

**INWOOD CITY COUNCIL
REGULAR SESSION**

**MARCH 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 February 10 meeting, Treasurer's report, list of bills,
5. Public Comments - 7:00 -7:15 pm

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
 - c. Committee planning Kubota side by side raffle. 1 ticket for \$50. 500 tickets available
Tickets available at City Hall. Soup supper postponed due to state basketball games
2. North End Subdivision progress
 - a. North side addition - street paving to begin this spring with completion date of June 2025
 - b. Lot 1 - tax abatement changes - review changes proposed by Ahlers & Cooney
3. Faber Park - Shannon & Rick
 - a. 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)

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 Timmerman's review
10. City engineer appointment
11. Enclosed/covered shelter house Foote Park
12. City of Inwood staff apparel
13. City shop has been sold - move May 1
14. Pool updates - Mark and Shannon

NEW BUSINESS

1. Floating solar and sludge reduction for Inwood wastewater lagoons discussion
2. Building permit application - Scott Blom 606 S Maple St
3. Property Tax Notice special meeting Monday, March 24 at 5:30 pm
4. Next regular meeting April 14, 2025 at 6:30 pm

Inwood City Council
February 10, 2025

City Council met in regular session on Monday, February 10, 2025 at 6:30 pm in the Council Chambers. Mayor Becca Bixler presided. Council Members present: Rick Rozeboom, Jordan Huyser, Shannon Faber, and Mark Timmerman. Absent Chad Evans. Also present: Jamie Van Beek.

Jamie Van Beek presented his monthly maintenance report. Four new tires were purchased for the pick up. A hydraulic cylinder and hoses were replaced on the payloader. Van Beek continues to clean up the city shop and prepare for summer.

Motion by Rozeboom, second by Faber to approve the Consent Agenda which includes minutes of the January 20 meeting, Treasurer's report, and the list of bills for payment. Carried 4-0.

Alliance Comm	Telephone service	\$163.49
AB Auto	Head light	15.90
A&J Electric	Breaker & repair	221.25
American Hero	Recycle brochures	135.00
Badger Meter	Service fee	413.08
Dakota Fluid	Hydraulic hoses	505.52
Dan's Electric	Fixture repair	55.00
Diesel Machinery	Cylinder	1464.08
Foundation Lab	Lab test	77.75
H & H Repair	Snow plow lights	220.38
Herm's Sanitation	Garbage	7064.50
IMFOA	Dues	50.00
Inwood Hatchery	Salt	12.90
Iowa One Call	Locates	22.50
IPERS	Payroll	2499.49
Lil Chubs	Fuel	150.27
Lyon Rural Water	Water	5375.40
Metering & Tech	Meters	611.54
Mid American	Utilities	2684.01
New Tec	Broom	1219.43
Oak Street	Fuel, tires	639.70
P&M Electric	Repairs	139.26
Postmaster	Postage	329.68
Share	Dynasty	1148.02
True Value	Supplies	389.32
Treas - Iowa	Sales tax	904.73
US Treas	Payroll	3943.76
Troy Van Beek	Mileage	39.90
West Lyon Herald	Publications	210.53
Alliance Comm	Library phone	83.31
Baker & Taylor	Books	891.87
Barnes & Noble	Books	377.03
Donna Bos	Supplies	41.71

Business Card	Library supplies	34.43
Demco	Library supplies	112.14
Jonathan May	Summer reading	100.00
Van Maanen, Inc	Updates	47.50
Carol Vander Kolk	Janitor	60.00

Mayor Bixler opened the Public Hearing. The Public Hearing was held to consider a Resolution to dispose of real estate owned by the City of Inwood to Jace Vande Kamp and Jacob Maassen. There was no one present to offer any comments and no written comments were received. Motion by Timmerman, second by Huyser to introduce Resolution #4-25, Resolution Disposing of an Interest in Real Estate owned by the City of Inwood by Sale to Jace Vande Kamp and Jacob Maassen. AYES: Timmerman, Faber, Huyser, and Rozeboom. NO: none. Resolution #4-25 passed and approved.

