CITY COUNCIL
REGULAR MEETING
SEPTEMBER 22, 2025 6:30 P.M.

The Milford City Council met in regular session September 22, 2025 at 6:30 p.m. in the Community Center board room. Mayor Steve Anderson presided.
Members present: Chris Hinshaw, Doug Frederick, Shane Hoffman, David Worshek and Kyle Mohni.
Absent: None
Others present: City Administrator LeAnn Reinsbach, Jeff Anfinson, Anthony Gonzalez and other members from the public.
Mayor Steve Anderson led the Pledge of Allegiance.

Motion by Hoffman second by Mohni to approve the agenda. Voting aye: Hinshaw, Hoffman, Frederick, David Worshek and Mohni. Nay: None. Motion carried.

Motion by Hinshaw second by Frederick approve the consent agenda. Voting aye: Hinshaw, Frederick, Hoffman, Worshek and Mohni. Abstained: Hinshaw. Nay: None. Motion carried.

Items on the Consent Agenda were as follows:

- Minutes of September 8, 2025 council meeting

CITIZEN OPPORTUNITY FOR COMMENT

PUBLIC HEARING

Public hearing on the sale of city property located at 1021 10th St Milford, IA at 6:30 p.m.
Mayor Anderson opened the public meeting at 6:31 p.m. City Administrator LeAnn Reinsbach mentioned there were a few people that inquired after the open house but other than that no written or oral comments were received at the City Clerk's office other than 3-sealed bids. With no other comments from the public Mayor Anderson closed the public hearing at 6:32 p.m.

Public hearing on the request from the Okoboji Community School District to change the zoning for Agriculture (AG) to Single Family Residential(8RS) at 6:32 p.m.
Mayor Anderson opened the public meeting at 6:32 p.m. City Administrator LeAnn Reinsbach mentioned no written or oral comments were received at the City Clerk's office. Okoboji School Superintendent Will Dible thanked the city for the work involved with the annexation. With no other comments from the public Mayor Anderson closed the public hearing at 6:33 p.m.

Public hearing on the amendment of Chapter 7 of the ordinances of the City of Milford regarding cash control, petty cash, change funds, amendments to provisions, and operating budget preparation to amend the publication time to not less than 4 days at 6:34 p.m.
Mayor Anderson opened the public meeting at 6:35 p.m. City Administrator LeAnn Reinsbach mentioned no written or oral comments were received at the City Clerk's office. With no other comments from the public Mayor Anderson closed the public hearing at 6:36 p.m.

Public hearing on the amendment to the zoning code of ordinances of the City of Milford regarding publication and notice requirements based in recent changes to State code at 6:36 pm.
Mayor Anderson opened the public meeting at 6:36 p.m. City Administrator LeAnn Reinsbach mentioned no written or oral comments were received at the City Clerk's office. With no other comments from the public Mayor Anderson closed the public hearing at 6:37 p.m.

Public hearing on the amendment of Chapter 69 regarding parking regulations at 6:38 pm.
Mayor Anderson opened the public meeting at 6:38 p.m. City Administrator LeAnn Reinsbach mentioned no written or oral comments were received at the City Clerk's office. With no other comments from the public Mayor Anderson closed the public hearing at 6:39 p.m.

Public hearing on the amendment of Chapter 50 regarding nuisance abatement procedures at 6:40 pm.
Mayor Anderson opened the public meeting at 6:40 p.m. City Administrator LeAnn Reinsbach mentioned no written or oral comments were received at the City Clerk's office. With no other comments from the public Mayor Anderson closed the public hearing at 6:41 p.m.

ACTION AND DISCUSSION ITEMS

Mediacom update on work in town (Jeff Anfinson)
Jeff stated construction is completed. QC crews have been out with construction guys to make sure things are cleaned up. They will be here for another couple of weeks. Any activity now will be adding drops to homes where customers want service.

Resolution awarding bid and approving sale of city owned real estate (Old Town Hall)
Motion by Hoffman second by Hinshaw to approve Resolution **25-75** awarding bid and approving sale of city owned real estate (Old Town Hall). Roll call vote. Voting aye: Hinshaw, Frederick, Hoffman, Worshek and Mohni. Nay: None. Motion carried. The award went to Sibley Sheet Metal for $179,900.

