needs fixing again," but that mindset has contributed to the current financial challenge.

The discussion shifted to grant support. The engineering firm we work with—responsible for mapping and planning—also assists with preparing and submitting grant applications. They'll help write and submit the necessary materials to pursue funding for this project.

Overall, the consensus was that while it's difficult, we must begin addressing our infrastructure more proactively to avoid larger issues and costs in the future.

Mayor announced the next council meeting will be Wednesday, September 3, 2025 at 6:00 p.m.

ADJOURNMENT- N. Corlis made a motion to adjourn the meeting, seconded by N. Voss. Meeting adjourned at 6:28 p.m. Motion carried.

ATTEST:

Brandon Meyer, Mayor

Brenda L. Tebbe, City Clerk