

REGULAR COUNCIL MEETING  
JANUARY 13, 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, R. Wilslef, and A. Petersen were present. Mayor Brandon Meyer presided.

Agenda: The agenda was approved unanimously.

GUESTS: Carla Jochum, Larry & Vicki Johnson, Police Officer Joel Driscoll, Steve Cotton, Warren Moeller, Glenn Mommsen, Jesse Jepsen, Dennis Johnson, and Paul Maze.

Warren Moeller, representing Great River Threshers, approached the City Council to inquire whether the City would be interested in selling approximately 5.05 acres of city-owned property. Warren explained that Great River Threshers is expanding its events and is currently running out of space.

The mayor informed Warren that, if the City were to consider selling the property, the process would require a public hearing and the property would need to be offered through the appropriate legal process, including bids. The mayor emphasized that ownership would not be guaranteed through this process.

Warren then asked whether the City could grant a "right of first refusal." The mayor indicated that this option would require consultation with the City Attorney before any determination could be made.

The mayor suggested that, if the City were to sell a smaller portion of land—approximately one acre located south of the pulling track—that area might be sufficient for the proposed mud pit. Warren agreed that one acre would meet their needs.

The mayor noted that any land considered for sale would need to be surveyed; however, consultation with the City Attorney regarding the legality of a "right of first refusal" would need to occur prior to moving forward.

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 5, Nays 0.

ACCOUNT PAYABLE		
GENERAL FUND		
MASTERCARD	BUDTRAININGFLAGS, DESK CALENDAR	265.68
EMPLOYEES	SALARIES	6008.85
ACCESS SYSTEMS	COPIER AGREEMENT	54.78
ALLIANT ENERGY	ELECTRICITY	546.23
AT DISPOSAL	GARBAGE/RECYCLING	4230.24
BLACK HILLS ENERGY	NATURAL GAS	441.39
CITY OF PRESTON	POLICE PROTECTION	2667
JESSE'S AUTOMOTIVE	FUEL	92.9
MASTERCARD	FAUCETS/RADIO	88.35
MILES LUMBER & HARDWARE	EXTENION CORD/XMAS LIGHTS	31.57
MILES TELEPHONE CO.	PHONE/INTERNET	155.78
PRESTON READY MIX	CLASS A SHED	314.56
PRESTON TIMES	MINUTES, EXPENDITURES	130.46
RIPEVA LLC	FIREALL/SECURITY	62.5
SCHOENTHALER, BARTELT	VANKAMPEN INFRACTION	428.1

STEINES TREE SERVICE	2024 TREE SERVICE	1500
TREAS., STATE OF IOWA	SALES TAX	77.84
TRENKAMP ELECTRIC	BUCKET TRUCK	100
WASTE AUTHORITYOF JACKSON	LANDFILL -JAN-MAR	1344.36
GENERAL FUND TOTAL		18540.59
WATER FUND		
MASTER CARD	BUDTRAINING,FLAGS,DESK CALENDAR	35.33
EMPLOYEES	SALARIES	3065.13
ACCESS SYSTEMS	COPIER AGREEMENT	54.78
ALLIANT ENERGY	ELECTRICITY	717.43
BLACK HILLS ENERGY	NATURAL GAS	68.29
HAWKINS, INC	AZONE	474.52
JERRY'S PLUMBING	WATLEAK, OPEN GRAVE	460
JESSE'S AUTOMOTIVE	FUEL	170.61
MASTER CARD	FAUCETS/RADIO	64.1
RIPEVA LLC	FIREALL/SECURITY	31.25
TEST INC	TOTAL COLIFORM	25
TREAS., STATE OF IOWA	WET EXCISE TAX	454.62
WATER FUND TOTAL		5621.06
ROAD USE FUND		
ALLIANT ENERGY	ELECTRICITY	557.75
ROAD USE FUND TOTAL		557.75
28E RUT FUND		
ALLIANT ENERGY	ELECTRICITY	557.74
28E RUT FUND TOTAL		557.74
SEWER FUND		
MASTERCARD	BUDTRAINING,FLAGS,DESKCALENDAR	35.32
TEST INC	CBODQCAS SEWER TESTING LAGOON	536
EMPLOYEES	SALARIES	2497.77
ACCESS SYSTEMS	COPIER AGREEMENT	54.77
ALLIANT ENERGY	ELECTRICITY	291.52
DANIEL ERNST	MILEAGE/SAMPLES	108.75
JESSE'S AUTOMOTIVE	FUEL	170.61
MASTER CARD	FAUCETS/RADIO	64.09
RIPEVA LLC	FIREALL/SECURITY	31.25
TEST INC	TSSCAS ECOLI PH AMMONIA	310
TREAS., STATE OF IOWA	SALES TAX	122.57
SEWER FUND TOTAL		4222.65
EMPLOYEES BENEFIT		
EMPLOYEES	SALARIES	1059.96
EMPLOYEES BENEFITS		1059.96
DEBT SERVICE		
CLINTON NATIONAL BANK	WATER TOWER PAYMENT	1431.59
KUBOTA CREDIT CORP	TRACTOR PAYMENT	1266.87
DEBT SERVICE TOTAL		2698.46
CEMETERY-MUN ENTERPRISE		