Ordinance amending the Zoning Code of Ordinances of the City of Milford, Iowa changing zoning on property recently annexed (Okoboji Community Schools) AG to 8RS
Motion by Hoffman second by Hinshaw to approve first reading of **Ordinance 9-22-25** amending Zoning Code of Ordinances of the City of Milford, Iowa changing zoning on property recently annexed (Okoboji Community Schools) AG to 8RS. Roll call vote. Voting aye: Hinshaw, Frederick, Hoffman, Worshek and Mohni. Nay: None. Motion carried.

Motion by Hoffman second by Mohni to consider waiving the second and third reading and passage of **Ordinance 9-22-25** amending Zoning Code of Ordinances of the City of Milford, Iowa changing zoning on property recently annexed

(Okoboji Community Schools) AG to 8RS. Roll call vote. Voting aye: Hinshaw, Frederick, Hoffman, and Mohni. Nay: None. Motion carried

Motion by Mohni second by Hoffman to adopt **Ordinance 9-22-25.** Roll call vote. Voting aye: Hinshaw, Frederick, Hoffman, Worshek and Mohni. Nay: None. Motion carried.

Ordinance amending Chapter 7 of the Code of Ordinances of the City of Milford, Iowa
Motion by Hoffman second by Hinshaw to approve first reading of **Ordinance 9-22-25A** amending Chapter 7 of the Code of Ordinances of the City of Milford, Iowa. Roll call vote. Voting aye: Hinshaw, Frederick, Hoffman, Worshek and Mohni. Nay: None. Motion carried.

Motion by Hoffman second by Frederick to consider waiving the second and third reading and passage of **Ordinance 9-22-25A** amending Chapter 7 of the Code of Ordinances of the City of Milford, Iowa. Roll call vote. Voting aye: Hinshaw, Frederick, Hoffman, and Mohni. Nay: None. Motion carried

Motion by Hoffman second by Worshek to adopt **Ordinance 9-22-25A.** Roll call vote. Voting aye: Hinshaw, Frederick, Hoffman, Worshek and Mohni. Nay: None. Motion carried.

Ordinance amending the Zoning Code of Ordinances of the City of Milford, Iowa (Chapters 20, 21, and 22 publication rules amending to 4 days)
Motion by Hoffman second by Frederick to approve first reading of **Ordinance 9-22-25B** amending the Zoning Code of Ordinances of the City of Milford, Iowa (Chapters 20, 21, and 22 publication rules amending to 4 days). Roll call vote. Voting aye: Hinshaw, Frederick, Hoffman, Worshek and Mohni. Nay: None. Motion carried.

Motion by Hoffman second by Hinshaw to consider waiving the second and third reading and passage of **Ordinance 9-22-25B** amending the Zoning Code of Ordinances of the City of Milford, Iowa (Chapters 20, 21, and 22 publication rules amending to 4 days). Roll call vote. Voting aye: Hinshaw, Frederick, Hoffman, and Mohni. Nay: None. Motion carried

Motion by Hoffman second by Mohni to adopt **Ordinance 9-22-25B.** Roll call vote. Voting aye: Hinshaw, Frederick, Hoffman, Worshek and Mohni. Nay: None. Motion carried.

Ordinance amending Chapter 69 of the Code of Ordinances of the City of Milford
Motion by Hinshaw second by Worshek to approve first reading of **Ordinance 9-22-25C** amending Chapter 69 of the Code of Ordinances of the City of Milford regarding parking regulations. Roll call vote. Voting aye: Hinshaw, Frederick, Hoffman, Worshek and Mohni. Nay: None. Motion carried.

Motion by Mohni second by Hoffman to consider waiving the second and third reading and passage of **Ordinance 9-22-25C** amending Chapter 69 of the Code of Ordinances of the City of Milford regarding parking regulations. Roll call vote. Voting aye: Hinshaw, Frederick, Hoffman, and Mohni. Nay: None. Motion carried

Motion by Hoffman second by Worshek to adopt **Ordinance 9-22-25C.** Roll call vote. Voting aye: Hinshaw, Frederick, Hoffman, Worshek and Mohni. Nay: None. Motion carried.

Ordinance amending Chapter 50 of the Code of Ordinances of the City of Milford regarding nuisance abatement procedures
Motion by Mohni second by Hoffman to approve first reading of **Ordinance 9-22-25D** amending Chapter 50 of the Code of Ordinances of the City of Milford regarding nuisance abatement procedures. Roll call vote. Voting aye: Mohni, Worshek, Hoffman, Frederick and Hinshaw. Nay: None. Motion carried.

