

**INWOOD CITY COUNCIL
REGULAR SESSION**

**August 11, 2025
6:30 pm**

AGENDA

1. Meeting called to order.
2. Superintendent of Public Works (Jamie Van Beek)
 - a. Visu Sewer - add repairs to FY26 budget
 - b. Street repair - dates
 - c. Pool
 - d. Curb Repair - bids & date
3. City Clerk Report (Carol Vander Kolk)
 - a. Overdue water bills greater than 30 days
 - b. Budget report
 - c. Update on paperless billing and payments for water/sewer/trash
 - d. Clerk Contingency list progress (hold)
 - e. Website change/update progress (hold)
 - f. Orientation packet progress (hold)
 - g. New resident welcome packet (hold)
 - h. Community Center policy (hold)
 - i. Grantfinder report
4. Approval of Consent Agenda
 - Minutes of July 14 & July 23 meetings, Treasurer's report, list of bills
 - Building permit application: Inwood CRC - garage
 - Liquor permit amendment - Garage Girls outdoor service August 16
 - Resolution to close a portion of East Adams Street Saturday, August 16
5. Public Comments - 7:00 -7:15 pm
 - a. John Fluit Jr. and Wendell Hoogendoorn

 - b. 6:30 pm Public Hearing Proposing the Disposal of Real Estate to Rodrigo Lopez and Maria Erika Curiel Lot 3, North End Subdivision, City of Inwood
Resolution #21-25 Resolution Disposing of an Interest in Real Estate

OLD BUSINESS

1. Update on Community Center Rebuilding Project
 - a. Funding update: Will have \$3.6 million from insurance, \$1 million from fundraising and grants.
 - b. Committee planning Kubota side by side raffle. 1 ticket for \$50. 500 tickets available
Tickets on sale from committee members
 - c. Design committee update - next meeting Thursday, Aug 14 at 5:30 pm
 - d. Select locations for lease
2. North End Subdivision progress
 - a. Lot 1 - update on apartment process
 - b. Lots 2 available
 - c. Lot 3 approve purchase agreement
 - d. Discuss installation of Mid American Energy natural gas and electric service

3. Faber Park - Shannon & Rick
 - a. Ideas for managing equipment this summer (nets, etc)
 - b. Shelter house
4. Chamber of Commerce updates - Todd Reinke, Al Hassebroek, Carol Vander Kolk (Chad)
5. Nuisance abatement - in process of sending letters
6. Covered shelter house Foote Park - apply for a grant this fall
7. City of Inwood staff apparel (hold)
8. Deputy Clerk position applicant (17)
9. Pool updates - Mark and Shannon - budget for next year
10. TIF - do we want to proceed with North End TIF?

NEW BUSINESS

1. Iowa League of Cities Annual Conference September 17 - 19 Des Moines
2. Club and organization updates
 - a. New library assistant
 - b. Two new EMT's
 - c. Farmer's Market
 - d. CRC
3. Ash borer tree removal
4. Sidewalk repair plan
5. Electric Contract
6. Road closure procedure feedback
7. Next meeting Monday, Sept 8, 2025 at 6:30 pm
 - a. Mark will be Mayor Pro Tem August 14-17 and August 26-29

Inwood City Council
July 14, 2025

Inwood City Council met in regular session on Monday, July 14, 2025 at 6:30 pm in the Council Chambers. Mayor Becca Bixler presided. Council Members present: Mark Timmerman, Shannon Faber, Jordan Huyser, Rick Rozeboom, and Chad Evans. Also present: Jamie Van Beek, Chris Bixler, John Fluit, Jr, Justin Bonnema, and Wendell Hoogendoorn.

Jamie Van Beek presented his monthly maintenance report. Van Beek has been busy with routine summer tasks at the pool and the park. He cleaned pumps at the lift stations. He is concerned there might be a water leak and asks that residents contact him if they notice a wet spot where there is not usually a wet spot. Van Beek asked to sell the John Deere utility tractor. This tractor is only used for grading alleys. Van Beek would prefer a planer/grader attachment for the skid loader that will better and one less piece of equipment in the shop. Van Beek presented bids from Mantel Tree Service and Top Notch to trim trees in alleys and along the street. Motion by Faber, second by Evans to accept the bid from Top Notch. Carried 5-0.

