

CITY OF PLEASANTVILLE
SPECIAL CITY COUNCIL MEETING
July 18, 2025 at 3:30PM

Mayor Kody Jurgens opened the meeting with council members Aaron Hurt, Rachel Lopez, Jon Koehn, Kyle Patterson, and Jordan Van Ness present.

Reed and Whitehouse informed the council that a Record of Lot Tie Acknowledgement was provided with the parcel split for Parcel ID 1935600100. This will be recorded with the plat of survey and provides evidence that the non-conforming parcel would be tied with a conforming parcel to allow access to a roadway. Motion by Patterson, seconded by Van Ness to approve parcel split for Parcel ID 1935600100. All voting in favor, motion carried.

Engineers, Lenny Larson and Joey Whitehouse, along with Chip Schultz from Northland Securities were present to discuss the preliminary engineering report for the water system improvements. Schultz provided the council with a preliminary funding review for the potential water utility improvements, he explained different financing options, debt and payment structures, and what would be required for rate increases. Larson explained potential grant options and possible loan forgiveness. Hurt explained that he feels the project should be done in phases, which would increase the possibility of qualifying for grants. He would like to consider paying off some current debt and or check into other financing sources that can be paid back with funds other than the water funds as that will require a significant rate increase. Schultz explained what he has provided to the council is worst case scenario, it does not include any grant funds. He also explained that if the city wanted to pay off debt he would recommend paying off the future debt because of the difference in interest rates. The city can also look at scaling back the project to save money. Larson explained the issue is the chloride levels at the wastewater treatment plant and the more the city develops the more the chloride levels will increase because more salt will be used to treat the water, and backwash will have to be preformed more often. The city went over the chloride levels a few times a couple of years ago. Therefore, a compliance schedule was issued on top of the NPDES permit. Whitehouse informed the council that everything the city has done to date shows good faith towards the compliance schedule. Larson informed the council that he will apply for a disadvantage community status for the city. He explained the city should qualify because the cost of the project is unaffordable for the city to complete in one phase. That will extend the compliance schedule for another 5 years to give the city more time to plan and look at different options. Hurt asked about refurbishing the current water plant if the city was to stop selling water to MCRW. Larson explained that it could be an option because we would be producing less water. He informed the council that he will collaborate with engineers Joey Whitehouse and Emily Brinkman to get the disadvantage community status application submitted to the DNR.

Motion by Patterson, seconded by Koehn to adjourn the meeting. All voting in favor, motion carried.

Mayor, Kody Jurgens

City Clerk, Rachel Reed