

OAKLAND CITY COUNCIL
JUNE 9, 2025
REGULAR SESSION

The Regular Session of the Oakland City Council met in the Oakland City Services Building and was called to order by Mayor Brant Miller at 7:01p.m. Pledge of Allegiance was said. Council Members present were Applegate, Bernard, and Reed (electronically). Perkins was absent. City staff present were City Administrator/Clerk Marissa Lockwood and Public Works Director Josh Billings. Public present were Darin Ford, Nathan Summers with UMB, Jake Samo with Oakland Insurance Agency and Erik Jorgensen with Snyder & Associates. Motion by Bernard, second by Applegate to approve the agenda. 3 ayes, motion carried.

One letter of interest was received regarding the vacant City Council seat previously held by Betsy Moniz. Motion by Reed, second by Bernard to appoint Darin Ford to the vacant seat until the November 2025 city election. 3 ayes, motion carried. Mayor Miller administered the oath of office and Ford joined the Council at the table.

Open forum was held. No public comments.

Motion by Bernard to approve the consent agenda including May Clerk Report, June Claims, May Library Report, Golf Course Report, Sheriff's Report, Animal Control Report, minutes from May 12th regular session, fire department minutes, Resolution 2025-06-01 "Operating Transfers of Funds", and Cigarette/Tobacco/Vapor permit renewals for Taylor Quik Pik, Caseys #1569, Dollar General #6040 and Rubacks. Second by Applegate. Roll call. 4 ayes, motion carried.

Public hearing concerning special use permit request for 621 Willow Street to allow multifamily residential use in a commercial zoned district was opened at 7:05p.m. No public comments received. Planning and Zoning gave recommendation to approve the request. Public hearing was closed at 7:06p.m. Motion by Reed to approve the special use permit request for 621 Willow Street to add four apartments on the upper story of the building with construction to be completed in one year or the owner will have to reapply for a special use permit. Second by Applegate. 4 ayes, motion carried.

Public hearing concerning variance request for 414 S. Chautauqua Avenue to allow an accessory building to be constructed closer to the property line than allowed by ordinance was opened at 7:15p.m. No public comments were received. Planning and Zoning gave recommendation to approve the request. Public hearing was closed at 7:16p.m. Motion by Applegate, second by Bernard to approve the variance request for 414 S. Chautauqua Ave. to allow a garage to be built on the south property line. 4 ayes, motion carried.

Jake Samo with Oakland Insurance Agency was present to review the general liability and property insurance renewal. Motion by Bernard to approve the renewal with ICAP for general liability and property insurance with a 3.83.% increase and IMWCA for workers compensation with an 8.32% decrease in premiums. Second by Applegate. 4 ayes, motion carried.

Nathan Summers with UMB presented water utility rates pro forma to discuss upcoming projects and rate increases that will be needed to support the water distribution system and water treatment plant projects.

Motion by Bernard, second by Reed to approve Bond Counsel Engagement Agreement with Ahlers and Cooney for Not to Exceed \$5,000,000 Water Revenue Capital Loan Notes for the water supply wells projects. 4 ayes, motion carried. Motion by Applegate, second by Bernard to approve Resolution 2025-06-03 "Fixing date for a meeting on the proposition to authorize a Loan and Disbursement Agreement and the issuance of Notes to evidence the obligations of the city thereunder". Roll call. 4 ayes, motion carried.

Public hearing on the matter of the adoption of plans, specifications, form of contract and estimate of construction cost for 2023 Water Supply Wells project was opened at 7:51p.m. No public comments were received. Public hearing was closed at 7:52p.m. Motion by Reed, second by Applegate to approve Resolution 2025-06-04 "Adopting plans, specifications, form of contract and estimate of costs" for 2023 Water Supply Wells project. Roll call. 4 ayes, motion carried. Erik Jorgensen with Snyder & Associates presented the bids from the bid letting held on June 3rd. Motion by Bernard, second by Applegate to approve Resolution 2025-06-05 "Making award of construction contract" for 2023 Water Supply Wells to Western Iowa Utilities Inc in the amount of \$1,224,561.34. Roll call. 4 ayes, motion carried.