Motion by Hoffman second by Worshek to consider waiving the second and third reading and passage of **Ordinance 9-22-25D** amending Chapter 50 of the Code of Ordinances of the City of Milford regarding nuisance abatement procedures. Roll call vote. Voting aye: Hinshaw, Frederick, Hoffman, and Mohni. Nay: None. Motion carried

Motion by Hoffman second by Mohni to adopt **Ordinance 9-22-25D.** Roll call vote. Voting aye: Hinshaw, Frederick, Hoffman, Worshek and Mohni. Nay: None. Motion carried.

Resolution approving FY2025 Street Finance Report
Motion by Hoffman second by Worshek to approve Resolution **25-76** approving FY2025 Street Finance Report. Roll call vote. Voting aye: Hinshaw, Frederick, Hoffman, Worshek and Mohni. Nay: None. Motion carried.

Council to consider approving the Milford Annual Financial Report for FY 2024-2025 and direct City Administrator to publish. Motion by Hoffman second by Frederick to approve the FY2024-2025 AFR and direct City Administrator to publish. All voting aye. Motion carried.

Discuss mowing invoice 2801 Sportsman Drive
City Administrator Reinbach gave a brief overview of the struggles the city has had with this property and it has been going on for at least the last two years. This year after sending out notices and no response from the landlord the city mowed it and sent the invoice. The issue is the address we were sending the notices to were incorrect and we didn't know this until one of the certified mail notices came back with a different address. So, we sent the invoice to the new address and the landlord called complaining he had never been notified. That wasn't a correct statement as we tried several times and this isn't the first time this has happened. It's not the city's fault we didn't know where to send the information, this ultimately falls back on the landlord. The county assessor (Beacon) is incorrect. If you move it's your responsibility to notify utilities of an address change. Motion by Hoffman second by Hinshaw to not waive any of the invoices/charges the city has incurred. All voting aye. Motion carried.

Review of city code changes/review chapters 105-125
Councilman Mohni was concerned about Chapter 105.15(3) location of containers for collection: Containers for the storage of solid waste are to be placed behind the curb. Not every resident in town does and they are put right on the street. There was a discussion about possibly adding a note on the garbage tote. There will be more discussion on this at an upcoming meeting. Council then reviewed chapters 106-125 as indicated below and there was a motion by Hoffman second by Mohni to approve updates as stated. All voting aye. Motion carried.

CHAPTER 106 - COLLECTION OF SOLID WASTE - Update 106.05
CHAPTER 110 - NATURAL GAS FRANCHISE – N/C
CHAPTER 111 - ELECTRIC UTILITY – N/C
CHAPTER 112 - TELEPHONE FRANCHISE – Delete - Obsolete
CHAPTER 113 - CABLE TELEVISION FRANCHISE AND REGULATIONS – Addition – Mediacom Res 23-48
CHAPTER 120 - LIQUOR LICENSES AND WINE AND BEER PERMITS – Code Updates
CHAPTER 121 - CIGARETTE AND TOBACCO PERMITS – Code Updates
CHAPTER 122 - PEDDLERS, SOLICITORS AND TRANSIENT MERCHANTS – Updates; Remove 122.05 & 122.17. Add 122.18 Penalty
CHAPTER 123 - HOUSE MOVERS - Update
CHAPTER 124 - HOTEL AND MOTEL TAX – N/C

COMMENTS BY MAYOR, COUNCIL, AND STAFF

City Administrator Reinsbach informed the council that the Spirit of Okoboji was not awarded any funding from the IEDA regarding the apartment complex that was discussed back in May/June of this year with Drew Hage from the Spirit of Okoboji. The apartment project was to be constructed in the former Boji Bay area. Mayor Anderson informed the council that Iowa Code allows cities to require precise excavation when directional drilling or other work in the ROW poses a risk to existing utilities. He noted this would apply when a company calls in a locate request, ensuring accurate boring to avoid forced mains. City Attorney Stein recommended updating the ordinance and permit language accordingly, and Anderson suggested MMU include similar protections. Reinsbach reported she is working with Jeff Rose, County, on reducing speed limits near the new elementary school. Once details are put together, the item will be brought to a future meeting. Anderson raised concerns about where the limits will begin and end. Hoffman suggested extending the reduced limits past Landmark with a gradual slowdown. Further discussion will follow. With no other discussion, motion to adjourn by Worshek second by Hoffman at 7:27 p.m. All voting aye. Motion carried.

Respectfully submitted,

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Steven R. Anderson, Mayor LeAnn Reinsbach, City Clerk/Administrator