

**INWOOD CITY COUNCIL
REGULAR SESSION**

**MAY 12, 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
 - c. Flower pot ideas
 - d. Pool prep
 - e. 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 April 21 meeting, Treasurer's report, list of bills,
 - Building permit applications: Rick Rozeboom - lawn shed and playhouse/shed
 - Liquor permit renewal: Garage Girls
5. Public Comments - 7:00 -7:15 pm
 - 6:30 pm Public Hearing on the Matter of the Adoption of the Amended and Restated Urban Revitalization Plan for the Inwood Residential Urban Revitalization Area
 - Public Hearing on the Matter of the Adoption of the Amended and Restated Urban Revitalization Plan for the Inwood Commercial & Industrial Urban Revitalization Area.
 - Resolution #11-25 - Resolution Adopting the Proposed Amended and Restated Urban Revitalization Plan for the Inwood Residential Revitalization Area.
 - Resolution #12-25 - Resolution Adopting the Proposed Amended and Restated Urban Revitalization Plan for the Inwood Commercial & Industrial Urban Revitalization Area.
 - 7:00 pm Public Hearing - Budget Amendment FY 2024-2025
 - Resolution #13-25, Resolution to Approve Amended Budget

OLD BUSINESS

1. Update on Community Center Rebuilding Project
 - a. Funding update: Will have \$3.3 million from insurance, \$1 million from fundraising and grants.

- b. Insurance update: total loss accepted. Payout total of \$3.67 million less 10% fees for adjuster and deductible.
 - c. Committee planning Kubota side by side raffle. 1 ticket for \$50. 500 tickets available
Tickets on sale from committee.
- 2. North End Subdivision progress
 - a. Lot 1 - update on apartment process
 - b. Lots 2, 3, 4 and 5 available
- 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
- 6. Board of Adjustment training -
- 7. City engineer appointment
- 8. Covered shelter house Foote Park - build now or wait and apply for a grant?
- 9. City of Inwood staff apparel
- 10. Mid year reviews due for city staff
- 11. Pool updates - Mark and Shannon

NEW BUSINESS

- 1. Land purchase options South Inwood
- 2. Land swap offer
- 3. City of Inwood sign
- 4. Lawn care contract consideration (lot near park)
- 5. Consideration of new insurance company for city
- 6. Club and organization updates
- 7. Approve updated garbage collection ordinance
- 8. Next meeting: Tuesday, June 17 at 6:30 pm
 - a. Mark will be Mayor Pro Tem June 9 -11, and June 20-22

Inwood City Council
April 21, 2025

Inwood City Council met in regular session on Monday, April 21, 2025 at 6:30 pm in the Council Chambers. Mayor Bixler called the meeting to order. Council Members present: Shannon Faber, Jordan Huyser, and Rick Rozeboom. Absent: Mark Timmerman and Chad Evans.

Also present: Jamie Van Beek, Devin Hoekstra, Angie & Brad Van Bochove, Brian Hilt, Cody Ver Steeg, Brian Blankespoor, Willy Wiekamp, Jon Wiekamp, Kenny Scholten, and Jordan Halma.

Jamie Van Beek presented his monthly maintenance report. Van Beek has been working to prepare the park and pool for summer. The city maintenance shop is empty and ready to be moved by the buyer. Kaleb De Jager will be grading all of the city alleys. Seal coat bids were received for the 2025 street improvements. Two bids were received:

Road Guy Construction \$2.25 per sq yard

Sta-bill Construction \$2.80 per sq yard

Van Beek estimated 29,400 sq yards at an approximate cost of \$66,150.00. Motion by Rozeboom, second by Faber to contract with Road Guy Construction. Carried 3-0.

Council reviewed bids received for a new garage door on the current fire station building. This building will soon become the city maintenance shop. Two bids were received for the door:

Hill Country Doors \$5,408.17

D&K Door \$5,032.14

Two bids were reviewed for framing the door:

Prairie Diamond Buildings \$1,948.20

Wiersma Construction \$3,500.00

Motion by Huyser, second by Rozeboom to accept the bids from Hill Country Doors and Prairie Diamond Buildings. Carried 3-0.

