

April 14, 2025

The Moulton City Council met on Monday, April 14, 2025, with the meeting being called to order at 6:00 PM by Mayor Jason Ogden. Roll call - present were John Replogle, Jewel Thompson, and Terry Pangburn. Mary Boyd and Tyler Thompson were absent. Motion by Replogle seconded by J Thompson to approve the agenda, all ayes none opposed.

Motion by J Thompson seconded by Replogle to open the Public Hearing on the 25/26 Budget. All ayes none opposed.

No correspondence was received by mail, phone, or email. No comment made by the public or council.

Motion by Pangburn seconded by Replogle to close the Public Hearing on the 25/26 Budget. All ayes none opposed.

Opened bids for the following properties:

402 E Broadway – one bid from Tami Swarts for \$1,396.00

205 E 7<sup>th</sup> Street - one bid unnamed for \$1,117.00

405 E 2<sup>nd</sup> Street - one bid from Tami Swarts for \$5,247.00

Motion by Pangburn seconded by J Thompson to open the public hearing for the Sale by Public Bid of the following properties: 402 W Broadway, 205 E 7<sup>th</sup> Street, and 405 E 2<sup>nd</sup> Street. All ayes none opposed.

Tami Swarts identified her handwriting for the bid at 205 E 7<sup>th</sup> Street.

No correspondence was received by any means, and no comments were made by the public or council regarding 405 E 2nd Street or 402 W Broadway.

Motion by Replogle seconded by Pangburn to close the public hearing for the Sale by Public Bid of the following properties: 402 W Broadway, 205 E 7<sup>th</sup> Street, and 405 E 2<sup>nd</sup> Street. All ayes none opposed.

Motion by Replogle seconded by J Thompson to open the public hearing on Submission of a Community Development Block Grant for Water Distribution System Improvements and Community Housing Needs Assessment. All ayes none opposed.

Comments shared by Nichole L. Moore, Chariton Valley Planning and Development Council were summarized by Mayor Ogden. Moore shared that the project has been identified by the council and Garden & Associates in the Preliminary Engineering Report (PER) dated 2024. The existing water distribution system provides potable water service to residents and businesses located within the city limits. There are approximately 265 existing water customers. Potable water is supplied to the City of Moulton by Rathbun Regional Water Association (RRWA) through a water purchase contract. Moulton's water distribution system consists of a valve station, an elevated storage tank, and water main piping and appurtenances. RRWA delivers water to the City's valve station located on the north side of 545th Street near the northeastern city limits. The aboveground valve station was constructed around 1979 when the city connected to RRWA. Water is delivered by gravity to the elevated storage tank that was constructed around 1922. The elevated storage tank is generally in good condition as observed in 2022. Existing water mains primarily consist of 4 inch and 6 inch cast iron piping that was installed around 1922; most of the original water mains are still in service. The water distribution system also has sections of 1 inch and 2 inch combined service lines that have been upgraded to plastic piping. The majority of the individual water service lines are copper or plastic piping, but others are still lead piping. Significant water loss and frequent water distribution system repairs indicate that the aged water piping is nearing the end of its useful life and will need replaced or continue to require significant maintenance. The City has identified an 8 block section of water main along Main Street as the highest priority for replacement in order to protect the newer street and sidewalks, and replace the majority of the remaining lead service lines. An additional 2 blocks of water main are proposed near 7th Street and East Street to replace water main that has a history of breaks. The existing water tower is located northeast of East 3rd Street and Main Street and the valve station is located east of East Street along 545th Street, to the south of the wastewater treatment lagoons. The water distribution system is primarily located within the corporate limits of the city. The existence of excessive water loss indicates that water is likely exiting the piping through leaking joints, service saddles, and/or pin holes. Each location where water leaks from the distribution system is a potential source of contamination, if distribution system pressures drop near 0 psi. The relatively frequent need for distribution system repairs indicates that the system is not reliable for uninterrupted service. Water main repairs, even those that can be completed while the system is pressurized, each provide an opportunity for contamination of the water within the distribution system. Additionally, interruption to service, or periods when flow or pressures are greatly reduced, may provide opportunities for contamination to enter service lines and plumbing; these interruptions may also negatively impact in-home medical equipment and are likely to upset ordinary routines. The existing lead service lines in the water distribution system are a potential source of contamination to the drinking water supply. Lead exposure can cause serious harm to humans even at low concentrations. The Environmental Protection Agency is proposing that all lead service lines should be replaced to protect public health. The existence of aging infrastructure in a