Public hearing on the matter of the adoption of plans, specifications, form of contract and estimate of construction cost for 2024 Water Supply Wells project was opened at 7:54p.m. No public comments were received. Public hearing was closed at 7:55p.m. Motion by Ford, second by Applegate to approve Resolution 2025-06-06 "Adopting plans, specifications, form of contract and estimate of costs" for 2024 Water Supply Wells project. Roll call. 4 ayes, motion carried. Erik Jorgensen with Snyder & Associates presented the bids from the bid letting held on June 3rd. Motion by Bernard, second by Applegate to approve Resolution 2025-06-07 "Making award of construction contract" for 2024 Water Supply Wells to Western Iowa Utilities Inc in the amount of \$737,281.69. Roll call. 4 ayes, motion carried.

Motion by Reed, second by Bernard to approve final pay application from Hendrickson Transportation for the Wastewater Improvements-Lagoons project in the amount of \$95,273.13. 4 ayes, motion carried. Motion by Applegate to approve Resolution 2025-06-08 "Accepting the Work". Second by Ford. Roll call. 4 ayes, motion carried.

Contract and bonds for Sanitary Sewer Replacement – North Highway project were reviewed. Motion by Reed, second by Applegate to approve Resolution 2025-06-09 "Approving Contracts and Bonds". Roll call. 4 ayes, motion carried.

Contract and bonds for North Water Main Extension project were reviewed. Motion by Bernard, second by Applegate to approve Resolution 2025-06-10 "Approving Contracts and Bonds". Roll call. 4 ayes, motion carried.

Pasture maintenance was discussed. No proposals were received. Ford will reach out to see if JR Becker would mow it for half the bales and the city receives the cost from the sale of the other half the bales.

Concrete parking lot and sidewalk on the south side of the fire station were discussed. Motion by Bernard, second by Applegate to have Billings get bids to have concrete replaced on the south side of the fire station.

Motion by Reed to approve Resolution 2025-06-11 "Setting Employee Wages" giving Virgil Smith Jr. and increase of \$1.00 per hour for receiving water distribution certification taking his wage to \$62,870 per year. Second by Bernard. Roll call. 4 ayes, motion carried.

Miller reappointed Cindy Kenealy to the Eckels Memorial Library Board of Trustees with a six-year term expiring June 30, 2031.

Billings gave the Crew Report. Pool is up and running will have to consider water loss on the spray features and shut them down if they are using too much water. Street signs have been ordered. Completed raw water main maintenance.

Lockwood gave the Clerk's Report. Assistant Clerk is at Iowa Municipal Clerks Institute (clerk school) this week, Iowa League of Cities annual conference is September 17-19 in Des Moines.

Miller gave the Mayor's Report. Had a nice dedication and send off at the amphitheater for Betsy Moniz. No property tax legislation passed this session. The state passed a new longevity grant for volunteer fire fighters.

Motion by Bernard, second by Applegate to adjourn. 4 ayes, motion carried.

Adjournment 8:26p.m.