Mayor Bixler declared this the time and place for the Public Hearing Disposing of Real Estate owned by the City of Inwood. Property is described as Lots 4 & 5, North End Subdivision, City of Inwood. There were no oral comments and no written comments had been received. Motion by Huyser, second by Rozeboom, to introduce and move for adoption Resolution #19-25, Resolution Disposing of Real Estate. AYES: Timmerman, Faber, Huyser, Evans, and Rozeboom. No: none Resolution #19-25 passed and approved.

Motion by Rozeboom, second by Faber to approve the Purchase Agreement for Lots 4 & 5, North End Subdivision to Emily De Jager. Carried 5-0.

John Fluit, Jr. and Wendell Hoogendoorn met with Council Members to discuss the community center. Fluit would like an opportunity to explore costs to renovate the existing east half of the center and compare to the cost of new construction. Following discussion, Hoogendoorn will explore costs to renovate the existing area.

Motion by Evans, second by Rozeboom to approve the Consent Agenda which include minutes for the June 17 Council meeting, Treasurer's report, list of bills for payment, and building permit applications for a fence for Mitchell Shafer and a patio for Ryan Blankespoor. Carried 5-0.

Alliance Comm	Telephone service	\$225.80
AB Auto	Oil change & headlight	185.26
AR Industries	Repair snow fence	320.00
Badger Meter	Service fee	413.08
Caswell Plumbing	Ball valve & library repairs	161.99
Century Business	Annual support	246.90
Chesterman	Concessions	283.90
Cole Parmer	Reagents	154.54
Coop Elevator	Supplies	450.35
DGR	Engineering fees	2642.50

Elsmore Swim Shop	Lifeguard suits	255.53
Foundation Lab	Lab tests	33.00
GNR Plumbing	Pool boiler repair	971.00
Hawkins	Pool supplies	4496.29
Herm's Sanitation	Port a pot	225.00
Inwood Hatchery	Supplies	127.90
IAMU	Safety Training	1193.73
Iowa DNR	Water Supply fee	100.89
Iowa One Call	Locates	25.20
Iowa Rural Water	Registration - fall conference	225.00
Lil Chubs	Fuel	300.94
Lyon Rural Water	Water	9588.26
Oak Street Station	Fuel	68.03
Oak Street Station	Concessions	2621.68
Panther Graphics	Pool t-shirts	395.03
Pro Chem Dynamics	Tissue, hand soap	176.54
Schelling, Kent	Dig water line	301.00
Share Corp	Dynasty	583.89
Todd True Value	Cameras, paint, tool box	1648.71
West Lyon Herald	Publications	320.69
Woods Fuller	Legal fees	1134.98

Mark Timmerman left meeting at 7:30 pm.

Motion by Evans, second by Huyser to introduce and move for adoption, Resolution #20-25, Resolution for the Public Notice Proposing the Disposal of Real Estate to Rodrigo Lopez and Maria Erika Curiel. This property is described as Lot 3, North End Subdivision. AYES: Rozeboom, Evans, Huyser, and Faber. No: none. Resolution #20-25 passed and approved and notice will be published in the West Lyon Herald.

Motion by Rozeboom, second by Huyser to approve payment to EMC Insurance for annual premium of \$38,019.00. Carried 4-0.

Motion by Huyser, second by Evans to approve an agreement with DGR Engineering for services. Carried 4-0.

Motion by Huyser, second by Rozeboom to approve pay request #1 to Vander Pol Excavating for North End contract. Carried 4-0.

Motion by Rozeboom, second by Evans to adjourn. Carried 4-0.

Carol Vander Kolk
City Clerk

Inwood City Council
July 23, 2025

Inwood City Council met in special session on Wednesday, July 23, 2025 at 6:30 pm in the Council Chambers. Mayor Becca Bixler presided. Council Members present: Mark Timmerman, Shannon Faber, Jordan Huyser, Chad Evans, and Rick Rozeboom. Also present: John Danos and Jen Smit, both via Zoom.

