

REGULAR COUNCIL MEETING
NOVEMBER 5, 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, R. Wilslef, N. Corlis, and A. Petersen were present. Mayor Brandon Meyer presided.

Agenda: The agenda was approved unanimously.

Opening and Review of RFP Proposal – Mayor and council opened the one RFP Proposal that the city received for 346 Ferry Road.

PUBLIC HEARING FOR THE PURPOSE OF ACCEPTING WRITTEN PROPOSAL AND DIRECTING CONVEYANCE OF REAL PROPERTY.

Mayor Meyer opened the public hearing to solicit comments for the Purpose of Accepting Written Proposal and Directing Conveyance of Real Property. The primary purpose of the public hearing is for citizens to voice their objections or concerns. A motion was made by Corlis to open the Public Hearing for the Proposed Purpose of Accepting Written Proposal and Directing Conveyance of Real Property 6:04 pm, it was seconded by A. Petersen. Motion carried.

Mayor Meyer opened the public hearing to review and provide information on the one proposal received. Miles Cooperative Telephone submitted a proposal with a purchase price of \$5,000. The proposal includes placing a concrete wall approximately 25 feet west of the sidewalk to divide the lot, with the east portion at sidewalk grade and the west portion at alley grade. A 6- to 8-foot-high white fence would be installed on top of the wall for safety. On the east portion, a “Holiday” or “Community” hut, approximately 16’ x 16’ in size (to be determined), would be constructed. The hut would feature a large display window to decorate for various holidays and other community occasions. The west portion would be used for two parking spaces accessible from the alley.

After a few questions directed to Scott Boede, Manager of Miles Cooperative Telephone, regarding whether the hut would include water or heat, Mayor Meyer asked for a motion to close the public hearing.

Motion was made by A. Petersen to close the public hearing at 6:07 pm, seconded by L. Horst. Motion carried.

L. Horst made a motion to approve Res. 2025-20, A Resolution Accepting Written Proposal and Directing Conveyance of Real Property, seconded by R. Wilslef. Motion carried.

Motion by N. Voss to open the regular council meeting, seconded by N. Corlis. Motion carried.

Years ago, a storm drain was installed at 442 Ferry Road. Sometime between 1940 and 1950, a garage was constructed over the storm drain. Nick Heiar later purchased the property with knowledge of this situation. After consulting with legal counsel, it was determined that the City is obligated to remove the existing storm drain. In order to complete this work, the garage must be removed. Mr. Heiar approached the City Council with a proposal requesting that the city cover the cost of lifting the garage, replacing the concrete, and setting the garage back in place at 442 Ferry Road. The mayor requested a cost estimate, which was provided at \$6,500.00. After some discussion, the Council agreed to notify the City’s

insurance provider to determine whether any portion of the construction cost could be covered by insurance. This agenda item will be on the December 9, 2025 council meeting.

Mark Winkler addressed the council regarding his request to place a 20-foot CONEX trailer on an existing pad behind his residence at 49 Allen Street. He noted that the trailer would be painted to match the house and used for personal storage. He stated that a CONEX trailer is more durable and cost-effective compared to a utility shed and would improve the property's utility without excessive expense.

Council reviewed applicable ordinances requiring such structures to be placed on concrete and noted that a variance may be required.

Mr. Winkler also discussed future plans to establish rental storage units using CONEX trailers on two vacant residential lots he owns behind the property. He requested guidance on zoning and potential options for residential-to-commercial use.

Council discussed that a variance would be necessary for the placement of the trailer and that zoning changes or conditional use approval may be required for the proposed storage units.

Council agreed further research is needed regarding zoning and ordinance compliance before a decision can be made. No formal action was taken.

GUESTS: Several individuals were present, including Glen Mommsen, Jesse Jepsen, Police Officer Adam McPherson, Larry and Vicki Johnson, Deb Chrest, Carla Jochum, Nick and Cassandra Heiar, Marc Winkler, Donnie Hansen, Scott Boede, and Paul Maze.

