

**INWOOD CITY COUNCIL
REGULAR SESSION**

**FEBRUARY 10, 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 and maintenance - add to FY26 budget
 - c. Flower pot ideas
 - d. Pool prep
 - e. Advertise seasonal help for mowing
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
 - e. Website change/update progress
 - f. Orientation packet progress
 - g. New resident welcome packet
 - h. Community Center policy
 - i. Grantfinder report
4. Approval of Consent Agenda
Minutes of January 20 meeting, Treasurer's report, list of bills,
5. Public Comments - 7:00 -7:15 pm
6:30 pm Public Hearing - Proposing the Disposal of Real Estate to Tru Finish

OLD BUSINESS

1. Update on Community Center Rebuilding Project
 - a. Funding update: we currently roughly have as of last month \$2,412,514.41 (including pledges, donations, grants, and insurance claim receipts)
 - b. Insurance update: new agent Vanessa Fults. New proof of loss for \$3.5 million
Adjuster has started exploring cost for an appraiser
 - c. Committee planning Kubota side by side raffle. 1 ticket for \$50. 500 tickets available
Tickets available at City Hall. Soup supper and raffle drawing set for March 13
2. North End Subdivision progress
 - a. North side addition - street paving to begin this spring with completion date of June 2025
 - b. Lot 1 - will contract with Ahlers & Cooney to revise Residential Property Tax Abatement
3. Faber Park - Shannon & Rick
 - a. Add concrete pads for benches
 - b. Ideas for managing equipment this summer (nets, etc)

4. 4-way stop at Highway 18 & 182 Mark & Chad
 - a. Flashing light, rumble strips, and monitoring report from Chad
5. Chamber of Commerce updates - Todd Reinke, Al Hassebroek, Carol Vander Kolk (Chad)
 - a. Lot 8 has been sold
6. Nuisance abatement - rescheduled for spring/summer 2025
7. Board of Adjustment training - no date set yet
8. Sump pump drainage educational public meeting - Spring 2025 - DGR will support
9. City Code review - discuss recommendations from Council Member Rozeboom's review
10. City engineer appointment
11. Enclosed/covered shelter house Foote Park
12. City of Inwood apparel
13. City shop has been sold - move May 1

NEW BUSINESS

1. Report from Emergency Management meeting - sandbags
2. Pool Prep - Shannon and Mark
 - a. Manager/director replacement?
 - b. Lyon County Riverboat Foundation ideas
3. Next meeting March 10, 2025 at 6:30 pm
 - a. Mark will be Mayor Pro Tem February 13-17

Inwood City Council
January 20, 2025

Inwood City Council met in regular session on Monday, January 20, 2025 at 5:00 pm in the Council Chambers. Mayor Becca Bixler presided. Council Members present: Shannon Faber, Mark Timmerman, Chad Evans, Jordan Huyser, and Rick Rozeboom.

Also present: Jen Smit, Jamie Van Beek, and Kenny Scholten.

Jamie Van Beek presented his monthly maintenance report. Van Beek presented information about purchasing a flashing light for the intersection of Highway 182 and 240th Street. A red flashing light will be ordered and installed on the stop sign. A new broom has been ordered for the skid loader.

Kenny Scholten, representing Inwood Community Club, met with Council to discuss ideas to create shade for the picnic table area at the shelter house in the park. Two different plans were presented. Scholten will continue to research options. Inwood Community Club has \$50,000 - \$60,000 in donated funds for this project.

Motion by Evans, second by Rozeboom to approve the consent agenda which includes minutes of the December 19 meeting, Treasurer's report, and list of bills for payment. Carried 5-0.

Alliance Comm	Telephone	\$169.27
AB Auto	Door handle	422.06
Badger Meter	Service fee	413.08
Core & Main	Meter nipples	205.56
Dan's Electric	Repairs	100.00
DGR	Engineering	2568.01
Foundation Lab	Lab test	16.50
GNR Plumbing	Grate	8.25
Herm's Sanitation	Garbage	7103.00
IAMU	Dues	1193.73
Inwood Hatchery	Supplies	32.90
Iowa Parks	Registration	175.00
IPERS	Payroll	2285.14
Justice Fire	Annual	808.00
Lil Chubs	Fuel	146.07
Lyon Rural Water	Water	6043.50
Mid American	Utilities	2480.66
NW IA League	Dues	25.00
Oak Street Station	Fuel	252.62
Postmaster	Postage	474.56
Sec Savings	Box rent	50.00
True Value	Supplies	243.68
Treas - Iowa	Payroll	2250.00
Treas - Iowa	Sales tax	908.56
US Treas	Payroll	3211.46
West Lyon Herald	Publications	285.00