Purpose of the meeting was a zoom workshop presented by John Danos, representing Danos & Whitney. Tax Increment Financing was discussed. Danos explained the process and provided many ideas on how to utilize TIF.

Council Members reviewed bids received to repair a section of concrete on South Main Street near the intersection of Main & Madison Streets. Three bids were received:

Halma Construction - \$11,000

Select Concrete - \$10,000

Splitrock Enterprises - \$16,000

Approximately 20 feet of concrete the width of Main Street will be removed, a section of deteriorated curb and gutter, and replaced with drive over curb and 8 inch concrete.

Motion by Evans, second by Timmerman to approve the bid from Select Concrete.

Work will begin about July 28, 2025.

Motion by Huyser, second by Shannon to adjourn. Carried 5-0.

Carol Vander Kolk
City Clerk

TREASURER'S REPORT
CALENDAR 7/2025, FISCAL 1/2026

ACCOUNT TITLE	LAST MONTH END BALANCE	RECEIVED	DISBURSED	CHANGE IN LIABILITY	ENDING BALANCE
001 GENERAL	2,543,347.30	45,602.95	268,579.13	154.25	2,320,525.37
002 COMMUNITY CENTER OPERAT	227,665.20	2,787.11	1,501.00	500.00	229,451.31
003 ARPA - AMERICAN RESCUE	.00	.00	.00	.00	.00
005 LIBRARY	.00	30.24	4,345.75	50.00	4,265.51-
110 ROAD USE TAX	224,111.25	10,137.88	10,863.16	76.30	223,462.27
112 EMPLOYEE BENEFITS	6,670.92	148.50	3,328.18	.00	3,491.24
121 LOCAL OPTION SALES TAX	135,195.27	15,877.93	.00	.00	151,073.20
125 TIF FUND	31,334.48	.00	.00	.00	31,334.48
200 DEBT SERVICE	.00	430.17	.00	.00	430.17
301 CAPITAL PROJECTS	221,506.07	.00	.00	.00	221,506.07
302 GYM PROJECT	57,433.28-	.00	.00	.00	57,433.28-
600 WATERWORKS	45,533.25	17,131.29	12,629.15	.00	50,035.39
601 WATER SINKING	.00	.00	.00	.00	.00
602 WATER CAP PROJECTS	139,114.80	6,053.26	.00	.00	145,168.06
610 SEWER UTILITY	86,189.34	14,349.16	6,384.41	154.45	94,308.54
611 SEWER SINKING	.00	.00	.00	.00	.00
612 SEWER RESERVE	37,000.00	.00	.00	.00	37,000.00
740 STORM SEWER	.00	.00	.00	.00	.00
Report Total	3,640,234.60	112,548.49	307,630.78	935.00	3,446,087.31

REVENUE REPORT
CALENDAR 7/2025, FISCAL 1/2026

PCT OF FISCAL YTD 8.3%

ACCOUNT NUMBER	ACCOUNT TITLE	BUDGET ESTIMATE	MTD BALANCE	YTD BALANCE	PERCENT RECVD	UNCOLLECTED
	GENERAL TOTAL	424,340.00	45,602.95	45,602.95	10.75	378,737.05
	COMMUNITY CENTER OPERATIN TOTAL	1,500.00	2,787.11	2,787.11	185.81	1,287.11-
	ARPA - AMERICAN RESCUE TOTAL	.00	.00	.00	.00	.00
	LIBRARY TOTAL	16,400.00	30.24	30.24	.18	16,369.76
	ROAD USE TAX TOTAL	107,000.00	10,137.88	10,137.88	9.47	96,862.12
	EMPLOYEE BENEFITS TOTAL	25,000.00	148.50	148.50	.59	24,851.50
	LOCAL OPTION SALES TAX TOTAL	23,000.00	15,877.93	15,877.93	69.03	7,122.07
	TIF FUND TOTAL	.00	.00	.00	.00	.00
	DEBT SERVICE TOTAL	84,400.00	430.17	430.17	.51	83,969.83
	CAPITAL PROJECTS TOTAL	.00	.00	.00	.00	.00
	GYM PROJECT TOTAL	.00	.00	.00	.00	.00
	WATERWORKS TOTAL	117,400.00	17,131.29	17,131.29	14.59	100,268.71
	WATER SINKING TOTAL	.00	.00	.00	.00	.00
	WATER CAP PROJECTS TOTAL	47,000.00	6,053.26	6,053.26	12.88	40,946.74
	SEWER UTILITY TOTAL	130,900.00	14,349.16	14,349.16	10.96	116,550.84
	SEWER SINKING TOTAL	.00	.00	.00	.00	.00
	SEWER RESERVE TOTAL	.00	.00	.00	.00	.00
	STORM SEWER TOTAL	.00	.00	.00	.00	.00
	TOTAL REVENUE BY FUND	976,940.00	112,548.49	112,548.49	11.52	864,391.51