Andrew Spaans is researching options to build an apartment building on Lot 1 of North End Subdivision. There is a possibility of a state grant, but Inwood's Residential Property Tax Abatement Plan would need to be changed to allow a 10 year abatement for multi family property.

Miriam Martens and Gary Kurth, DGR Engineering, will prepare information on sump pump regulations and proper installation. A community meeting will be held in April.

City Code reviews continue.

Bixler reminded Council Members to review options for a City of Inwood shirt and place their order soon.

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

Carol Vander Kolk
City Clerk

TREASURER'S REPORT

CALENDAR 2/2025, FISCAL 8/2025

ACCOUNT TITLE		LAST MONTH END BALANCE	RECEIVED	DISBURSED	CHANGE IN LIABILITY	ENDING BALANCE
001	GENERAL	2,457,013.60	17,063.11	14,195.99	154.25	2,470,103.97
002	COMMUNITY CENTER OPERAT	214,040.74	125.51	1,282.50	270.00	213,153.75
003	ARPA - AMERICAN RESCUE	63,694.99	.00	.00	.00	63,694.99
005	LIBRARY	6,825.52-	10,069.41	3,488.46	20.00	10,293.57-
110	ROAD USE TAX	209,295.86	9,363.24	8,398.11	76.30	210,337.29
112	EMPLOYEE BENEFITS	7,175.57	153.68	1,600.85	.00	5,728.40
121	LOCAL OPTION SALES TAX	273,430.50	8,377.14	.00	.00	281,807.64
125	TIF FUND	31,334.48	.00	.00	.00	31,334.48
200	DEBT SERVICE	76,456.41-	445.20	.00	.00	76,011.21-
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	37,393.34	12,646.48	7,617.98	.00	42,421.84
601	WATER SINKING	19,129.70-	.00	.00	.00	19,129.70-
602	WATER CAP PROJECTS	109,052.10	5,836.72	.00	.00	114,888.82
610	SEWER UTILITY	168,025.35	14,228.78	6,290.00	154.45	176,118.58
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
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Report Total		3,599,927.69	78,309.27	42,873.89	675.00	3,636,038.07

REVENUE REPORT
CALENDAR 2/2025, FISCAL 8/2025

PCT OF FISCAL YTD 66.6%

ACCOUNT NUMBER	ACCOUNT TITLE	BUDGET ESTIMATE	MTD BALANCE	YTD BALANCE	PERCENT RECVD	UNCOLLECTED
	GENERAL TOTAL	406,105.00	17,063.11	444,214.80	109.38	38,109.80-
	COMMUNITY CENTER OPERATIN TOTA	1,400.00	125.51	66,206.58	4,729.04	64,806.58-
	ARPA - AMERICAN RESCUE TOTAL	.00	.00	.00	.00	.00
	LIBRARY TOTAL	17,200.00	10,069.41	15,806.46	91.90	1,393.54
	ROAD USE TAX TOTAL	105,000.00	9,363.24	87,544.92	83.38	17,455.08
	EMPLOYEE BENEFITS TOTAL	25,000.00	153.68	14,500.84	58.00	10,499.16
	LOCAL OPTION SALES TAX TOTAL	21,000.00	8,377.14	100,874.55	480.36	79,874.55-
	TIF FUND TOTAL	33,754.00	.00	16,751.11	49.63	17,002.89
	DEBT SERVICE TOTAL	75,025.00	445.20	42,977.25	57.28	32,047.75
	CAPITAL PROJECTS TOTAL	.00	.00	.00	.00	.00
	GYM PROJECT TOTAL	.00	.00	.00	.00	.00
	WATERWORKS TOTAL	117,400.00	12,646.48	117,238.57	99.86	161.43
	WATER SINKING TOTAL	.00	.00	.00	.00	.00
	WATER CAP PROJECTS TOTAL	44,000.00	5,836.72	48,126.92	109.38	4,126.92-
	SEWER UTILITY TOTAL	135,000.00	14,228.78	112,994.13	83.70	22,005.87
	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	78,309.27	1,067,236.13	108.80	86,352.13-
		=====	=====	=====	=====	=====