CONSENT AGENDA

N. Voss made a motion to approve the consent agenda, including the minutes of the previous meeting, paid and unpaid bills, financial statements, water, sewer, maintenance, and Sept. & October police reports. The motion was seconded by A. Petersen. Motion carried. Ayes – 5, Nays – 0.

ACCOUNTS PAYABLE		
GENERAL FUND		
TREA. STATE OF IOWA	SALES TAX	77.84
ACCESS SYSTEMS	COPIER AGREEMENT	167.68
AT DISPOSAL	GARB/RECYLCING	8229.76
JESSE'S AUTO & MINI	TRUCK REP,FUEL	632.96
MILES LUMBER & HARDWARE	PLYWOOD,SCREWS,ETC	870.83
MASTERCARD	TRAIN,OFFICE SUPPLIES	91.41
Ag Vantage	tordon	78.2
Alliant Energy	electric	279.76
Black Hills Energy	gas	103.28
Brandenburg Drainage	24' dual wall tile	1701.05
City of Preston	police protection	2667
Dorsey, & Whitney	tractor lease legal service	833.33
Eastern Iowa Plumbing	Storm drain project	17300
Geradry Outdoor Power	Bar, armor oil, spool	158.26
JESSE'S AUTO & MINI	fuel	286.92
Keeney Welding	grates,fabricated	431.03
MILES LUMBER & HARDWARE	supplies	109.91
Miles Telephone Co.	phone/internet	155.78
Preston Ready Mix	fill lime west alley	1547.2

Preston Times	minutes, expend.	248.64
Schoenthaler,Bartelt, Kahler	346,332,442 ferry road	380
Treas, State of Iowa	sales & water excise tax	77.84
Utility Equipment	dualwall,plainend,coupling	1675.77
Waste Authority of Jackson County	Oct-dec 25 landfill assess.	1344.36
Employees	salaries	5494.76
General Fund total		44943.57
WATER FUND		
ACCESS SYSTEMS	COPIER AGREEMENT	83.85
JESSE'S AUTO & MINI	TRUCK REP. FUEL	503.53
TEST INC	COLIFORM,COLILERT	25
TREA., STATE OF IOWA	WET EXCISE TAX	456.9
MASTERCARD	TRAIN, OFFICE SUPPLIES	580.7
Alliant Energy	electric	1200.33
Black Hills Energy	gas	45.06
Daniel Ernst	mileage-IRWA Conference	117.6
Dorsey, & Whitney	tractor lease legal service	833.34
Hawkins	azone	634.5
Iowa Rural Water Assoc.	community dues	315
Origin Designs	water meter, water main	16009.8
Paul Maze	mileage-storm drain	63
Preston Ready Mix	1" clean-class Awater main break	963.74
Test Inc	COLIFORM,COLILERT	25
Treas, State of Iowa	sales & water excise tax	458.12
Employees	salaries	4039.28
Water fund total		26354.75
SEWER FUND		
ACCESS SYSTEMS	COPIER AGREEMENT	83.85
JESSE'S AUTO & MINI MART	TRUCK REP, FUEL	503.52
KEENEY WELDING	MADE LIFT STATION	93.23
TREA., STATE OF IOWA	SALES TAX	122.57
MASTERCARD	TRAIN, OFFICE SUPPLIES	20.7
Alliant Energy	electric	73.57
Dorsey, & Whitney	tractor lease legal service	833.33
Treas, State of Iowa	sales & water excise tax	122.57
Employees	salaries	1755.4
Sewer fund total		3608.74
CEMETERY - MUN. ENTERPRISE		
JERRY'S PLUMBING	R.BECK,S.WENTZ,J. BEECK	600
Employees	salaries	685.15
CEMETERY-MUN ENTERPRISE TOTAL		1285.15
ROAD USE		
Alliant Energy	electric	578.59
LL Pelling	seal coat improvement JC RTP	49752.67
Road Use tax total		50331.26
28E RUT Road		