BUDGET REPORT
CALENDAR 7/2025, FISCAL 1/2026

PCT OF FISCAL YTD 8.3%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	MTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	GENERAL TOTAL	324,156.00	268,579.13	268,579.13	82.85	55,576.87
	COMMUNITY CENTER OPERATIN TOTA	10,000.00	1,501.00	1,501.00	15.01	8,499.00
	ARPA - AMERICAN RESCUE TOTAL	.00	.00	.00	.00	.00
	LIBRARY TOTAL	59,524.00	4,345.75	4,345.75	7.30	55,178.25
	ROAD USE TAX TOTAL	108,000.00	10,863.16	10,863.16	10.06	97,136.84
	EMPLOYEE BENEFITS TOTAL	27,320.00	3,328.18	3,328.18	12.18	23,991.82
	LOCAL OPTION SALES TAX TOTAL	.00	.00	.00	.00	.00
	TIF FUND TOTAL	.00	.00	.00	.00	.00
	DEBT SERVICE TOTAL	176,285.00	.00	.00	.00	176,285.00
	CAPITAL PROJECTS TOTAL	.00	.00	.00	.00	.00
	GYM PROJECT TOTAL	.00	.00	.00	.00	.00
	WATERWORKS TOTAL	96,640.00	12,629.15	12,629.15	13.07	84,010.85
	WATER SINKING TOTAL	90,600.00	.00	.00	.00	90,600.00
	WATER CAP PROJECTS TOTAL	.00	.00	.00	.00	.00
	SEWER UTILITY TOTAL	27,800.00	6,384.41	6,384.41	22.97	21,415.59
	SEWER SINKING TOTAL	62,300.00	.00	.00	.00	62,300.00
	SEWER RESERVE TOTAL	.00	.00	.00	.00	.00
	STORM SEWER TOTAL	.00	.00	.00	.00	.00
	TOTAL EXPENSES BY FUND	982,625.00	307,630.78	307,630.78	31.31	674,994.22

