

REGULAR COUNCIL MEETING
FEBRUARY 10, 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. L. Horst, N. Corlis, N. Voss, and A. Petersen were present. ABSENT: Ron Wilslef. Mayor Brandon Meyer presided.

Agenda: The agenda was approved unanimously.

GUESTS: Police Officer Joel Driscoll, Jackson, Dennis Johnson, Ashley Johnson and children, Amanda Dupont.

BARN OF DREAMS PRESENTATION: A group of active Jackson County 4H youth and their parents presented the mission to raise funds to give back to the youth of Jackson County who exhibit livestock each summer at the Jackson County Fair. Many of the youth exhibit livestock at a local and national level and are raising money for a new Dairy Barn at the Jackson County Fairgrounds. Each speaker explained the need for a new facility. President Ashley Johnson explained that this will benefit all of Jackson County and currently are working with the Jackson County Fair Board and has the approval of the Board of Supervisors to pursue this educational opportunity. The committee is making Miles aware of this endeavor and are not asking anything from the City at this time, but looking for the possibility of future support as they apply for grant funding. Council thanked all members for their presentation.

PUBLIC HEARING: On City's Community Development and Housing Needs Assessment.

Mayor Meyer opened the public hearing to solicit comments for the Community Development and Housing Needs Analysis of LMI persons. The primary purpose of the public hearing is for citizens to voice their objections or concerns. Mayor Meyer closed the public hearing at 6:15 p.m. with no negative comments from citizens present and no objections on file.

Motion by L. Horst and seconded by N. Voss to close the Public Hearing for the Community Development and Housing Needs Analysis of LMI person for the City of Miles 6:21 p.m. No citizens comments, verbal or written oppositions were presented. Motion carried by roll call: Horst aye, Horst aye, Corlis aye and Petersen aye.

PUBLIC HEARING IN SUPPORT OF THE CDBG GRANT APPLICATION FOR THE WATER SUPPLY SYSTEM IMPROVEMENT PROJECT-2026.

Motion by L. Horst to open the public hearing, seconded by N. Voss. Motion carried. Ayes 4, Nays 0.

Mayor Meyer opened the public hearing to solicit comments for the support of the CDBG Grant application for the Water Supply System Improvement Project -2026. The primary purpose of the public hearing is for citizens to voice their objections or concerns. Mayor Meyer closed the public hearing at 6:21 p.m. with no negative comments from citizens present and no objections on file.

Motion by N. Voss and seconded by A. Petersen to close the Public Hearing in support of the CDBG Grant application for the Water Supply System Improvement Project -2026. at 6:27 p.m. No citizens comments, verbal or written oppositions were presented. Motion carried by roll call: Voss aye, Petersen aye, Corlis aye and Horst aye.

PUBLIC HEARING IN SUPPORT OF THE CDBG GRANT APPLICATION FOR THE WATER SUPPLY SYSTEM IMPROVEMENT PROJECT – 2026. Note all items below must be presented.

a) NEED: The proposed project will improve the city's overall water distribution system with water meters and with the replacement of aging water mains and valves. The condition of the distribution system varies, with the oldest

water mains deteriorating and experiencing frequent breaks. Several isolation valves are non-functioning, making it difficult to properly operate and maintain the system. In recent instances, the entire distribution system has been depressurized due to the inability to isolate breaks, prompting system-wide boil order to protect public health. Currently, residential water users are unmetered. The city's goal with water meters is to create a more equitable and accurate billing process, promote water conservation and better account for system losses. The proposed improvements are anticipated to be met by the end of 2027.

b) HOW PROJECT WILL BE FUNDED: The proposed improvements will be in the amount of \$2,610,000 including construction and administrative fees. The City will apply for the Wastewater and Drinking Water Treatment Financial Assistance Program (WTFAP) grant through Opportunity Iowa (previously Iowa Finance Authority). The City will submit a State Revolving Fund (SRF) application and has been approved for a loan in the amount of the total project costs. SRF- \$1,610,000; WTFAP \$500,000; CDGB- \$500,000;

c) DATE THE CDBG APPLICATION WILL BE SUBMITTED: The Community Development Block Grant ("CDBG") application will be submitted to Iowa Economic Development Authority ("IEDA") no later than May 1, 2026.

d) REQUESTED AMOUNT OF FEDERAL FUNDS: The total amount of CDBG funds requested will be \$500,000

e) ESTIMATED PORTION OF FEDERAL FUNDS THAT WILL BENEFIT LOW- AND MODERATE-INCOME PERSONS: 65.2% percent of the funds or \$1,701,720 will benefit low-to moderate income persons residing in the City Miles.

f) WHERE THE PROPOSED ACTIVITIES WILL BE CONDUCTED: The Water Supply System Improvements Project is two parts: the water main updates will be completed on the existing, city owned property, where the current water system is located. The water meters will be installed within the customer's interior plumbing system. This improvement will benefit the all the residents in Miles.

g) PLANS TO MINIMIZE THE DISPLACEMENT OF PERSONS AND BUSINESSES RESULTING FROM FUNDED ACTIVITIES. By design, no displacement will occur.

h) PLANS TO ASSIST PEOPLE ACTUALLY DISPLACED. By design, no displacement will occur; however, if displacement is necessary, the city agrees to fully comply with the Uniform Relocation Act and Section 104(d).

i) THE NATURE OF THE PROPOSED ACTIVITY. The proposed project will improve the city's water distribution system, by installing water meters to create a more equitable billing system and by replacing aging water mains and valves.

CONSENT AGENDA – L. Horst made a motion to approve the consent agenda, including the minutes of the previous meeting, paid, unpaid, financial statements, water, sewer, maintenance and police report, it was seconded by A. Petersen. Motion carried. Ayes 4, Nays 0.