BUDGET REPORT
CALENDAR 2/2025, FISCAL 8/2025

PCT OF FISCAL YTD 66.6%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	MTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	GENERAL TOTAL	317,092.00	14,195.99	352,190.80	111.07	35,098.80-
	COMMUNITY CENTER OPERATIN TOTA	12,000.00	1,282.50	7,773.00	64.78	4,227.00
	ARPA - AMERICAN RESCUE TOTAL	.00	.00	.00	.00	.00
	LIBRARY TOTAL	57,515.00	3,488.46	32,270.97	56.11	25,244.03
	ROAD USE TAX TOTAL	118,500.00	8,398.11	72,074.68	60.82	46,425.32
	EMPLOYEE BENEFITS TOTAL	30,850.00	1,600.85	16,172.88	52.42	14,677.12
	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	7,617.98	70,417.60	65.54	37,022.40
	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	6,290.00	68,194.84	93.80	4,505.16
	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	42,873.89	680,340.58	69.37	300,410.42
		=====	=====	=====	=====	=====

BUDGET REPORT

CALENDAR 2/2025, FISCAL 8/2025

PCT OF FISCAL YTD 66.6%

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
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	PUBLIC SAFETY TOTAL	42,192.00	.00	12,296.00	29.14	29,896.00
	ROADS, BRIDGES, SIDEWALKS TOTA	112,130.00	7,528.16	66,762.14	59.54	45,367.86
	OLD ROADS, BRIDGES, SIDEW TOTA	.00	.00	.00	.00	.00
	STREET LIGHTING TOTAL	16,800.00	1,494.21	11,980.68	71.31	4,819.32
	TRAFFIC CONTROL & SAFETY TOTA	200.00	310.00	310.00	155.00	110.00-
	SNOW REMOVAL TOTAL	.00	.00	1,425.85	.00	1,425.85-
	GARBAGE TOTAL	66,620.00	7,118.85	61,423.98	92.20	5,196.02
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	PUBLIC WORKS TOTAL	195,750.00	16,451.22	141,902.65	72.49	53,847.35
	LIBRARY SERVICES TOTAL	61,165.00	3,770.97	34,846.78	56.97	26,318.22
	PARKS TOTAL	71,150.00	3,618.33	56,806.82	79.84	14,343.18
	BALL PARK TOTAL	1,000.00	10.24	152.62	15.26	847.38
	CEMETERY TOTAL	600.00	.00	.00	.00	600.00
	COMMUNITY CENTER TOTAL	15,000.00	1,501.68	9,101.42	60.68	5,898.58
	POOL TOTAL	73,250.00	643.41	66,994.96	91.46	6,255.04
		-----	-----	-----	-----	-----
	CULTURE & RECREATION TOTAL	222,165.00	9,544.63	167,902.60	75.58	54,262.40
	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	20,746.86	83.32	4,153.14
	ELECTIONS TOTAL	.00	.00	.00	.00	.00
	LEGAL SERVICES & CITY ATN TOTA	5,000.00	.00	3,935.00	78.70	1,065.00
	CITY HALL/GEN BLDGS TOTAL	11,300.00	650.78	10,604.96	93.85	695.04
	TORT LIABILITY TOTAL	25,000.00	.00	36,441.00	145.76	11,441.00-
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	GENERAL GOVERNMENT TOTAL	75,400.00	2,970.06	79,919.16	105.99	4,519.16-
	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