Woods Fuller	Legal fees	344.00
Alliance Comm	Library phone	84.10
Baker & Taylor	Books	724.36
Barnes & Noble	Books	122.68
Business Card	Supplies	164.57
Collab Summer Library	Supplies	183.10
Demco	Supplies	146.69
Doon Press	1 yr renewal	27.00
Mid America Books	Book	25.25
Time	1 yr renewal	20.00

Council discussed ideas to update community residents on progress with rebuilding the gym. An article will be in the West Lyon Herald and possibly a direct mailer to the community.

Council Members discussed the sale of Lot 1, North End Subdivision to Andrew Spaans. Spaans is considering applying for the Workforce Tax Credit. There are several stipulations with this grant/tax credit. The grant application is due in June. The process is very competitive and Spaans needs matching funds from the City to be successful with the grant application. The minimum total grant match is \$1000 per unit. Spaans application will be for 4 units. Our Property Tax Abatement Plan states an abatement is available for multi-family for 7 years. This grant requires an abatement term of 10 years. Evans suggested reducing the price of the lot. Current purchase price for Lot 1 is set at \$40,000. Rozeboom suggested lowering the purchase price by \$10,000 and extending the property tax abatement term to 10 years. The next step would be an amendment to the Residential Property Tax Abatement plan.

Motion by Huyser, seconded by Timmerman to introduce and move for adoption Resolution #1-25, Resolution of Appointment and Establishing Compensation for the City Attorney. Micah Schreurs of Woods, Fuller, Schultz & Smith will be appointed to represent the City of Inwood. AYES: Rozeboom, Evans, Huyser, Faber, and Timmerman. NO: none. Resolution #1-25 passed and approved.

Mayor Bixler presented ideas for apparel for Council and employees with the City of Inwood logo.

Motion by Evans, second by Timmerman to approve residential property tax abatements for Mike Kooima, Rick Rozeboom, Brad Standley, Todd Reinke, and Logan Bruggeman. Property tax abatement is available for new housing and improvements of \$10, 000 or more to existing residential property. Carried 4-0. Rozeboom abstained.

Motion by Huyser, second by Rozeboom to introduce and move for adoption Resolution #2-25, Resolution Proposing the Disposal of Real Estate Property to Jace Vande Kamp and Jacob Maassen. A Public Hearing is set for Monday, February 10, 2025 at 6:30 pm in the Council Chambers. AYES: Rozeboom, Evans, Huyser, Faber, and Timmerman, NO: none. Resolution #2-25 passed and approved and the Public Hearing Notice will be published in the West Lyon Herald.

Mayor Bixler announced that this is the time and place for the Public Hearing Proposing the Disposal of Real Estate to the Overland Group. Lots 2 and 3, North End Subdivision of the City of Inwood will be offered for sale to The Overland Group, LLC, for the sum of \$92,000. There were no oral comments of objections and no written comments or objections. Motion by Huyser, Second by Evans to introduce and move for adoption Resolution #3-25, Resolution Disposing of an Interest in Real Estate Owned by the City of Inwood by Sale. Be it Resolved by the City of Inwood, Iowa that the City Council of the City of Inwood hereby sells to The Overland Group, LLC, Lots 2 and 3, North End Subdivision to the City of Inwood, in Lyon County, and State of Iowa. AYES: Rozeboom, Evans, Huyser, Faber, and Timmerman. Resolution #3-25 passed and approved.

Motion by Timmerman, second by Faber to adjourn. Carried 5-0.