potable water distribution system can result in numerous and costly negative impacts, in addition to interruption to service and an increased risk for contamination. Aged infrastructure includes the following:- 100,000 gallons elevated storage tank: 101 years old- Valve vault, piping, and isolation valves: 44 years old- 4 inch and 6 inch water mains: 101 years old- Water meters and service lines: Varies; the majority are more than 20 years old Due to the age of the water distribution system and the high water loss indicating extensive minor leaks, replacement of the water distribution system is the only viable alternative being considered; replacement would be in phases due to budgeting concerns. Rehabilitation of the existing water distribution system is not a long term or cost-effective solution. The proposed improvements would be located in existing City right-of-way that has been previously disturbed. The proposed improvements will be consistent with funding agency environmental policies and regulations; the proposal will also comply with Iowa Department of Natural Resources (IDNR) rules and regulations. Any of the proposed improvements are predicted to have “no effect” on threatened or endangered species, their habitats, or their proposed or designed critical habitats. The proposed improvements are not expected to involve historical or archeological properties; impacts to flood plains and wetlands are also not expected. The City of Moulton has hired and authorized Garden & Associates, Ltd. to complete an evaluation of the water distribution system in order to identify improvements needed to replace water main and service lines along Main Street and continue to provide dependable and safe water service for the foreseeable future. The engineering report will be used to support applications for funding requests to USDA – Rural Development (USDA-RD), the Iowa Department of Natural Resources – State Revolving Loan Fund (IDNR-SRF), Community Development Block Grant (CDBG), or other sources identified by the City. Alternatives Considered Option 1 – No Project If no project were to occur, the City of Moulton would experience increased water main and service lines breaks, which would create more opportunity for contamination to affect the residents and ultimately result in a failed water distribution system. Water loss, that typically costs more than \$10,000 per year (see Table 1), would also increase. Lead service lines would not be replaced and continue to be a potential health concern. This alternative was eliminated from further consideration. Option 2 – Main Street Water Main Replacement The City has identified an 8 block section of water main along Main Street as the highest priority for replacement in order to protect the newer street and sidewalks, and replace the majority of the remaining lead service lines. An additional 2 blocks of water main are also proposed near 7<sup>th</sup> Street and East Street to replace water main that has a history of breaks. With this option the City would abandon the existing 4 inch and 6 inch cast iron water mains located underneath Main Street between 8th Street and Washington Street. New 6 inch PVC water mains would be installed in the alleys directly to the east and the west of Main Street, except for where ductile iron pipe is utilized in a leaking underground storage tank (LUST) theoretical contamination plume. New 6 inch PVC water main near 7th Street and East Street would be installed to replace the existing 6 inch cast iron water main that crosses school property; the cast iron main would be abandoned in a future project. New water service lines would be installed for customers located along water mains being replaced, along with new valves and hydrants. New 6 inch water mains would comply with IDNR standards for providing fire flow and the additional hydrants installed along Main Street would improve fire flow coverage in the business district. Known lead service lines would be replaced; 27 along Main Street and 8 along the alleys east and west of Main Street. All lead service lines identified to date are from the water main to the curb stop; lead piping was not observed in the buildings. Existing water meter replacement was not included in this alternative; the City may elect to replace water meters in a separate project or as their budget allows. Environmental impacts anticipated with this option:- Improvements would be located within existing public right-of-way.- Lead service lines would be replaced - Water loss and the risk of contamination due to leaks and main breaks would be significantly reduced. It is recommended that the City of Moulton, Iowa select Option 2 – Main Street Water Main Replacement. This option meets the following goals:- Protect Main Street and surrounding sidewalks from damage due to water main breaks - Replace a portion of the aged cast iron water mains that are near the end of their useful life- Reduce health and sanitation concerns, and water purchase costs associated with water main leaks and breaks- Reduce health concerns associated with lead service lines - Improve hydrant coverage and increase fire flow rates Population trends show that Moulton’s population has stayed steady from 2010 at 605 to 2020 at 607 residents. Which will allow for the city to apply for CDBG funding. Build America, Buy America, Section 3 and Davis-Bacon wages will all be required as part of this funding. Moulton qualifies for the CDBG funds as, according to the US Census (American Community Survey) reported at 64.8% a majority of households meet the low to moderate income guidelines established by the Iowa Department of Economic Development. Requirement of at least 51% LMI is needed. The estimated project costs are \$1,302,200. It is anticipated that the project will be funded with approximately \$ 500,000 (\$480,000 construction and \$20,000 administrative costs) in grant funding and \$ 830,200 from City fund from loans through USDA Rural Development and SRF. The city is applying for Community Development Block Grant on or before May 1, 2025 with funding through the Iowa Economic Development Authority to elevate the burden of high user fees to the customers. While no plans exist to displace persons or businesses during the construction of the project, Moore noted that CDBG federal guidelines would have to be followed if that situation changed. Additionally, Moore noted that routine public hearings, meetings, public notices and construction management meetings would be necessary to keep the public informed of the status of the water distribution system improvements project if federal funds are secured. The Preliminary Engineering Report provided by Matthew Walker, PE with Garden & Associates was referenced and will be available for public examination upon final completion. Moore notes that the community’s Housing Needs Assessment included the topic of improvements to the water distribution system has been identified as community needs. A project schedule is estimated as follows:•

