

OAKLAND CITY COUNCIL
NOVEMBER 10, 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 7:00p.m. Pledge of Allegiance was said. Council Members present were Applegate, Bernard, Ford, Perkins, and Reed. City staff present were City Administrator/Clerk Marissa Lockwood and Public Works Director Josh Billings. Others present were Teegan Williams, Jamie Meek, Nathan Summers, Mark Shoemaker and Travis Ransom. Motion by Bernard, second by Applegate to approve the agenda. 5 ayes, motion carried.

Open forum was held. Mark Shoemaker informed the council that he is running for Pottawattamie County Board of Supervisors.

Motion by Reed to approve the consent agenda including October Clerk Report, November Claims, October Library Report, Sheriff's Report, Animal Control Report, minutes from October 10th regular session, pool committee minutes from November 2nd, FY2025 Annual Urban Renewal Report, FY2027 TIF Indebtedness Certification, Resolution 2025-11-01 "FY2025 Street Financial Report, Resolution 2025-11-02 "Combination of Parcels" and Resolutions 2025-11-03 and 2025-11-04 "Placing Lien on Property". Second by Ford. Roll call. 5 ayes, motion carried.

Travis Ransom was present to discuss zoning issues with the property at 405 Walnut Street. Ransom expressed safety concerns with traffic to and from the property, blocking the road and parking issues. There appears to be a business being run on the property and Ransom stated that it is not allowed. Council will consult with the City's attorney and get an opinion on whether there are code violations.

Pool Committee members Teegan Williams and Jamie Meek presented a proposal from Fox Creek Fundraising for grant writing for the pool improvements project. It was recommended that the city should commit to annual operating costs, at minimum the same as in previous years as a contribution amount for the grants. Motion by Ford, second by Reed to approve the proposal with Fox Creek Fundraising for grant writing for the pool improvements project and commit to annual operating costs of an average annual net loss of \$58,000. 5 ayes, motion carried.

Nathan Summers, Municipal Advisor with UMB provided information on the current loan issuances that are in process. Public hearing concerning the Not to Exceed \$550,000 taxable GO capital loan note for the purchase of 308 Oakland Avenue for the new water treatment plant was opened at 7:21p.m. No public comments were made, and no written comments were received. Public hearing closed at 7:23p.m. Motion by Perkins, second by Applegate to approve Resolution 2025-11-05 "Instituting proceedings to take additional action for the issuance of not to exceed \$550,000 taxable general obligation capital loan notes. Roll call. 5 ayes, motion carried.

Motion by Bernard to approve updated Municipal Advisory Engagement Agreement with UMB Financial Services, Nathan Summers. Second by Perkins. 5 ayes, motion carried.

Water and sewer rate increases were discussed with Summers. Pro forma was presented to Council that includes operating costs and upcoming capital projects. With \$20 million in water projects currently in the engineering process, Summers made recommendations for gradual but significant increases to water rates with a possible debt service fee and only an inflation increase to sewer rates. Rate structures were discussed to remove the charges by usage stair steps, and whether to have a separate contract for high volume users or to just include it as a rate category in the ordinance. Lockwood will discuss more with the attorney concerning the industry contract.

Motion by Bernard to approve Resolution 2025-11-06 "Approving and authorizing a form of Loan and Disbursement Agreement by and between the City of Oakland, Iowa, and the Iowa Finance Authority, and authorizing and providing for the issuance and securing the payment of \$692,000 Water Revenue Capital Loan Note, Series 2025A, of the City of Oakland, Iowa, under the provision of the Code of Iowa, and providing for a method of payment of said Notes, and approving form of Tax Exemption Certificate". Second by Ford. Roll call. 5 ayes, motion carried. Motion by Reed, second by Applegate to approve Resolution 2025-11-07 "Approving and authorizing a form of Loan and Disbursement Agreement by and between the City of Oakland, Iowa, and the Iowa Finance Authority, and authorizing and providing for the issuance and securing the payment of \$1,558,000 Taxable Water Revenue Capital Loan Notes, Series 2025B, of the City of Oakland, Iowa, under the provisions of the Code of Iowa, and providing for a method of payment of said Notes". Roll call. 5 ayes, motion carried.

Reed moved to approve Bond Counsel Engagement Agreement for Not to Exceed \$2,298,340 Water Revenue Capital Loan Notes. Second by Bernard. 5 ayes, motion carried. Motion by Bernard, second by Perkins to approve Resolution 2025-11-08 "Fixing date for a meeting on the authorization of a Loan and Disbursement Agreement and the issuance of Not to Exceed \$2,298,340 Water Revenue Capital Loan Notes of the City of Oakland, State of Iowa, and providing for publication of notice thereof", with the hearing to be held at the December 8th regular meeting. Roll call. 5 ayes, motion carried.

Final plat of Dobbs Addition was reviewed. Motion by Ford, second by Reed to approve Resolution 2025-11-06 "Approving Final Plat of Dobbs Addition". Roll call. 5 ayes, motion carried.

Billings gave the Crew Report. Still working to find a remedy for the sewer smell at the golf course clubhouse. Water tower project is complete, preconstruction meeting for the new wells was held., south horizontal is going back in from repairs, parks and pool are winterized.

Lockwood gave the Clerk's Report. Reminder of November 19th special meeting at noon to finalize the NTE \$550,000 loan. Information about the Municipal Leadership Academy hosted by the Iowa League of Cities was shared. New utility bills have gone out, and new online payment system is up and running.

Miller gave the Mayor's Report. Building Crafts was selected by the committee as the Construction Manager at Risk for the water treatment plant project.

Ford motioned to adjourn. Bernard second. 5 ayes, motion carried.