BUDGET REPORT
CALENDAR 7/2025, FISCAL 1/2026

PCT OF FISCAL YTD 8.3%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	MTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	POLICE TOTAL	25,056.00	.00	.00	.00	25,056.00
	EMERGENCY MANAGEMENT TOTAL	.00	.00	.00	.00	.00
	FIRE DEPARTMENT TOTAL	17,600.00	.00	.00	.00	17,600.00
	PUBLIC SAFETY TOTAL	42,656.00	.00	.00	.00	42,656.00
	ROADS, BRIDGES, SIDEWALKS TOTA	98,350.00	10,291.57	10,291.57	10.46	88,058.43
	OLD ROADS, BRIDGES, SIDEW TOTA	.00	.00	.00	.00	.00
	STREET LIGHTING TOTAL	16,800.00	1,491.04	1,491.04	8.88	15,308.96
	TRAFFIC CONTROL & SAFETY TOTA	500.00	.00	.00	.00	500.00
	SNOW REMOVAL TOTAL	3,000.00	1,105.00	1,105.00	36.83	1,895.00
	GARBAGE TOTAL	68,800.00	7,719.08	7,719.08	11.22	61,080.92
	PUBLIC WORKS TOTAL	187,450.00	20,606.69	20,606.69	10.99	166,843.31
	LIBRARY SERVICES TOTAL	63,924.00	4,653.02	4,653.02	7.28	59,270.98
	PARKS TOTAL	50,950.00	8,576.23	8,576.23	16.83	42,373.77
	BALL PARK TOTAL	500.00	119.50	119.50	23.90	380.50
	CEMETERY TOTAL	600.00	.00	.00	.00	600.00
	COMMUNITY CENTER TOTAL	12,400.00	1,757.51	1,757.51	14.17	10,642.49
	POOL TOTAL	75,050.00	37,113.15	37,113.15	49.45	37,936.85
	CULTURE & RECREATION TOTAL	203,424.00	52,219.41	52,219.41	25.67	151,204.59
	ECONOMIC DEVELOPMENT TOTAL	450.00	.00	.00	.00	450.00
	PLANNING & ZONNING TOTAL	.00	.00	.00	.00	.00
	OTHER COMMUNITY & EC DEVE TOTA	.00	.00	.00	.00	.00
	COMMUNITY & ECONOMIC DEV TOTA	450.00	.00	.00	.00	450.00
	MAYOR & COUNCIL TOTAL	14,800.00	.00	.00	.00	14,800.00
	CLERK TOTAL	25,420.00	2,319.28	2,319.28	9.12	23,100.72
	ELECTIONS TOTAL	.00	.00	.00	.00	.00
	LEGAL SERVICES & CITY ATN TOTA	5,000.00	1,229.59	1,229.59	24.59	3,770.41
	CITY HALL/GEN BLDGS TOTAL	11,800.00	1,557.20	1,557.20	13.20	10,242.80
	TORT LIABILITY TOTAL	38,000.00	32,249.00	32,249.00	84.87	5,751.00
	GENERAL GOVERNMENT TOTAL	95,020.00	37,355.07	37,355.07	39.31	57,664.93
	ROADS, BRIDGES, SIDEWALKS TOTA	68,800.00	.00	.00	.00	68,800.00
	POOL TOTAL	107,485.00	.00	.00	.00	107,485.00
	WATER TOTAL	.00	.00	.00	.00	.00
	DEBT SERVICE TOTAL	176,285.00	.00	.00	.00	176,285.00

BUDGET REPORT
CALENDAR 7/2025, FISCAL 1/2026

PCT OF FISCAL YTD 8.3%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	MTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	PARKS TOTAL	.00	.00	.00	.00	.00
	POOL TOTAL	.00	.00	.00	.00	.00
	CAPITAL PROJECTS TOTAL	.00	178,436.05	178,436.05	.00	178,436.05-
	CAPITAL PROJECTS TOTAL	.00	178,436.05	178,436.05	.00	178,436.05-
	WATER TOTAL	187,240.00	12,629.15	12,629.15	6.74	174,610.85
	SEWER TOTAL	90,100.00	6,384.41	6,384.41	7.09	83,715.59
	STORM WATER TOTAL	.00	.00	.00	.00	.00
	ENTERPRISE FUNDS TOTAL	277,340.00	19,013.56	19,013.56	6.86	258,326.44
	TRANSFERS OUT TOTAL	.00	.00	.00	.00	.00
	TRANSFER OUT TOTAL	.00	.00	.00	.00	.00
	TOTAL EXPENSES	982,625.00	307,630.78	307,630.78	31.31	674,994.22

City of Inwood, Iowa
Application for Building Permit

1. LOCATION OF PROPOSED IMPROVEMENTS:

Street Address: 305 E Madison St Zoning Classification Commercial

Legal Description: 1 (Lot) _____ (Block) Skewis Addition

2. APPLICATION IS MADE BY:

Name: Inwood CRC owner/developer/agent

If Applicant is not the owner, please list owner's name and address: Alice Van Nieuwenhagen
780 S oak St

Applicant Phone or Contact number: 712-541-3129
Contractor (Name & Phone #) Brad Wiersma 605 351 3120
Biran Zomer 605 595 7994

3. REASON FOR BUILDING PERMIT:

This permit is for: ___ New Dwelling Garage ___ Addition Storage shed ___ Deck
___ Fence ___ Driveway ___ Sign ___ Other _____
(please describe)