File Engineering Report with IDNR and USDA-RD-----February 2024• Submit Funding Applications -----  
-----March 2024• Obtain USDA Funding -----June 2024- Categorical Exclusion for  
Environmental Review -----2024- Engineering Cost Opinion – Construction update----- March 2025- Addendum 1 to  
PER -----2024• Enter into Engineering Services Agreement -----July 2024•  
Complete Engineering Design -----November 2024• Apply for Construction Permit from IDNR -----  
-----November 2024 (in review)- IDNR PER Approval -----2025• Apply/Secure  
CDBG grant funding ----- May/August 2025- Environmental Review/RLOF -----  
October 2025• Project Cost update & BABA, DB wages -----November 2025• Bid Letting for Project Construction -----  
-----November/December 2025 • Contracts – Primary approval & sub-contractors & BABA approval• Complete  
Construction of Project ----- October 2026 • Project Construction Closeout -----  
-- November 2026 • Funding Closeout with CDBG & USDA----- 2027 Project timelines and costs are  
estimates and will be finalized as part of the final bid documents to contractors. If there are additional questions regarding the CDBG application, they can contact Nichole Moore, Executive Director of Chariton Valley Planning & Development at 641-437-4359 or email at nmoore@charitonvalleyplanning.com.

No correspondence was received by any means, and no comments were made by the public or council.  
Motion by J Thompson seconded by Pangburn to close the public meeting. All ayes none opposed.

**Sheriff's Report** – March 2025; 31 total calls and 46.9 hours patrolled. – 1 10-50 property damage; 2 animal complaint; 1 assault domestic; 2 business checks; 3 civil papers served; 2 controlled burns; 1 dogs barking/ at large; 2 domestic disturbances; 1 fire grass; 1 fire structure; 3 open doors/windows; 3 parking violations; 1 prowler; 1 runaway; 4 sex offenses; 1 theft of motor vehicle; 2 welfare check.

**Library Report** – Library Director, L. Swarts reviewed reports of the previous 2 board meeting.

**Ambulance Service Report** – There were 2 calls: 1 CFR transport; 1 mutual aid with DCH on a fight scene. Jerilyn is still working on the Medicare Audit.