EMPLOYEES	SALARIES	192.95
CEMETERY-MUN ENTER TOTAL		192.95
ACCOUNTS PAYABLE		33451.16
DECEMBER REVENUES		
GENERAL FUND		15520.43
ROAD USE TAX		27957.71
EMPLOYEES BENEFIT		1136.13
28E RUT FUND		5440.34
EMERGENCY MANAGEMENT		104.48
ECONOMIC DEVELOP.		4379.28
WATER FUND		9143.78
SEWER FUND		22507.56
CUSTOMER DEPOSIT		-200
CEMETERY-MUN ENTERPRISE		900
REVENUE TOTALS		86889.71

**Mayor's Report:** The mayor informed the Council that he had signed the audit acknowledgment letter and that the audit report contained some findings. The city has not yet received copies of the report.

**Clerk's Report:** The Clerk reported that she is in the process of requesting funding from the Iowa Department of Natural Resources (IDNR) for the cleanup of the property located at 332 Ferry Road. She is also preparing a bid proposal for the cleanup work. The Clerk will keep the City Council updated as the process moves forward.

**Maintenance report – Paul** shared information with the Council regarding the findings related to the lagoon numbers. A maintenance report was then received and placed on file.

#### **NEW BUSINESS**

R. Wilslef made a motion to approve Res. 2026-01, A Resolution to establish mileage reimbursement, it was seconded by N. Voss. Motion carried. Ayes: R. Wilslef, N. Voss, N. Corlis, L. Horst, A. Petersen. Nayes: 0.

L. Horst made a motion to approve Res. 2026-02, A Resolution establish a Public Hearing for the 2026 Community Development Block Grant (CDBG) Application, N. Corlis seconded the motion. Public Hearing is set for, Tuesday, February 10<sup>th</sup> at 6:00 pm. Motion carried. Ayes: L. Horst, N. Corlis, N. Voss, R. Wilslef, and A. Petersen. Nays: 0.

N. Voss made a motion to approve Res. 2026-03, A Resolution establish a Public Hearing for the City of Miles Community Development and Housing Needs Assessment, seconded by A. Petersen. Public hearing is set for Tuesday, February 10, 2026 at 6:00 p.m. Motion carried. Ayes: N. Voss, A. Petersen, N. Corlis, L. Horst, and R. Wilslef. Nays: 0.

The mayor explained that Community Ambulance Service is contractually required to charge the city a per-capita fee. For several years, the city has billed Community Ambulance Service for use of the ambulance shed which is attached to City Hall. Jesse Jepsen approached the mayor requesting that the city discontinue charging shed rent, and in return Community Ambulance Service would not charge the city the per-capita fee. A discontinuance agreement reflecting this arrangement was presented to the Council for consideration. N. Voss made a motion to approve the discontinuance agreement between

the city and Community Ambulance Service, R. Wilslef seconded the motion. Motion carried. Ayes: 4, Nays 0. Abstained: L. Horst.

N. Voss made a motion to approve Res. 2026-04, approving a Discontinuance Agreement Regarding Ambulance Rent, A. Petersen seconded the motion. Motion carried. Ayes: N. Voss, A. Petersen, N. Corlis, R. Wilslef. Nays 0. Abstained: L. Horst.

A motion was made by R. Wilslef, A Resolution authorizing the City Clerk to transfer funds, N. Corlis seconded the motion. Motion carried. Ayes: R. Wilslef, N. Corlis, N. Voss, L. Horst, A. Petersen. Nays: 0.

The mayor briefly discussed the possibility of selling a smaller portion of land to the Threshers to better meet their needs. However, the city must consult with the city attorney before taking any further action.

Andrew Petersen moved to schedule a Budget Workshop for January 20, 2026, at 6:00 p.m. The motion was seconded by N. Voss. Motion carried. After the meeting, it was determined that the Mayor and Mayor Pro-Tem would be unavailable on that date, so the mayor rescheduled the workshop for Tuesday, January 27, 2026, at 6:00 p.m.

Mayor announced the next Regular Council Meeting would be held on Tuesday, February 10, 2026 at 6:00 p.m.

ADJOURNMENT- N. Voss made a motion to adjourn the meeting, seconded by R. Wilslef. Meeting adjourned at 6:22 p.m. Motion carried.

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Brandon Meyer, Mayor

ATTEST:

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Brenda L. Tebbe, City Clerk