Adjournment 8:26p.m.

AHLERS & COONEY	LEGAL FEES	789.00
AMBASSADOR TITLE SERVICES	ABSTRACT UPDATE	500.00
ANDERSON SERVICE	WINDOW WASHING	100.00
AUTO GRAPHICS PLUS	GRAPHICS QRV	1,828.00
AVAILA BANK	INTEREST SEWER INTERIM FINANC	73,478.27
BLACKSTRAP INC	ROAD SALT	1,855.31
BOK FINANCIAL	DEBT SERVICE PAYMENT	23,150.00
BOUND TREE MEDICAL LLC	EMS SUPPLIES	192.38
BURNHAM ELECTRIC	ELECTRICAL REPAIRS	2,418.41
CAHOY PUMP SERVICES INC	WELL MAINTENANCE	17,687.00
CAYWOOD, KELLY	UTILITY REFUND	27.42
CHAMBERS PEGGY	UTILITY REFUND	46.54

CITY OF OAKLAND	FUNDS TO OPEN POOL ACCOUNT	100.00
CORE & MAIN LP	SUPPLIES	557.44
CUMMINS INC	GENERATORS	3,176.69
CUSTOM COMFORT	FURNACE REPAIRS FC/RR	325.00
ED M. FELD EQUIP COMPANY INC	GAS DETECTOR & CALIB STATION	5,441.00
EDMUNDS GOVTECH	CC READER	750.00
FARM SERVICE COOP	FUEL	1,322.32
FRONTIER COMMUNICATIONS	PHONE	266.83
GUYER MACHINE SHOP INC	SEWER GRATE/TOWER PIT COVER	2,901.31
HACH COMPANY	ANALYSIS SUPPLIES	778.87
HACKETT STEPHANIE	COMM BLDG DEPOSIT REFUND	100.00
HAWKINS INC	CHEMICALS	5,972.79
HENNINGSEN CONST INC	COLD PATCH	185.50
ICAP	BOND COVERAGE	735.00
IMWCA	WORK COMP	2,942.00
IOWA RURAL WATER ASSOC	MEMBERSHIP DUES	365.00
JOURNAL HERALD	PUBLISHING	651.70
JP LUMBER	SUPPLIES	123.69
KRUEGER MARY	COMM BLDG DEPOSIT REFUND	50.00
LOCKWOOD MARISSA	MILEAGE REIMB	302.40
LOESS HILLS LANDFILL	LANDFILL FEES	2,777.12
M K MILLS TREE SERVICE INC	SANITATION CONTRACT	11,483.75
MAHONEY FIRE SPRINKLER	ANNUAL FIRE SPRINKLER INSPECT	280.00
MATHESON TRI GAS	CHEMICALS	490.50
MEEK JAMIE	FD TRAINING REIMB	200.00
MENARDS	SUPPLIES	298.59
METRO PLUMBING INC	PLUMBING REPAIRS	742.50
MIDAMERICAN ENERGY	UTILITIES	8,926.95
MIDWEST LABORATORIES INC	ANALYSIS	449.20
MLC MARTENS LAWN CARE	LANDSCAPE MAINT	1,141.00
MUNICIPAL SUPPLY INC	SUPPLIES	711.44
NAPA OAKLAND	SUPPLIES	204.55
OAKLAND INDUSTRIAL FOUNDATION	FUNDS TO OPEN POOL ACCOUNT	50.00
OMNITEL COMMUNICATIONS	PHONE/INTERNET	371.52
PAYMENT SERVICE NETWORK	DATA PROCESSING	59.95
PER MAR SECURITY SERVICE	SECURITY CSB	1,428.00
POSTMASTER	POSTAGE SEPT 2025	369.05
POTT CO SECONDARY ROADS	PERMIT FEE	150.00
POTT COUNTY TREASURER	PCRC USAGE SEPT 2025	883.00
PRINCIPAL LIFE GROUP	BENEFITS	92.97
QUICK MED CLAIMS LLC	EMS BILLING	1,126.49
RUBACKS	SUPPLIES	7.47
SCOFIELD GERALD	UTILITY REFUND	20.69
SNYDER & ASSOCIATES	ENGINEERING FEES	67,611.50
STAPLES ADVANTAGE	SUPPLIES	317.82
STATE HYGIENIC LABORATORY	ANALYSIS	1,401.00
STOREY KENWORTHY/MATT PARROTT	UTILITY BILLS/DELINQ NOTICES	1,164.43
UNIFIRST CORPORATION-AR	CONTRACT SERVICES	233.44
US BANK EQUIPMENT FINANCE	COPIER	155.94
VC3 INC	IT IN A BOX	866.09
VIKING INDUSTRIAL PAINTING	SOUTH TOWER CHANGE ORDER	3,850.00
VISUAL EDGE IT INC	COPIER	153.90
VOGEL JACOB	UTILITY REFUND	39.33
WELLMARK BC/BS OF IOWA	HEALTH BENEFITS OCT 2025	19,450.21
WILSON JOHN	UTILITY REFUND	27.09
TOTAL		276,655.36

General Fund	Income	211498.73	Expense	115625.32
Local Option Fund	Income	29984.44	Expense	0
TIF Fund	Income	107139.97	Expense	0
Debt Service Fund	Income	55003.11	Expense	0
Subdivision Fund	Income	0	Expense	4340.50
Water Fund	Income	339112.34	Expense	215223.23
Sewer Fund	Income	27647.98	Expense	90024.48
Sanitation Fund	Income	15699.52	Expense	16047.56
Road Use Fund	Income	17024.89	Expense	18381.39
October Totals	Income	803110.98	Expense	459642.48

Mayor

City Administrator/Clerk