**Fire Dept Report** – Chief J Ballanger reported there were 10 calls. Added a new Junior Firefighter. The department is looking at a 20ft by 64ft addition to the south side of the building and is still getting quotes for the council.

**Cemetery**– Cemetery would like to see one-way signs for the drive. There are 18 stones that need to be repaired. They are also looking for more volunteers to join the Cemetery Committee.

**City Hall Report** – The software switch is almost done. The amounts need to be put in for individual account balances. This will require the Deputy Clerk to work a few more hours a week occasionally. State Auditors completed a state exam last week. Part one of the Ambulance Medicare Audit is finished, currently working on part two.

**City Supt Report** – Supt K Wood stated the intention to purchase a portable ramp to address water accumulation on main street in front of a business until the issue is resolved. Replaced the south door on Library. Will place a drop box at the library by the bicycle ramp. The park bathrooms are open for the season. Improvements to the fenced-in courts will be considered.

**Public Comments** – Tami Swarts: 120 N Main – Would like to know if there is a place to store the Chamber of Commerce's Bingo Machine.

Motion by Pangburn seconded by J Thompson to approve the Consent Agenda – minutes of three previous meetings; bills; Treasurer's report; time sheets approval for RRWA to complete the 2024 CCR. All ayes none opposed.

Motion by Replogle seconded by Pangburn to approve Resolution #959 Adoption of 2025/26 Annual Budget. Roll Call: John Replogle – aye; Jewel Thompson – aye; Terry Pangburn – aye.

Motion by Pangburn seconded by J Thompson to approve Real Estate Purchase Agreement for 402 E Broadway to Tami Swarts for \$1,396.00. All ayes none opposed.

Motion by Replogle seconded by Pangburn to approve Resolution #960, Authorizing Conveyance of Real Property, 402 E Broadway to Tami Swarts. Roll Call: John Replogle – aye; Jewel Thompson – aye; Terry Pangburn – aye.

Motion by Pangburn seconded by Replogle to approve Real Estate Purchase Agreement for 205 E 7<sup>th</sup> Street to Tami Swarts for \$1,117.00 pending lawyers' approval. All ayes none opposed.

Motion by J Thompson seconded by Replogle approve Resolution #961, Authorizing Conveyance of Real Property, 205 E 7<sup>th</sup> Street to Tami Swarts. Roll Call: John Replogle – aye; Jewel Thompson – aye; Terry Pangburn – aye.

Motion by J Thompson seconded by Replogle to approve Real Estate Purchase Agreement for 405 E 2<sup>nd</sup> Street to Tami Swarts for \$5,247.00. All ayes none opposed.

Motion by Replogle seconded by Pangburn to approve Resolution #962, Authorizing Conveyance of Real Property, 405 E 2<sup>nd</sup> Street to Tami Swarts. Roll Call: John Replogle – aye; Jewel Thompson – aye; Terry Pangburn – aye.

### **Updates**

Issues at 211 and 212 East 3<sup>rd</sup> Street

Motion by Pangburn seconded by Replogle to send the residents 212 E 3<sup>rd</sup> Street a letter reminding that city wide clean-up is coming up in May and to utilize it to clean their property. All ayes none opposed.

Motion by Replogle seconded by J Thompson to send the residents 211 E 3<sup>rd</sup> Street a letter reminding that city wide clean-up is coming up in May and to utilize it to clean their property. All ayes none opposed.

Motion By Replogle seconded by J Thompson to end the conversation for a food trailer fee in the City Limits. Replogle-aye; J Thompson – aye; Pangburn – nay. Motion passed.

Mayor Ogden appointed Natalie Martsching and Lori McAllister to the library board.

Motion by Pangburn seconded by J Thompson to remove the Angel Carving at the Oakland Cemetery to preserve it. The new location will be determined at a later date. All ayes none opposed.

Motion by Pangburn seconded by T Thompson to have the City-wide cleanup days for the week of May 12, 2025. All ayes none opposed.