PCT OF FISCAL YTD 66.6%

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	7,617.98	89,547.30	83.35	17,892.70
	SEWER TOTAL	134,740.00	6,290.00	76,524.84	56.79	58,215.16
	STORM WATER TOTAL	.00	.00	.00	.00	.00
		-----	-----	-----	-----	-----
	ENTERPRISE FUNDS TOTAL	242,180.00	13,907.98	166,072.14	68.57	76,107.86
	TRANSFERS OUT TOTAL	.00	.00	.00	.00	.00
		-----	-----	-----	-----	-----
	TRANSFER OUT TOTAL	.00	.00	.00	.00	.00
		=====	=====	=====	=====	=====
	TOTAL EXPENSES	980,751.00	42,873.89	680,340.58	69.37	300,410.42
		=====	=====	=====	=====	=====

City of Inwood, Iowa
Application for Building Permit

1. LOCATION OF PROPOSED IMPROVEMENTS:

Street Address: 606 S. Maple St Zoning Classification Residential

Legal Description: _____ (Lot) _____ (Block) _____ Addition
Lots 2, 3, 6 & N $\frac{1}{2}$ of Lot 7, Block 2 Benedict & Renshaw

2. APPLICATION IS MADE BY:

Name: Scott Blom owner/developer/agent

If Applicant is not the owner, please list owner's name and address: _____

Applicant Phone or Contact number: 712 470 0149
Contractor (Name & Phone #) Self

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)

addition

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 32' Width 18' Height 24' Basement ☐ Yes ☒ No

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

Beginning Construction Date: 2-24-2025 Estimated Completion Date: July

4. LOT OR PARCEL INFORMATION

Lot size: Front lot width 175 ft Rear Lot Width 175 ft Lot Depth 142 ft
Structure will be set back 26 feet from FRONT Lot line
Structure will be set back _____ feet from REAR Lot line
Structure will be set back _____ feet from LEFT SIDE and _____ feet from Right Side
Structure will be set back _____ feet from nearest structure/building on the lot
Present land use: Residential Proposed land use residential

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.

PLEASE CONTINUE ON THE NEXT PAGE

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.

Scott Blum
Applicant signature (or Authorized Representative)