Alliant Energy	electric	578.58
28E RUT Road total		578.59
DEBT SERVICE		
Clinton National Bank	water tower payment	1431.59
Kubota Credit Corp	tractor	1266.87
Debt Service total		2698.46
Employee Benefit		
Employees	salaries	1026.08
Employee Benefit total		1026.08
Accounts payable total		130826.59
REVENUES		
General Fund		50417.22
Road Use Tax		2977.55
Employee Benefit		9873.06
RUT Road Use		5375.52
Emergency Management		907.97
Economic Development		2462.34
Perpetual Care		400
Water Fund		9086.03
Sewer Fund		21606.1
Customer Deposits		200
Cemetery-Mun Enterprise		2300
Revenue Total		105605.79

Maintenance Report was reviewed and placed on file. Paul did give the mayor and council an update on the Storm Drain Projects.

Clerk's Report – The Clerk reported that the audit was performed a couple of weeks ago and that the report is expected to be completed by the end of November or the beginning of December.

Up for approval was the opportunity to sell a water sampler through GPM. The sampler had originally been recommended for purchase during the lagoon construction project; however, with the engineer's recent revisions to the lagoon design, the city no longer has a need for this equipment. GPM contacted Paul to inquire whether the city would be interested in selling the sampler.

Following discussion regarding the asking price, L. Horst made a motion to set the starting price at \$8,500, with a minimum acceptable price of \$7,500. R. Wilslef seconded the motion. Motion carried.

Mark VanKampen was not present at the meeting; however, the council discussed his proposal requesting \$9,200 of the \$10,000 insurance proceeds from the fire at 332 Ferry Road, citing expenses he incurred for cleanup. After consideration, the council agreed not to accept his offer. L. Horst made a motion to proceed with the nuisance abatement process at 332 Ferry Road. N. Voss seconded the motion. Motion carried.

While work was being done on the storm drain project near 442 Ferry Road, a collapsed storm sewer was discovered under Ferry Road. Paul Maze contacted Jayden Scheckel, Jackson County Engineer, to review the situation. Jayden brought the matter before the Board of Supervisors for consideration. The City Clerk

was notified yesterday that the Board voted not to assist in funding the repair of the collapsed storm sewer, citing that the city already receives Farm-to-Market funds for Ferry Road. However, they suggested the city apply for the Jackson County Rural Transportation Program grant to help cover repair costs. The council discussed potential cost estimates for the project. L. Horst made a motion to apply for the Jackson County Rural Transportation Program grant to assist with the repair of the collapsed storm sewer, seconded by A. Petersen. Motion carried.

The mayor informed the council that a council member has a scheduling conflict with Wednesday meetings due to EMT classes being held on Monday and Wednesday evenings. He would like to continue serving on the council while attending these classes. It was suggested to move the council meetings to Tuesdays, specifically the second Tuesday of each month, to also allow the Clerk additional time to prepare financial reports and process incoming bills in a timely manner. L. Horst made a motion to move the December 9, 2025, January 13, February 10, and March 10, 2026 council meetings to the second Tuesday of each month at 6:00 p.m. R. Wilslef seconded the motion. Motion carried.

ECIA - CODIFICATION OF ORDINANCES: Tebbe shared a letter from ECIA that was received to inform the city that it will be 5 years since our city code has been updated. It is a state requirement to codify to be able to enforce its laws. Preston's code expires in July 2026. The estimated cost was \$3500. Tebbe informed the mayor and council she would keep them updated as time goes on.

The mayor announced that the next regular council meeting will be held on Tuesday, December 9, 2026, at 6:00 p.m. He also noted that garbage pickup will begin on Tuesday, December 2, 2026.

ADJOURNMENT – N. Corlis made a motion to adjourn the meeting, seconded by N. Voss. Meeting adjourned at 6:49 p.m. Motion carried.

Brandon Meyer, Mayor

ATTEST:

Brenda L. Tebbe, City Clerk