Motion by Replogle seconded by Pangburn to approve the LL Pelling Co. Street Repair Proposal for 2025 in the amount of \$86,828.20. All ayes none opposed.

Motion by J Thompson seconded by Replogle to approve First Reading of Amended Ordinance #66 – Load and Weight Restrictions. Roll Call – Replogle – aye; J Thompson – aye; Pangburn – aye.

Reviewed the amounts of employee vacation and sick time.

**Complaints – None**

**Public Comments – none**

Motion by Pangburn seconded by Replogle to adjourn. All ayes none opposed. Adjourned at 8:10 PM.

### **EXPENDITURES**

Success Bank – check return/copy – \$7.14

IPERS – 2 mos retirement – 5,297.30

IRS – 2 mos tax – 6,763.07

AFLAC – 2 mos ins – 649.36

Symmetry - gas purchase – 3,843.56

ANR – gas transport – 1,322.80

IA Treas – Feb Sales tax/state tax – 3,094.73

USDA – truck payment – 476.00

Alliant – utils – 2,385.47

IA Workforce – unemploy – 50.36

US Bank – fuel/misc – 2,304.69

Dotson 202 Tire – repair – 175.00  
Farmers Mutual – phone/internet – 597.85  
Fusebox – Publ – 340.00  
Hall Engineering – Gas Nom – 800.00  
US Cellular – fire – 109.74  
D Westphal – lien refund – 400.00  
Baker & Taylor – books – 565.92  
Cantril Truck/Trailer – equip – 68.00  
IAMU – Dimp Plan – 507.00  
Iowa History – renew – 19.95  
MacQueen Equip – Parts – 703.88  
Mast Overhead Doors – Fire – 643.58  
City of Moulton – utils/apply dep – 3,144.79  
US Postmaster – postage/stamps – 292.00  
SJ Smith – supl – 94.40  
Transamerica – gap INS – 578.44  
Well mark – INS – 5,736.90  
Canterra Aggregates – rock – 2,081.10  
ICAP – Ins – 21,959.00  
Dearborn Life – Ins – 427.50  
Hill's Sant – GB – 4,332.53  
RRWA – WA purch/ccr – 3,310.90  
Atomic Pest – Pest control – 73.87  
Banyon Data Services – Budget report – 395.00  
E Bell – locate – 15.00  
M Bogle – cell ph – 20.00  
Cox Law Firm – legal – 1,349.00  
Demco – Libr. – 64.72  
Fogle True Value – misc – 728.09  
Garden & Assoc – water prjct – 3,593.09  
Greiner Imp – parts – 66.60  
IA DNR – App Fee – 85.00  
IA Media Network – publ – 533.50  
J Ballanger – reimb – 91.43  
D Labertew – battery – 145.00  
Legends Farm & Lawn– parts – 58.00  
Lockridge – supl – 500.00  
Moulton Gas & Wash – Fuel – 897.80  
Municipal Supply - supl – 5,756.26  
Norris Asphalt – cold patch – 2,960.10  
T Stansberry – gas deposit – 109.00  
T & L Market – supl – 35.24  
Tom's Tree Service – tree removal – 500.00  
WL Construction – 1,278.56  
K Wood – cell ph – 20.00  
**TOTAL EXPENSE - \$91,358.22**

**March Wages - \$17,682.57**

**FUND EXPENSE**

General/Other	\$ 22,736.14
Library	\$ 2,880.17
Road Use	\$ 8,488.43
T&A	\$ 1,701.59
Ambl	\$ 3,373.33
Fire	\$ 11,508.15
Debt Service	\$ 476.00
Water Project	\$ 3,611.04
Water Dept	\$ 16,282.28
Sewer Dept	\$ 4,583.06
Gas Dept	\$ 12,376.49
Garbage	<u>\$ 4,341.54</u>
<b>TOTAL EXPENSE -</b>	<b>\$ 91,358.22</b>

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Mayor

ATTEST:

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Deputy City Clerk