Carol Vander Kolk
City Clerk

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

ACCOUNT	TITLE	LAST MONTH END BALANCE	RECEIVED	DISBURSED	CHANGE IN LIABILITY	ENDING BALANCE
001	GENERAL	2,445,479.68	26,656.18	15,312.81	190.55	2,457,013.60
002	COMMUNITY CENTER OPERAT	213,111.06	1,986.18	1,396.50	340.00	214,040.74
003	ARPA - AMERICAN RESCUE	63,694.99	.00	.00	.00	63,694.99
005	LIBRARY	5,241.21-	1,414.30	3,018.61	20.00	6,825.52-
110	ROAD USE TAX	208,313.66	11,026.49	10,157.89	113.60	209,295.86
112	EMPLOYEE BENEFITS	9,008.16	59.28	1,891.87	.00	7,175.57
121	LOCAL OPTION SALES TAX	255,870.78	17,559.72	.00	.00	273,430.50
125	TIF FUND	31,334.48	.00	.00	.00	31,334.48
200	DEBT SERVICE	76,628.19-	171.78	.00	.00	76,456.41-
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	32,302.38	13,655.46	8,564.50	.00	37,393.34
601	WATER SINKING	19,129.70-	.00	.00	.00	19,129.70-
602	WATER CAP PROJECTS	102,854.98	6,197.12	.00	.00	109,052.10
610	SEWER UTILITY	159,990.65	14,598.28	6,754.43	190.85	168,025.35
611	SEWER SINKING	69,190.00-	.00	.00	.00	69,190.00-
612	SEWER RESERVE	37,000.00	.00	.00	.00	37,000.00
740	STORM SEWER	.00	.00	.00	.00	.00
Report Total		3,552,844.51	93,324.79	47,096.61	855.00	3,599,927.69

REVENUE REPORT
CALENDAR 1/2025, FISCAL 7/2025

PCT OF FISCAL YTD 58.3%

ACCOUNT NUMBER	ACCOUNT TITLE	BUDGET ESTIMATE	MTD BALANCE	YTD BALANCE	PERCENT RECV'D	UNCOLLECTED
	GENERAL TOTAL	406,105.00	26,656.18	427,151.69	105.18	21,046.69-
	COMMUNITY CENTER OPERATIN TOTA	1,400.00	1,986.18	66,081.07	4,720.08	64,681.07-
	ARPA - AMERICAN RESCUE TOTAL	.00	.00	.00	.00	.00
	LIBRARY TOTAL	17,200.00	1,414.30	5,737.05	33.35	11,462.95
	ROAD USE TAX TOTAL	105,000.00	11,026.49	78,181.68	74.46	26,818.32
	EMPLOYEE BENEFITS TOTAL	25,000.00	59.28	14,347.16	57.39	10,652.84
	LOCAL OPTION SALES TAX TOTAL	21,000.00	17,559.72	92,497.41	440.46	71,497.41-
	TIF FUND TOTAL	33,754.00	.00	16,751.11	49.63	17,002.89
	DEBT SERVICE TOTAL	75,025.00	171.78	42,532.05	56.69	32,492.95
	CAPITAL PROJECTS TOTAL	.00	.00	.00	.00	.00
	GYM PROJECT TOTAL	.00	.00	.00	.00	.00
	WATERWORKS TOTAL	117,400.00	13,655.46	104,592.09	89.09	12,807.91
	WATER SINKING TOTAL	.00	.00	.00	.00	.00
	WATER CAP PROJECTS TOTAL	44,000.00	6,197.12	42,290.20	96.11	1,709.80
	SEWER UTILITY TOTAL	135,000.00	14,598.28	98,765.35	73.16	36,234.65
	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	980,884.00	93,324.79	988,926.86	100.82	8,042.86-
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BUDGET REPORT
CALENDAR 1/2025, FISCAL 7/2025