Please describe in DETAIL the proposed building activities for this permit application:
(e.g. build new house, erect new garage, etc.; and please provide type of construction and building dimensions)
Erecting a garage/shed to provide a garage space for church vehicles, and storage for groundskeeping equipment (mower, snowblower)

Is there a utility easement? ___ If so, I understand that there is to be no obstruction or building on an easement. I also understand that there shall be no plantings of any kind in easements. If any such plantings occur & it is necessary to dig them up, no compensation will be given. ___ initial
Length 54ft Width 30ft Height 10 ft Basement ___ Yes No

Type of Frame: (brick, concrete, concrete block, wood, structural steel, other) Steel

Beginning Construction Date: Aug 16, 2025 Estimated Completion Date: Spring 2026

4. LOT OR PARCEL INFORMATION

Lot size: Front lot width _____ Rear Lot Width _____ Lot Depth _____
Structure will be set back 450 feet from FRONT Lot line
Structure will be set back 42 feet from REAR Lot line .. South
Structure will be set back 35 feet from LEFT SIDE and _____ feet from Right Side
Structure will be set back 160 feet from nearest structure/building on the lot
Present land use: Grass Proposed land use Garage

SITE PLAN:

Application for a building permit will be accompanied by a detailed site plan in accordance with Article 14 of the Inwood Zoning Ordinance. Interior remodeling projects and those exterior projects that do not change the size, cubic content or building footprint are exempt from site plan requirements. Other considerations pertinent to the proposed use may be requested.

BUILDING PERMIT FEES:

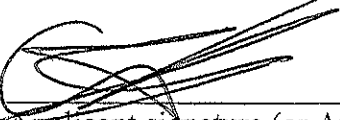
Building permit application fees shall be paid at the time the permit application is submitted to the City of Inwood. **Building permit application fee is \$25.00**

The undersigned applicant, by signature, indicates his/her agreement to the conditions outline in this application, and will adhere to the Inwood Zoning Regulations. The applicant also acknowledges understanding and agreement of: That this permit is valid ONLY for the project as presented to and approved by Inwood; AND that any changes made to either the site plan submitted or the construction/improvement/usage authorized by this permit must be reviewed by Inwood for compliance and authorization prior to commencement of construction; AND that it is the intent of the applicant to build the structure(s) noted on this form in accordance with the plan(s) submitted for the usages(s) indicated; AND that ANY unauthorized changes to the approved plan, usage noted, or to the parcel/land/site plans as presented renders this permit null and void.

Applicant certifies that all work done under this permit shall be in strict conformance with the Municipal Code of the City of Inwood, that NO work shall begin until this permit has been granted and that he/she understands that any violation of the code constitutes a misdemeanor, liable to punishment as set forth therein. The undersigned represents that the facts and matters as stated herein are true and correct, and that it is understood that if said Permit be granted, it will be subject to compliance with any terms and conditions thereof and with any existing or future laws of the State of Iowa and Ordinances of the City of Inwood, Iowa.

Approval of a Building Permit shall be valid for a period of one (1) year. The permit shall be void if the use applied for has not commenced construction within one (1) year of approval of such permit, unless an extension has been obtained.

Building material and any debris from construction must be covered or secured to keep from blowing and littering neighboring properties.


Applicant signature (or Authorized Representative)

8-8-25
Date

**REMEMBER TO CALL IOWA ONE CALL BEFORE YOU DIG
1-800-292-8989**

Inwood Building Permit Approval (For use by the City of Inwood only)
This application and site plan presented by the applicant have been reviewed to compliance with the Inwood Zoning Ordinance and is determined to be in compliance with the regulations.