A-1 FLAGS POLES & REPAIR	FLAGPOLE REPAIR	180.00
AHLERS & COONEY	LEGAL FEES	2478.50
ANDERSON SERVICE	WINDOW WASHING	100.00
AQUA PALACE LLC	PARTS	55.68
AQUA-CHEM INC	CHEMICALS/PROBES	2001.00
BILLINGS JOSH	PHONE/SUPPLIES REIMB	61.40
BLUFFS ELECTRIC INC	SIREN REPAIRS	2190.27
CAHOY PUMP SERVICES INC	WELL REPAIRS/PIGGING LINE	38618.00
CITY OF OAKLAND	STARTING POOL CASH	50.00
COUNCIL BLUFFS FIRE DEPT	ALS TIER	150.00
COUNSEL	COPIER	166.02
EFTPS	FED/FICA TAX	14783.28
FARM SERVICE COOP	FUEL	1196.49
FEEDLOT SERVICE CO	FREIGHT	8400.00
FIRST INTERSTATE BANK	SERVICE CHARGES	99.26
FORD DARIN	TIF INCENTIVES REIMB	14065.00
FRONTIER COMMUNICATIONS	PHONE	258.38
HACH COMPANY	ANALYSIS SUPPLIES	1734.19
HAWKINS INC	CHEMICALS	7519.65
HUGHBANKS BRANDON	COMM BLDG DEPOSIT REFUND	100.00
IA DEPT OF REVENUE	WET FEE/SALES TAX APR 2025	8085.58
IA DNR	OPER CERT RENEWAL	360.00
IMWCA	WORK COMP	4488.00
IOWA FINANCE AUTHORITY	DEBT SERVICE PAYMENT	101358.75
IOWA WASTE SERVICES LLC	LANDFILL FEES	2965.14
IPERS	BENEFITS	8703.08
JENNIE ED HOSPITAL PHARM	EMS SUPPLIES	34.15
JP LUMBER	SUPPLIES	45.02
KIESEL GALE	PHONE REIMB	40.00
LOCKWOOD MARISSA	TRAINING REIMBURSEMENT	128.80
M K MILLS TREE SERVICE	SANITATION CONTRACT	11483.75
MATHESON TRI GAS	CHEMICALS	727.82
MCGILL RESTORATION	POOL REPAIRS	132525.00
MENARDS	SUPPLIES	275.82
MIDAMERICAN ENERGY	UTILITIES	11400.67
MIDWEST LABORATORIES INC	ANALYSIS	582.55
MLC MARTENS LAWN CARE	LANDSCAPING	425.00
MUNICIPAL MAINTENANCE SER	VALVE EXERCISING	3387.50
NAPA OAKLAND	SUPPLIES	229.98
NISHNABOTNA VALLEY REC	UTILITIES	8098.73
OLIVER ALEX	COMM BLDG DEPOSIT REFUND	100.00
OMNITEL COMMUNICATIONS	PHONE/INTERNET	369.13
ORKIN	PEST CONTROL LIBRARY	714.24
PAYMENT SERVICE NETWORK	DATA PROCESSING	59.95
PIERCE PUMP INC	WTP REPAIRS	1275.20
PITNEY BOWES	POSTAGE	376.19
POSTMASTER	POSTAGE	292.88
PRINCIPAL LIFE GROUP	LIFE INSURANCE	92.97
QUICK MED CLAIMS	EMS BILLING	733.89
SAMS CLUB MC/SYNCR	SOFTWARE/TRAINING/SUPPLIES	969.23
SMITH JR VIRGIL	TRAINING REIMBURSEMENT	739.20
SNYDER & ASSOCIATES	ENGINEERING FEES	10000.00
TREASURER - STATE OF IOWA	PAYROLL LIABILITIES	1278.33
UNIFIRST CORPORATION	CONTRACT SERVICES	214.92
US BANK EQUIPMENT FINANCE	COPIER	143.75
VC3 INC	IT IN A BOX	866.09
VERIZON WIRELESS	CELL PHONE	93.71
WARD LUKE CONSTRUCTION	STORM SEWER PIPE REPLACEMENT	13300.00
WELLMARK BC/BS OF IOWA	HEALTH BENEFITS	17937.08
WESTERN IOWA UTILITIES	CONTRACT SERVICES	760.59
WIGEN WATER TECHNOLOGIES	CIP/RO PLANT MAINTENANCE	15221.14
DEPOSIT REFUNDS	WATER DEPOSIT REFUNDS	88.60
PAYROLL CHECKS	WAGES	51563.38
TOTAL		506919.43

General Fund	Income	101415.56	Expense	79275.80
Local Option Fund	Income	26369.55	Expense	0
Debt Service Fund	Income	7056.83	Expense	181853.75
TIF Fund	Income	7103.18	Expense	0
Water Fund	Income	124252.10	Expense	173830.60

Sewer Fund	Income	26965.75	Expense	14437.17
Sanitation Fund	Income	15551.84	Expense	7505.23
Road Use Fund	Income	17159.01	Expense	12371.89
May Totals	Income	325873.82	Expense	469516.94

Mayor

City Administrator/Clerk