Devin Hoekstra, Herm's Sanitation, met with the Council to discuss the 7% increase in dumping fees at NW Iowa Solid Waste Agency. Hoekstra asked Council to consider a 7% increase to \$21.00 per customer effective July 1, 2025. An ordinance amendment with the rate increase will be presented for adoption at the May meeting. Hoekstra also discussed damage to garbage carts. It is the property owner's responsibility if a garbage cart is damaged. If a cart is damaged, Herm's Sanitation will replace or repair the garbage cart, but the property owner is responsible for the cost involved. Residents are reminded that garbage carts should not be left on the curb for more than 12 hours before or after garbage collection. Council thanked Devin for the continued great service and for the extra help with Kiwanis Clean Up Day.

Kenny Scholten, representing Inwood Community Club, presented a design and estimates for a shelter/roof to cover the picnic table area at Foote Park. Estimated cost is \$60,260. Scholten will continue to work on the final plan. Inwood Community Club wants to cost share with the City on this project. Inwood Community Club has offered to contribute \$20,000 - \$30,000 over 4 years.

Angie & Brad Van Bochove met with Council Members to discuss the Spring on Main event planned for Saturday, May 10. Angie has been working with the other business owners on Main Street and throughout Inwood to plan this event with hope that this will become an

annual event. They asked about closing the 300 block of South Main Street for safety purposes on May 10. Motion by Huyser, second by Rozeboom to introduce and move for adoption, Resolution #6-25, Resolution Authorizing the Closing of the 300 Block of South Main Street on Saturday, May 10 for the Spring on Main Event. AYES: Faber, Huyser, and Rozeboom. No: none. Resolution #6-25 passed and approved.

Inwood Tractor Pull Committee visited with Council about the annual tractor pull planned for Friday, June 6.. Last year the Tractor Pull was able to donate \$10,000 to Inwood Fire and Rescue. Proceeds this year will go to Inwood Fire and Rescue again. Two new security lights will be installed by the committee on the south east corner of the tractor pull area. Motion by Rozeboom, second by Huyser to introduce and move for adoption, Resolution #7-25, Resolution Authorizing Closing of a Portion of Cherry Street for the Annual Tractor Pull on Friday, June 6, 2025. AYES: Rozeboom, Huyser, and Faber. NO: none. Resolution #7-25 passed and approved.

Lyon County Sheriff Brian Hilt met with Council for an update from the Sheriff's Department. New software to track hours of coverage for each community is being implemented. Recent statistics show that Inwood receives about 5% of the call time. Sheriff Hilt is considering hiring a Resource Officer for the county schools. Deputy Stoner has received a K-9 dog and is working on training the dog.

Jordan Halma met with the Council to discuss several items. Halma noticed that lots in the North End Subdivision were sold and questioned why these lots were not sold by sealed bids. The North End Subdivision lots have a set price. When the City sells used equipment, the sealed bid method is used. But when a price is set, sealed bids are not required. When the lot is sold, a Public Hearing is held. Notice of the Public Hearing is published and anyone can attend the Public Hearing and have the opportunity to share their comments.

Halma mentioned that he had inquired about a lot on Rebecca Lane last year, and no one got back to him. He also inquired about adding new members to the Chamber of Commerce Board. Halma was encouraged to talk to Inwood Chamber of Commerce members directly if he is interested in a lot on Rebecca Lane.

Halma also stated that Rick Halma had talked to previous Mayor Gerald Brands about buying lots for apartments and no one got back to him. Later Jordan said that he wanted to buy a lot. He talked to previous Mayor Gerald Brands and one Council Member. No one worked with Halma. Mayor Bixler told Halma that he needs to speak to Chamber of Commerce Board Members directly.