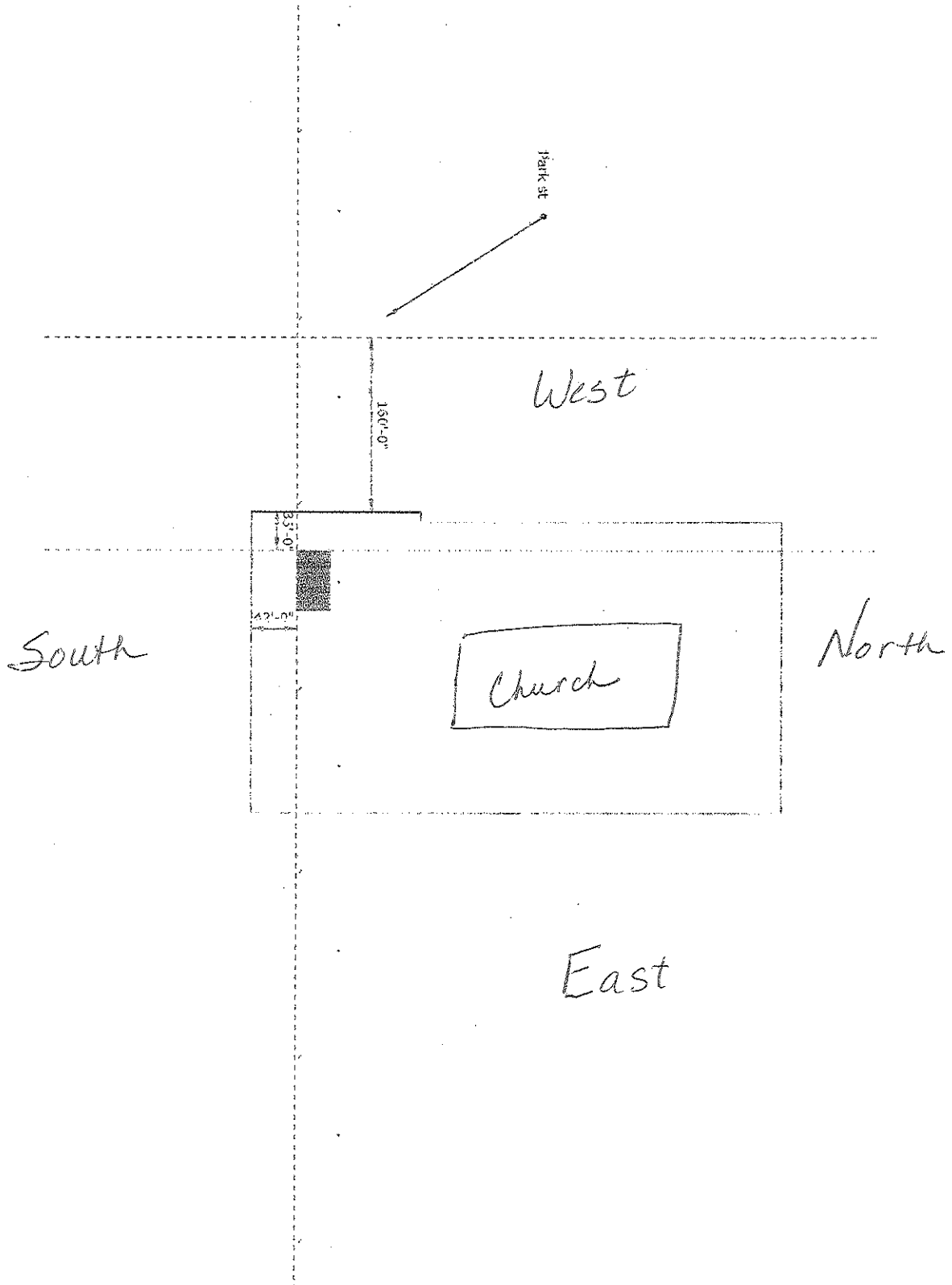
This permit is Approved Denied as presented on this date _____

Signed: _____ Inwood City Clerk

Copy sent to Applicant on _____

Building Permit Application Fee paid yes no \$ _____

Conditional Use permit required yes no If yes, forwarded to Board of Adjustment on _____



Mid American Energy Natural Gas

August 6, 2025

Natural gas main connect North Oak to North Main Street
635 feet
\$10 per ft to install
\$1.45 per ft for materials
Estimated cost - \$10,000

Revenue credit - ESTIMATED return \$7,000 - over three years
from Lots 2, 3, 4 & 5

There would be no cost to the new property owners to connect.
No cost if they connect the shortest distance. If the property owner
chooses to extend their connection to another side of the property, that
would be property owner expense.

Waiting for a call back for Mid American Electric