PCT OF FISCAL YTD 58.3%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	MTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	GENERAL TOTAL	317,092.00	15,312.81	337,994.81	106.59	20,902.81-
	COMMUNITY CENTER OPERATIN TOTA	12,000.00	1,396.50	6,490.50	54.09	5,509.50
	ARPA - AMERICAN RESCUE TOTAL	.00	.00	.00	.00	.00
	LIBRARY TOTAL	57,515.00	3,018.61	28,782.51	50.04	28,732.49
	ROAD USE TAX TOTAL	118,500.00	10,157.89	63,676.57	53.74	54,823.43
	EMPLOYEE BENEFITS TOTAL	30,850.00	1,891.87	14,572.03	47.24	16,277.97
	LOCAL OPTION SALES TAX TOTAL	.00	.00	.00	.00	.00
	TIF FUND TOTAL	33,754.00	.00	16,751.11	49.63	17,002.89
	DEBT SERVICE TOTAL	168,860.00	.00	16,630.00	9.85	152,230.00
	CAPITAL PROJECTS TOTAL	.00	.00	.00	.00	.00
	GYM PROJECT TOTAL	.00	.00	405.00	.00	405.00-
	WATERWORKS TOTAL	107,440.00	8,564.50	62,799.62	58.45	44,640.38
	WATER SINKING TOTAL	.00	.00	19,129.70	.00	19,129.70-
	WATER CAP PROJECTS TOTAL	.00	.00	.00	.00	.00
	SEWER UTILITY TOTAL	72,700.00	6,754.43	61,904.84	85.15	10,795.16
	SEWER SINKING TOTAL	62,040.00	.00	8,330.00	13.43	53,710.00
	SEWER RESERVE TOTAL	.00	.00	.00	.00	.00
	STORM SEWER TOTAL	.00	.00	.00	.00	.00
	TOTAL EXPENSES BY FUND	980,751.00	47,096.61	637,466.69	65.00	343,284.31

BUDGET REPORT
 CALENDAR 1/2025, FISCAL 7/2025
PCT OF FISCAL YTD 58.3%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	MTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	POLICE TOTAL	24,592.00	.00	12,296.00	50.00	12,296.00
	EMERGENCY MANAGEMENT TOTAL	.00	.00	.00	.00	.00
	FIRE DEPARTMENT TOTAL	17,600.00	.00	.00	.00	17,600.00
	PUBLIC SAFETY TOTAL	42,192.00	.00	12,296.00	29.14	29,896.00
	ROADS, BRIDGES, SIDEWALKS TOTA	112,130.00	10,447.72	59,233.98	52.83	52,896.02
	OLD ROADS, BRIDGES, SIDEW TOTA	.00	.00	.00	.00	.00
	STREET LIGHTING TOTAL	16,800.00	1,499.24	10,486.47	62.42	6,313.53
	TRAFFIC CONTROL & SAFETY TOTA	200.00	.00	.00	.00	200.00
	SNOW REMOVAL TOTAL	.00	.00	1,425.85	.00	1,425.85-
	GARBAGE TOTAL	66,620.00	7,114.38	54,305.13	81.51	12,314.87
	PUBLIC WORKS TOTAL	195,750.00	19,061.34	125,451.43	64.09	70,298.57
	LIBRARY SERVICES TOTAL	61,165.00	3,284.87	31,075.81	50.81	30,089.19
	PARKS TOTAL	71,150.00	3,980.23	53,188.49	74.76	17,961.51
	BALL PARK TOTAL	1,000.00	10.17	142.38	14.24	857.62
	CEMETERY TOTAL	600.00	.00	.00	.00	600.00
	COMMUNITY CENTER TOTAL	15,000.00	1,635.17	7,599.74	50.66	7,400.26
	POOL TOTAL	73,250.00	636.61	66,351.55	90.58	6,898.45
	CULTURE & RECREATION TOTAL	222,165.00	9,547.05	158,357.97	71.28	63,807.03
	ECONOMIC DEVELOPMENT TOTAL	450.00	.00	389.00	86.44	61.00
	PLANNING & ZONNING TOTAL	.00	.00	.00	.00	.00
	OTHER COMMUNITY & EC DEVE TOTA	33,754.00	.00	16,751.11	49.63	17,002.89
	COMMUNITY & ECONOMIC DEV TOTA	34,204.00	.00	17,140.11	50.11	17,063.89
	MAYOR & COUNCIL TOTAL	9,200.00	.00	8,191.34	89.04	1,008.66
	CLERK TOTAL	24,900.00	2,319.28	18,427.58	74.01	6,472.42
	ELECTIONS TOTAL	.00	.00	.00	.00	.00
	LEGAL SERVICES & CITY ATN TOTA	5,000.00	344.00	3,935.00	78.70	1,065.00
	CITY HALL/GEN BLDGS TOTAL	11,300.00	506.01	9,954.18	88.09	1,345.82
	TORT LIABILITY TOTAL	25,000.00	.00	36,441.00	145.76	11,441.00-
	GENERAL GOVERNMENT TOTAL	75,400.00	3,169.29	76,949.10	102.05	1,549.10-
	ROADS, BRIDGES, SIDEWALKS TOTA	60,025.00	.00	12,512.50	20.85	47,512.50
	POOL TOTAL	108,835.00	.00	4,117.50	3.78	104,717.50
	WATER TOTAL	.00	.00	.00	.00	.00
	DEBT SERVICE TOTAL	168,860.00	.00	16,630.00	9.85	152,230.00