Jordan Halma also discussed the nuisance abatement process.

Mayor Bixler declared this the time and place for the Public Hearing on the Proposed Budget for 2025-2026 fiscal year. No written comments were received and no oral comments received. Motion by Faber, second by Rozeboom to introduce and move for adoption Resolution #8-25, Resolution Approving Annual Budget for Fiscal Year 2025-2026. AYES: Faber, Huyser, and Rozeboom. No: none. Resolution #8-25 passed and approved.

Motion by Huyser, second by Faber to approve the consent agenda which includes minutes of the March 10, March 18, and March 24 Council meetings, Treasurer's report, list of bills for payment, and 2 building permits:

Anthony Salinas	deck
Marlo Arp	garage

Carried 3-0

Alliance Comm	Telephone Service	\$167.96
A&J Electric	Fuse	13.00
Badger Meter	Service fee	413.08
Bomgaars	Trap	79.99
Calhoun - Burns	Bridge inspection	700.00
Foundation Lab	Lab tests	16.50
Herm's Sanitation	Garbage	8169.30
IAMU	Safety Group	1193.73
Inwood Hatchery	Supplies	84.40
IPERS	Payroll	2361.08
Lil Chubs	Fuel	167.40
Lyon Rural Water	Water	5329.50
Mid American Energy	Utilities	2668.54
Oak Street Station	Fuel	230.65
Postmaster -	Postage	619.44
Rec Supply	Gauges	2150.30
Share Corp	Dynasty	583.99
True Value	Supplies	335.19
Treas - Iowa	Sales tax	836.80
US Treas	Payroll	3615.80
West Lyon Herald	Publications	386.08
Woods, Fuller	Legal fees	712.50
Alliance Comm	Library telephone	84.17
Baker & Taylor	Books	927.11
Barnes & Noble	Books	126.31
Business Card	DVD's	110.72
Consumer Reports	Renewal	37.45
Laura Olson	DVD's	22.86
Van Maanen's	Tech support	1566.25
Carol Vander Kolk	Janitor	60.00

Mayor Bixler updated the Council on progress with the insurance settlement for the community center. The Public Adjuster is waiting for a decision on declaring the east half of the building a total loss. Bixler expects to hear within 2 weeks.

Mayor Bixler updated the Council on the sale of Lots 2 & 3 to The Overland Group for a Dollar General store. The Overland Group has decided that they are not interested in the lots at this time. Vander Pol Excavating has started installing culverts for the North End Paving Project. They expect to start paving the street soon.

Motion by Huyser, second by Rozeboom to approve 3 new members to the Board of Adjustment: Justin Bonnema, Hope Lange, and Clint Berentschot. Carried 3-0.

Council Members have been reviewing and updating the Residential Property Tax Abatement Policy and the Commercial & Industrial Property Tax Abatement Policy. Council Member Rozeboom introduced the following Resolution entitled Resolution #9-25, Resolution Determining the Necessity and Fixing a Date for a Public Hearing on the Matter of the Adoption of a Proposed Amended and Restated Urban Revitalization Plan for the Inwood Residential Urban Revitalization Area and moved its adoption. Council Member Faber

seconded the motion to adopt. The Public Hearing is set for May 12, 2025 at 6:30 pm. The roll was called, and the vote was: AYES: Faber, Huyser, and Rozeboom. NO: none. Whereupon, the Mayor declared Resolution #9-25 duly adopted.

Council Member Huyser introduced the following Resolution entitled Resolution #10-25, Resolution Determining the Necessity and Fixing a Date for a Public Hearing on the Matter of the Adoption of a Proposed Amended and Restated Urban Revitalization Plan for the Inwood Commercial and Industrial Urban Revitalization Area and moved for its adoption. Council Member Rozeboom seconded the motion to adopt. The Public Hearing is set for May 12, 2025 at 6:30 pm. The roll was called, and the vote was: AYES: Rozeboom, Huyser and Faber. NO: none. Whereupon, the Mayor declared Resolution #10-25 duly adopted.