2-24-2025
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 _____

City of Inwood
Building Permit Application - Site Plan

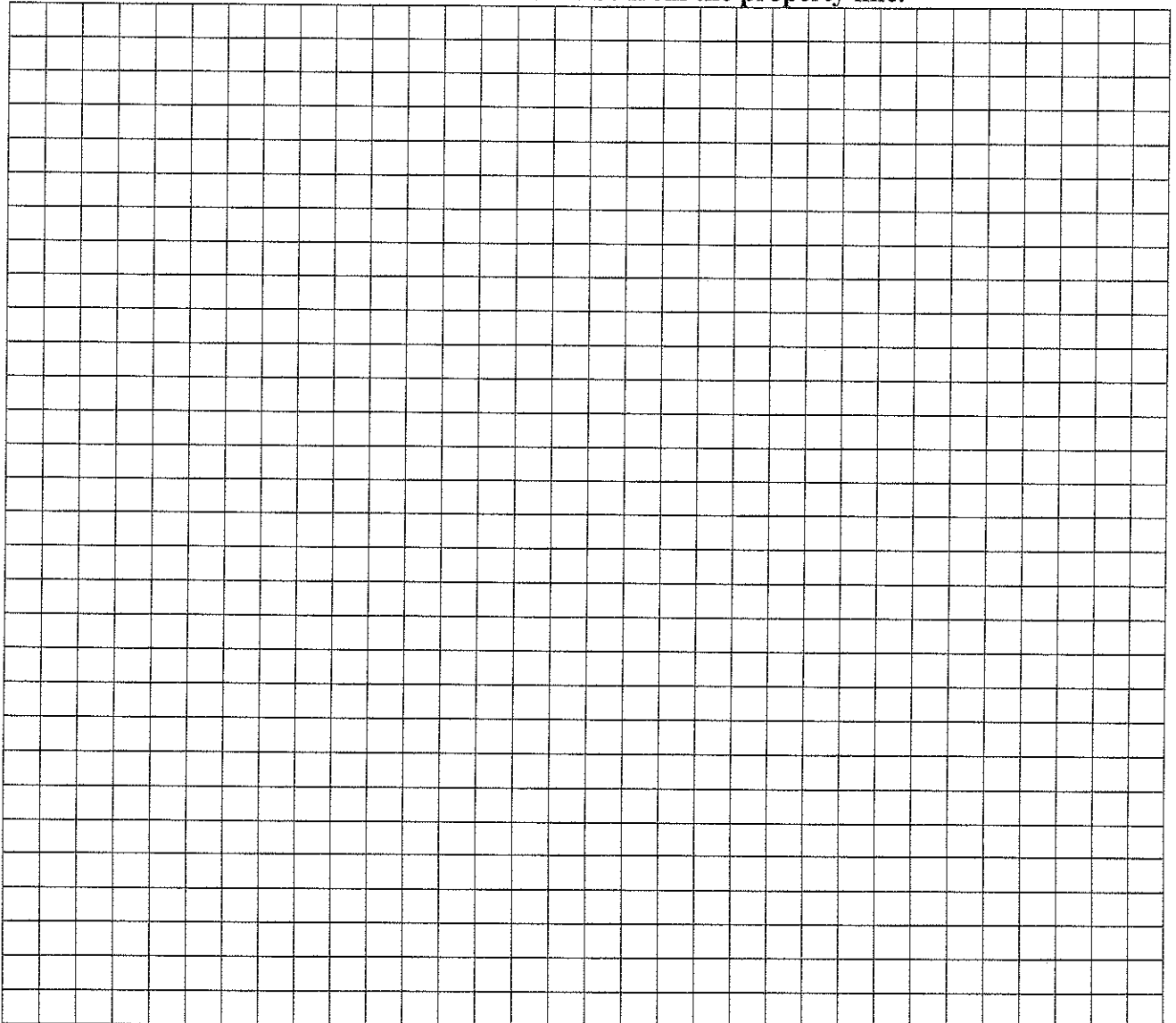
Applicant: Scott Blom
Address: 606 S Maple St

Please submit below a sketch plan in support of your building permit application, showing the actual shape and dimensions of the lot on which the construction will take place.

1. Show streets, with street names, if any on proper sides of the lot or parcel.
2. Show property lines and dimensions of the lot or parcel
3. Show locations of existing and proposed new structures, and their distances from lot lines and mark new or existing
4. Show dimensions of proposed structures and other development, expressed in feet
5. Show locations of existing and proposed accessory buildings (if any) and distances from main building and lot lines.
6. Indicate north, south, east, and west
7. Be specific and detailed in your sketch and in your narrative statement, so the application furnishes a complete picture, in words and drawing of what you propose to do.
8. Application and drawing must be complete in its entirety and returned with the building permit fee before it will be processed and approved.

*drawing
attached*

One square inch equals 5 feet
All measurements should be from the property line.



North

MAIN FLOOR PLAN

SCALE 3/8" = 1'-0"

SCOTT BLOM ADDITION
606 MAPLE SOUTH, INWOOD, IA
10/12 ROOF PITCH ON EXISTING

EXISTING GARAGE
9'-0" CEILING

Small addition

EXISTING GARAGE
10'-0" CEILING

EXISTING GARAGE
9'-0" CEILING

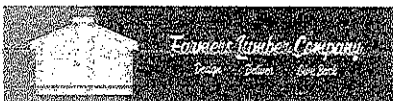
West

Side walk

East

South

Scott Blom Addition



FARMER'S LUMBER CO. 3/8" = 1'-0"
PHONE: (515) 476-5361
830 WESTVIEW DRIVE
ROCK VALLEY, IA 52447
MONDAY-FRIDAY: 10:00AM-5:00PM
SATURDAY: 8:00AM-3:00PM
DRAWN BY
EMAIL:
PRINT DATE 2/25

CUSTOMER PHONE
CUSTOMER EMAIL

PAGE:

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