BUDGET REPORT
CALENDAR 1/2025, FISCAL 7/2025

PCT OF FISCAL YTD 58.3%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	MTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	PARKS TOTAL	.00	.00	405.00	.00	405.00-
	POOL TOTAL	.00	.00	.00	.00	.00
	CAPITAL PROJECTS TOTAL	.00	.00	78,072.92	.00	78,072.92-
	CAPITAL PROJECTS TOTAL	.00	.00	78,477.92	.00	78,477.92-
	WATER TOTAL	107,440.00	8,564.50	81,929.32	76.26	25,510.68
	SEWER TOTAL	134,740.00	6,754.43	70,234.84	52.13	64,505.16
	STORM WATER TOTAL	.00	.00	.00	.00	.00
	ENTERPRISE FUNDS TOTAL	242,180.00	15,318.93	152,164.16	62.83	90,015.84
	TRANSFERS OUT TOTAL	.00	.00	.00	.00	.00
	TRANSFER OUT TOTAL	.00	.00	.00	.00	.00
	TOTAL EXPENSES	980,751.00	47,096.61	637,466.69	65.00	343,284.31

CLAIMS REPORT
Check Range: 2/07/2025- 2/07/2025

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
A&J ELECTRIC	CAMPER PAD OUTLET BREAKER	221.25	35173	2/07/25	
ALLIANCE COMMUNICATIONS	CITY HALL, FAX TELEPHONE	163.49	35174	2/07/25	
AMERICAN HERO CLOTHING	RECYCLING BROCHURES	135.00	35175	2/07/25	
BADGER METER	SERVICE FEE	413.08	35176	2/07/25	
FOUNDATION ANALYTICAL LAB	LAB TESTS	77.75	35177	2/07/25	
H & H REPAIR	HEAD LIGHT - SNOW PLOW	220.38	35178	2/07/25	
HERM'S SANITATION	GARBAGE PICK UP @ CITY SHOP	60.00	35179	2/07/25	
INWOOD HATCHERY	SOFTENER SALT - LAGOON	12.90	35180	2/07/25	
IOWA ONE CALL	LOCATES	22.50	35181	2/07/25	
LARCHWOOD LOCAL	FUEL	150.27	35182	2/07/25	
LYON & SIOUX RURAL WATER	WATER	5,375.40	35183	2/07/25	
METERING & TECHNOLOGY	TWO - ONE INCH METERS	611.54	35184	2/07/25	
NEW TEC, INC	SKID LOADER BROOM	1,219.43	35185	2/07/25	
OAK STREET STATION	4 TIRES PICK UP	639.70	35186	2/07/25	
P & M ELECTRIC	POOL BOILER MOTOR REPAIR	139.26	35187	2/07/25	
SHARE CORP.	DYNASTY	564.47	35188	2/07/25	
TODD'S TRUE VALUE	TOTES, ORGANIZER, BATTERIES	389.32	35189	2/07/25	
WEST LYON HERALD	PUBLICATIONS	210.53	35190	2/07/25	
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Accounts Payable Total		10,626.27			

INWOOD PUBLIC LIBRARY BILLS

January 2025

Wages Dec 30, 2024 – Feb. 9, 2025

Laura Olson	91 hrs.	\$1,729.00
Donna Bos	33.5 hrs.	\$ 636.50

Donna Bos	Supplies	\$12.06
	Books	\$29.65
		\$ 41.71

Alliance	Phone & Internet	\$ 83.31
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Jonanthan May	Summer Reading - Deposit	\$ 100.00
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Van Maanen's	Technology – Server Maint.	\$ 47.50
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Baker & Taylor	Books	\$ 891.87
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Barnes & Noble	Books	367.04
	DVD	9.99
		\$ 377.03

Demco	Supplies	\$ 112.14
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Bank of America	Amazon	
	Books -	\$34.64
	Supplies -	\$34.43
	Walmart	
	DVDs -	\$53.88
		\$ 122.95