Motion by Rozeboom, second by Huyser to contract with Mosquito Control of Iowa for the 2025 season. Cost will be \$3,865.00. Carried 3-0.

Motion by Huyser, second by Rozeboom to adjourn. Carried 3-0.

Carol Vander Kolk
City Clerk

TREASURER'S REPORT

CALENDAR 4/2025, FISCAL 10/2025

ACCOUNT TITLE	LAST MONTH END BALANCE	RECEIVED	DISBURSED	CHANGE IN LIABILITY	ENDING BALANCE
001 GENERAL	2,483,944.16	145,745.33	47,434.47	150.95	2,592,474.97
002 COMMUNITY CENTER OPERAT	211,574.27	1,990.68	1,045.00	270.00	212,789.95
003 ARPA - AMERICAN RESCUE	63,694.99	.00	.00	.00	63,694.99
005 LIBRARY	14,310.64-	11,311.82	4,781.06	35.00	17,813.88-
110 ROAD USE TAX	211,129.54	10,858.16	4,656.09	73.00	217,404.61
112 EMPLOYEE BENEFITS	5,016.62	8,962.16	1,471.75	.00	12,507.03
121 LOCAL OPTION SALES TAX	293,650.06	12,017.27	.00	.00	305,667.33
125 TIF FUND	31,334.48	16,751.11	16,751.11	.00	31,334.48
200 DEBT SERVICE	72,689.18-	27,263.08	600.00	.00	46,026.10-
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	48,504.85	12,282.53	7,577.33	.00	53,210.05
601 WATER SINKING	19,129.70-	.00	.00	.00	19,129.70-
602 WATER CAP PROJECTS	120,888.51	5,833.33	.00	.00	126,721.84
610 SEWER UTILITY	184,432.15	14,212.01	6,014.62	151.05	192,780.59
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	3,679,922.90	267,227.48	90,331.43	680.00	3,857,498.95

REVENUE REPORT

CALENDAR 4/2025, FISCAL 10/2025

PCT OF FISCAL YTD 83.3%

ACCOUNT NUMBER	ACCOUNT TITLE	BUDGET ESTIMATE	MTD BALANCE	YTD BALANCE	PERCENT RECVD	UNCOLLECTED
	GENERAL TOTAL	406,105.00	145,745.33	622,593.20	153.31	216,488.20-
	COMMUNITY CENTER OPERATIN TOTA	1,400.00	1,990.68	68,272.78	4,876.63	66,872.78-
	ARPA - AMERICAN RESCUE TOTAL	.00	.00	.00	.00	.00
	LIBRARY TOTAL	17,200.00	11,311.82	27,126.14	157.71	9,926.14-
	ROAD USE TAX TOTAL	105,000.00	10,858.16	106,832.24	101.74	1,832.24-
	EMPLOYEE BENEFITS TOTAL	25,000.00	8,962.16	24,609.72	98.44	390.28
	LOCAL OPTION SALES TAX TOTAL	21,000.00	12,017.27	124,734.24	593.97	103,734.24-
	TIF FUND TOTAL	33,754.00	16,751.11	33,502.22	99.25	251.78
	DEBT SERVICE TOTAL	75,025.00	27,263.08	73,562.36	98.05	1,462.64
	CAPITAL PROJECTS TOTAL	.00	.00	.00	.00	.00
	GYM PROJECT TOTAL	.00	.00	.00	.00	.00
	WATERWORKS TOTAL	117,400.00	12,282.53	143,240.57	122.01	25,840.57-
	WATER SINKING TOTAL	.00	.00	.00	.00	.00
	WATER CAP PROJECTS TOTAL	44,000.00	5,833.33	59,959.94	136.27	15,959.94-
	SEWER UTILITY TOTAL	135,000.00	14,212.01	141,726.98	104.98	6,726.98-
	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	267,227.48	1,426,160.39	145.40	445,276.39-