Accounts payable		
General Fund		
Employees	salaries	5383.7
Alliant Energy	electricity	658.44
AT Disposal	garb/recycling	4230.24
Black Hills Energy	nat. gas	405.71
City of Preston	police protection	2667
Highway 64	orson st.sign	35
Iowa One Call	emails	14.4
Jesse's Auto & Mini mart	trk solenold, fuel	100.3
Keeney Welding	rep. snowblade	302.31
Kunau Imp.	grease fittings	145.8

Miles Telephone Co.	phone/internet	152.78
O'Connor Brooks	audit procedure exam	3260
Office of Auditor of State	Audit	100
Preston Times	expend. Minutes	186.04
Ripeva LLC	firewall security	62.5
Schoenthaler, Kahler, Bartelt	332 ferry rd quit claim deed	195
Trea., State of Iowa	Sales taxes	78.54
Clinton National Bank	dep tickets	53.19
Trenkamp Electric	xmas lights down	50
General fund total		18080.95
Water Fund		
Employees	salaries	4243.01
Alliant Energy	electricity	604.96
Black Hills Energy	nat. gas	70.14
Eastern Iowa Plumbing	water main break	1465.13
Hawkins	azone	609.89
J&R Supply	wrap around water	1423
Jesse's Auto & Mini mart	trk solenold, fuel	220.83
Miles Lumber Hardware	battery couplings	24.76
O'Connor Brooks	audit procedure exam	1630
Origin Design	water meter, water main	29861.15
Paul Maze	mileage/samples	54.38
Preston Ready Mix	water main break	316.54
Preston Times	minutes, expend. Public hearing	43.29
Ripeva LLC	service laptop	231.25
Test Inc	field tech qcas	480
Todd's Auto	door hinge	125
Trea., State of Iowa	wet excise tax	452.01
USA Blue Book	hach ppd1 samples	630.55
Clinton National Bank	dep tickets	26.6
Water fund total		42512.49
Sewer Fund		
Employees	salaries	3165.44
Clinton National Bank	dep tickets	26.6
3e Electrical Eng	annual generator PM	834.6
Alliant Energy	electricity	317.38
Jesse's Auto & Mini mart	trk solenold, fuel	220.81
O'Connor Brooks	audit procedure exam	1630
Ripeva LLC	firewall security	231.25
Todd's Auto	door hinge	125
Trea., State of Iowa	Sales taxes	122.57
Sewer Fund total		6673.65
Employee Benefits	salaries	790.57
Employees Benefits total		790.57
Road Use fund		

Alliant Energy	electricity	558.83
Road Use fund total		558.83
28E Road Use		
Alliant Energy	electricity	558.83
28E Road Use Total		558.83
Cemetery Mun Enterprises		
Employees	salaries	20.6
Cemetery Mun Enter. Total		20.6
Debt Service		
Kubota Credit Corp	tractor payment	1266.87
Clinton National Bank	water payment	1431.59
Debt Service Total		2698.46
Total account payable		70462.79
REVENUES		
General Fund		7909.92
Road Use tax		3069.08
Employee Benefits		186.58
Emergency Management		17.2
Economic Development		12648.74
Debt Service		16190.76
Water Fund		9503.9
Sewer Fund		20879.29
Total Revenues January 2026		70405.47

NEW BUSINESS

L. Horst made a motion to approve setting a Public Hearing for Budget FY2026-2027, Tuesday, March 24th, 2026 at 6:00 p.m. and regular meeting will follow at 6:30 p.m. on March 24, 2026, N. Corlis seconded the motion. Motion carried. Ayes 4, Nays 0.

L. Horst made a motion approve setting a Public Hearing for FY2026/2027 budget adoption for Wednesday, April 8, 2026 at 6:00 p.m., A. Petersen seconded the motion. Motion carried. Ayes 4, Nays 0.

N. Corlis made a motion approving Res. 2026-06, A Resolution Regarding the Collection of Payment for the City Utilities and to Abate Nuisances and Enforce Ordinances, L. Horst seconded the motion. Motion carried. Ayes 4, Nays 0.

A motion by Andy Petersen approving Res. 2026-07, A Resolution Establishing Project Priorities for Rural County Transportation Program Application, N. Voss seconded the motion. Motion carried. Ayes 4, Nays 0.

A motion was made by L. Horst approving Res. 2026-08, A Resolution Authorizing the Filing of Jackson County Rural County Transportation Program (RCTP) Grant Application to Assist with Funding for the Miles Storm Sewer Project, N. Corlis seconded the motion. Motion carried. Ayes 4, Nays 0.

Laura stated that the reason for this request is that the next City Council meeting will not be held until March 24, and bills need to be paid in a timely manner.

A motion was made by A. Petersen to approve Resolution 2026-09, a Resolution Authorizing the City Clerk to Pay Claims Prior to a Scheduled Council Meeting. The motion was seconded by N. Voss. Motion carried. Ayes: 4. Nays: 0.

Discussion was held regarding difficulty seeing when pulling out onto Ferry Road from Forrest Street due to vehicles parking too close to the corner on Ferry Road. N. Voss informed the Council that the city should research the option further before making a decision.

The mayor announced that anyone with questions regarding the budget should contact Brenda or stop by City Hall for assistance.

The clerk informed the mayor and council she has emailed the requirements documentation for the Brownfield Grant to Mel Pins, DNR, but she waiting to hear back from him on the next step the city needs to take. The Clerk will update the Council as additional information becomes available.

ADJOURNMENT – N. Voss made a motion to adjourn the council meeting, seconded by the N. Corlis. Meeting adjourned at 6:38 p.m. Motion carried. Ayes 4, Nays 0.

Brandon Meyer, Mayor

ATTEST:

Brenda L. Tebbe, City Clerk