

REGULAR COUNCIL MEETING
JULY 2, 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, N. Corlis, L. Horst, and A. Petersen were present. ABSENT: R. Wilslef. Mayor Brandon Meyer presided.

Agenda: The agenda was approved unanimously.

GUESTS: Several individuals were present, including Carla Jochum, Dennis Johnson, Officer Adam Mc Pherson. Larry & Vicki Johnson, and Paul Maze.

Citizens/Public Comments – Bryson Winsky

Bryson, a representative from Origins Designs, addressed the council and provided a detailed explanation of the phases planned by the city to improve water mains and install water meters. Bryson raised a valid concern regarding streets serviced by 4-inch water mains, highlighting the potential inadequacy of these lines in delivering sufficient water volume and pressure in the event of a fire. Modern fire safety standards typically recommend a minimum of 6-inch mains in residential areas to ensure adequate supply for fire suppression efforts. The limited capacity of 4-inch mains could hinder firefighting operations, especially when multiple hydrants are activated simultaneously. This issue is especially relevant when evaluating older infrastructure in areas experiencing growth or redevelopment.

To manage costs and implementation, the proposed improvements are divided into two phases.

- Phase 1: Installation of residential water meters and replacement of the most deteriorated water mains and valves.
- Phase 2: Replacement of remaining water mains nearing the end of their service life.

Estimated project cost are:

- Phase 1: \$,749,000
- Phase 2: \$861,000
- Estimated annual operations and maintenance costs for Phase 1 are \$7000.

The City plans to finance Phase 1 through a low-interest State Revolving Fund (SRF) loan and potential Community Development Block Grant (CDBG) funding. SRF Loan options include a standard 2-year loan at 2.8% interest and an extended 30-year loan at 3.8%. Without grant funding, estimated annual debt service ranges from \$106,189 to \$122,828. With a \$500,000 CDBG grant, annual payments would be reduced to \$70,833-\$82,715.

Water rates will need to increase to support the additional debt service and O&M costs. Depending on final financing and grant awards, monthly user rates are projected to rise by approximately \$33 to \$52 per month. Bryson explained that all of this information is required of the CDBG application, which mandates that a Preliminary Engineering Report (PER) be prepared and submitted to the Iowa Department of Natural Resources (DNR) for approval.

The Mayor and Council inquired whether the city would be obligated to complete all phases once the PER is submitted to the DNR. Bryson clarified that the city is not obligated to complete all phases; the extent of the work will depend on the grants awarded. Mayor and council thanked Bryson for attending and providing the information.

CONSENT AGENDA: - N. Voss 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.

VENDOR	REFERENCE	AMOUNT
ACCESS SYSTEMS	COPIER AGREEMENT	90.35
AG VANTAGE	GRAZON	255.09
ALLIANT ENERGY	ELECTRIC BILL	252.67

AT DISPOSAL	GARBAGE/RECYCLING	4064.88
BADRICKS	OIL, FILTER	84.02
BLACKHILLS ENERGY	GAS	86.18
ECIA	DUES	318.24
IOWA LEAGUE OF CITIES	MEMBERSHIP DUES	510
JESSE'S AUTO & MINI MART	TIRES, FUEL, ICE	377.5
MASTERCARD	POST CARD STAMPS	112
MILES LUMBER & HARDWARE	BATTERIES,PAINT,HAMMERDRILL, ETC	93.92
MILES TELEPHONE CO.	PHONE/INTERNET	159.78
PRESTON TIMES	MINUTES,EXPEND	50.35
RIPEVA LLC	FIREWALL PROTECTION	62.5
RITEWAY	LASTER UTILITY BILLS	243.44
SCHOENTHALER,KAHLER&REICKS	NUSINANCE M. VANKAMPEN	40
TREASURER, STATE OF IOWA	WET EXCISE TAX, SALES TAX	64.05
TRENKAMP ELECTRIC	BUCKET TRUCK RENTAL	50
563 LL JAKE'S LIQUIDATION	FLAMMABLE CABINET	350
CLINTON NATIONAL BANK	FED/FICA TAXES	1079.98
IPERS	IPERS	1245.5
TREASURER, STATE OF IOWA	STATE TAX	105.11
EMPLOYEES	SALARIES	6666.71
TOTAL GENERAL FUND		16362.27
ROAD USE		
ALLIANT ENERGY	ELECTRIC BILL	553.65
TOTAL ROAD USE		553.65
28E RUT FUND		
ALLIANT ENERGY	ELECTRIC BILL	553.65
TOTAL 28E RUT		553.65
ECONOMIC DEVELOPMENT		
JCATA	TOURISM GRANT DOLLARS	60
GREAT RIVER THRESHER	FIREWORKS	1000
TOTAL ECON. DEVELOPMENT		1060
DEBT SERVICE		
CLINTON NATIONAL BANK	WATER TOWER PAYT	1431.59
KUBOTA CREDIT CORP	TRACTOR PAYMENT	1266.87
TOTAL DEBT SERVICE		2698.46
WATER FUND		
ACCESS SYSTEMS	COPIER AGREEMENT	45.17
ALLIANT ENERGY	ELECTRIC BILL	1476.96
BLACKHILLS ENERGY	GAS	43.51
HAWKINS, INS	AZONE	338.78
IOWA DEPT. NATURAL RES.	ANNUAL PUBLIC FEE	44.36
JESSE'S AUTO & MINI MART	TIRES, FUEL, ICE	254.89
K & W COATINGS LLC	REPLACE SCREEN IN TANK	5600
MASTERCARD	POST CARD STAMPS	56
ORIGIN DESIGN	WATER METER, WATER MAIN	15246
PAUL MAZE	PFAS WATER TESTING UPS	63.23