PCT OF FISCAL YTD 83.3%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	MTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	GENERAL TOTAL	317,092.00	47,434.47	418,073.35	131.85	100,981.35-
	COMMUNITY CENTER OPERATIN TOTA	12,000.00	1,045.00	9,863.00	82.19	2,137.00
	ARPA - AMERICAN RESCUE TOTAL	.00	.00	.00	.00	.00
	LIBRARY TOTAL	57,515.00	4,781.06	41,036.96	71.35	16,478.04
	ROAD USE TAX TOTAL	118,500.00	4,656.09	84,177.78	71.04	34,322.22
	EMPLOYEE BENEFITS TOTAL	30,850.00	1,471.75	19,503.13	63.22	11,346.87
	LOCAL OPTION SALES TAX TOTAL	.00	.00	.00	.00	.00
	TIF FUND TOTAL	33,754.00	16,751.11	33,502.22	99.25	251.78
	DEBT SERVICE TOTAL	168,860.00	600.00	17,230.00	10.20	151,630.00
	CAPITAL PROJECTS TOTAL	.00	.00	.00	.00	.00
	GYM PROJECT TOTAL	.00	.00	405.00	.00	405.00-
	WATERWORKS TOTAL	107,440.00	7,577.33	85,631.39	79.70	21,808.61
	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	6,014.62	80,071.43	110.14	7,371.43-
	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=====	=====90,331.43=====	=====816,953.96=====	=====83.30=====	=====163,797.04=====

BUDGET REPORT

CALENDAR 4/2025, FISCAL 10/2025

PCT OF FISCAL YTD 83.3%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	MTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	POLICE TOTAL	24,592.00	12,296.00	24,592.00	100.00	.00
	EMERGENCY MANAGEMENT TOTAL	.00	.00	.00	.00	.00
	FIRE DEPARTMENT TOTAL	17,600.00	17,256.00	17,256.00	98.05	344.00
	PUBLIC SAFETY TOTAL	42,192.00	29,552.00	41,848.00	99.18	344.00
	ROADS, BRIDGES, SIDEWALKS TOTAL	112,130.00	4,353.76	77,246.60	68.89	34,883.40
	OLD ROADS, BRIDGES, SIDEWALKS TOTAL	.00	.00	.00	.00	.00
	STREET LIGHTING TOTAL	16,800.00	1,492.56	14,856.68	88.43	1,943.32
	TRAFFIC CONTROL & SAFETY TOTAL	200.00	.00	310.00	155.00	110.00-
	SNOW REMOVAL TOTAL	.00	.00	2,347.10	.00	2,347.10-
	GARBAGE TOTAL	66,620.00	7,371.13	75,701.08	113.63	9,081.08-
	PUBLIC WORKS TOTAL	195,750.00	13,217.45	170,461.46	87.08	25,288.54
	LIBRARY SERVICES TOTAL	61,165.00	5,068.45	44,190.76	72.25	16,974.24
	PARKS TOTAL	71,150.00	3,624.66	63,281.63	88.94	7,868.37
	BALL PARK TOTAL	1,000.00	25.83	197.07	19.71	802.93
	CEMETERY TOTAL	600.00	.00	.00	.00	600.00
	COMMUNITY CENTER TOTAL	15,000.00	1,223.60	11,548.62	76.99	3,451.38
	POOL TOTAL	73,250.00	3,162.11	70,629.82	96.42	2,620.18
	CULTURE & RECREATION TOTAL	222,165.00	13,104.65	189,847.90	85.45	32,317.10
	ECONOMIC DEVELOPMENT TOTAL	450.00	.00	389.00	86.44	61.00
	PLANNING & ZONING TOTAL	.00	.00	.00	.00	.00
	OTHER COMMUNITY & EC DEVELOPMENT TOTAL	33,754.00	16,751.11	33,502.22	99.25	251.78
	COMMUNITY & ECONOMIC DEVELOPMENT TOTAL	34,204.00	16,751.11	33,891.22	99.09	312.78
	MAYOR & COUNCIL TOTAL	9,200.00	.00	11,469.94	124.67	2,269.94-
	CLERK TOTAL	24,900.00	2,319.28	27,295.65	109.62	2,395.65-
	ELECTIONS TOTAL	.00	.00	.00	.00	.00
	LEGAL SERVICES & CITY ATTORNEY TOTAL	5,000.00	712.50	5,124.50	102.49	124.50-
	CITY HALL/GENERAL BUILDINGS TOTAL	11,300.00	482.49	11,703.85	103.57	403.85-
	CIVIL LIABILITY TOTAL	25,000.00	.00	36,441.00	145.76	11,441.00-
	GENERAL GOVERNMENT TOTAL	75,400.00	3,514.27	92,034.94	122.06	16,634.94-
	ROADS, BRIDGES, SIDEWALKS TOTAL	60,025.00	.00	12,512.50	20.85	47,512.50
	POOL TOTAL	108,835.00	600.00	4,717.50	4.33	104,117.50
	WATER TOTAL	.00	.00	.00	.00	.00
	DEBT SERVICE TOTAL	168,860.00	600.00	17,230.00	10.20	151,630.00