RIPEVA LLC	FIREWALL PROTECTION	31.25
RITEWAY	LASTER UTILITY BILLS	121.73
TREASURER, STATE OF IOWA	WET EXCISE TAX, SALES TAX	465.31
USA BLUE BOOK	PVC INJECTION, LATEX GLOVES	494
CLINTON NATIONAL BANK	FED/FICA TAXES	593.11
IOWA DEPT. NATURAL RES.	WATER/SW RECERTIFICATION	60
IPERS	IPERS	429.33
TREASURER, STATE OF IOWA	EXCISE WET TAX	517.8
EMPLOYEES	SALARIES	2104.06
WATER FUND TOTAL		27985.49
SEWER FUND		
ACCESS SYSTEMS	COPIER AGREEMENT	45.17
ALLIANT ENERGY	ELECTRIC BILL	230.36
JESSE'S AUTO & MINI MART	TIRES, FUEL, ICE	260.23
MASTERCARD	POST CARD STAMPS	56
RIPEVA LLC	FIREWALL PROTECTION	31.25
RITEWAY	LASTER UTILITY BILLS	121.73
TREASURER, STATE OF IOWA	WET EXCISE TAX, SALES TAX	118.02
USA BLUE BOOK	PVC INJECTION, LATEX GLOVES	63.1
CLINTON NATIONAL BANK	FED/FICA TAXES	565.74
IOWA DEPT. NATURAL RES.	WATER/SW RECERTIFICATION	60
IPERS	IPERS	410.24
TREASURER, STATE OF IOWA	SALES, OPTION TAX	213.73
EMPLOYEES	SALARIES	2012.53
SEWER FUND TOTAL		4188.1
CEMETERY-MUN ENTERPRISE		
MILES LUMBER & HARDWARE	BATTERIES,PAINT,HAMMERDRILL, ETC	126.03
EMPLOYEES	SALARIES	1642.87
CLINTON NATIONAL BANK	FED/FICA TAXES	378.36
IPERS	IPERS	317.9
TREASURER, STATE OF IOWA	STATE TAX	27.32
CEMETERY-MUN ENTER TOTAL		2492.48
TOTAL EXPENSES		55894.1
REVENUES		
GENERAL		13339.17
ROAD USE TAX		4168.41
EMPLOYEES BENEFIT		361.76
28E RUT FUND		4532.89
EMERGENCY MANAGEMENT		21.8
ECONOMIC DEVELOPMENT		1671.41
DEBT SERVICE		32381.52
PERPETUAL CARE		400
WATER FUND		21584.67
SEWER FUND		23835.32
CEMETERY-MUN ENTERPRISE		2650
TOTAL REVENUES		104946.95

Clerk reported the city was awarded the \$25,000.00 from the Jackson County Transportation Program. These funds will be used for Section, Adams, Prairie, Frahm Streets.

Maintenance Report – Paul informed the council that four trees have been removed. He mentioned the possibility of renting a stump grinder attachment for the city’s tractor rather than hiring an outside contractor for stump removal. Discussion also took place regarding the potential replacement of the lawn mower, which may be included in next year’s budget. Additionally, Paul addressed some safety concerns involving Mediacom and telephone lines breaking and causing issues for residents.

NEW BUSINESS

Andy Petersen made a motion to approve Res. 2025-12, A Resolution authorizing a credit to a resident utility account at 352 Ferry Road, N. Corlis seconded the motion. Motion carried. Ayes 4, Nays 0. The reason for the credit is that the owner/resident was billed when the service should have been shut off for non-payment; however, it remained active because there was a tenant residing in the building.

The mayor and city maintenance personnel inspected the deteriorated spots currently present on Wilson & Orson Street. After some discussion, the mayor authorized city maintenance to obtain a couple of bids to repair the street's current condition. After some clarification of the additional cost, L. Horst made a motion to approve additional \$18850.00 (Wilson & Orson St.) from L.L. Pelling, Inc. A. Petersen seconded the motion. Motion carried. Ayes 4, Nays 0.

The mayor expressed concern about adding an additional \$33 cost to residents. If the application is approved by the DNR, the City will need to evaluate the project and potentially scale down the phase to reduce the financial impact on residents. Council agreed. N. Voss made a motion to approve the Preliminary Engineering Report for Funding Application; N. Corlis seconded the motion. Ayes 4, Nays 0. Motion carried.

L. Horst made a motion to approve the building permit for 549 Grant Street, seconded by N. Voss. The application meets all the ordinances requirements. Motion carried. Ayes 4, Nays 0.

N. Corlis made a motion to approve the building permit for 72 Prairie Drive, seconded by A. Petersen. The application meets all the ordinance requirements. Motion carried. Ayes 4, Nays 0.

L. Horst made a motion to approve Res. 2025-13, A Resolution to rescind a previously adoption motion regarding a property lien at 352 Ferry Road, it was seconded by N. Voss. The council needed to rescind the previously approved property lien due to owner/resident was billed when the service should have been shut off for non-payment. Motion carried. Ayes 4, Nays 0.

N. Voss made a motion to approve Res. 2025-14, A Resolution regarding the Collection of Payment for City Utilities and to Abate Nuisances and Enforce Ordinances, it was seconded by N. Corlis. Motion carried. Ayes 4, Nays 0.

Mayor announced the next regular council meeting will be August 6, 2025 at 6:00 p.m.

ADJOURNMENT - L. Horst made a motion to adjourn the council meeting, seconded by N. Corlis. Meeting adjourned at 6:30 p.m. Motion carried. Ayes 4, Nays 0.

Brandon Meyer, Mayor

ATTEST:

Brenda L. Tebbe, City Clerk