BUDGET REPORT

CALENDAR 4/2025, FISCAL 10/2025

PCT OF FISCAL YTD 83.3%

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	7,577.33	104,761.09	97.51	2,678.91
	SEWER TOTAL	134,740.00	6,014.62	88,401.43	65.61	46,338.57
	STORM WATER TOTAL	.00	.00	.00	.00	.00
		-----	-----	-----	-----	-----
	ENTERPRISE FUNDS TOTAL	242,180.00	13,591.95	193,162.52	79.76	49,017.48
	TRANSFERS OUT TOTAL	.00	.00	.00	.00	.00
		-----	-----	-----	-----	-----
	TRANSFER OUT TOTAL	.00	.00	.00	.00	.00
		=====	=====	=====	=====	=====
	TOTAL EXPENSES	980,751.00	90,331.43	816,953.96	83.30	163,797.04
		=====	=====	=====	=====	=====

City of Inwood, Iowa
Application for Building Permit

1. LOCATION OF PROPOSED IMPROVEMENTS:

Street Address: 208 Rebecca Ln Zoning Classification Residential
Legal Description: 1 (Lot) 4 (Block) Van Lequan marker Addition

2. APPLICATION IS MADE BY:

Name: Rick Rozeboom owner/developer/agent

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

Applicant Phone or Contact number: 605-951-4643
Contractor (Name & Phone #) _____

3. REASON FOR BUILDING PERMIT:

This permit is for: ☒ New Dwelling _____ Garage _____ Addition ☒ Storage shed _____ Deck _____
Fence _____ Driveway _____ Sign ☒ Other moving shed
(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)

moving shed to other side of property +
add a play house/shed to where the
current building is.

Is there a utility easement? NO 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. LL initial

Length 8' Width 12' Height 8' Basement _____ Yes ☒ No

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

Beginning Construction Date: _____ Estimated Completion Date: _____

4. LOT OR PARCEL INFORMATION

Lot size: Front lot width 120' Rear Lot Width 120' Lot Depth 130'
Structure will be set back 102' feet from FRONT Lot line
Structure will be set back 10' feet from REAR Lot line
Structure will be set back 30' feet from LEFT SIDE and 75' feet from Right Side
Structure will be set back 40' feet from nearest structure/building on the lot
Present land use: _____ Proposed land use _____

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:

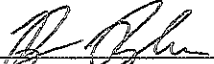
Building permit application fees shall be paid at the time the permit application is submitted to the City of Inwood. **Building permit application fee is \$25.00**

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.


Applicant signature (or Authorized Representative)

4-18-25
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 _____

City of Inwood
Building Permit Application - Site Plan

Applicant: Rick Rozeboom

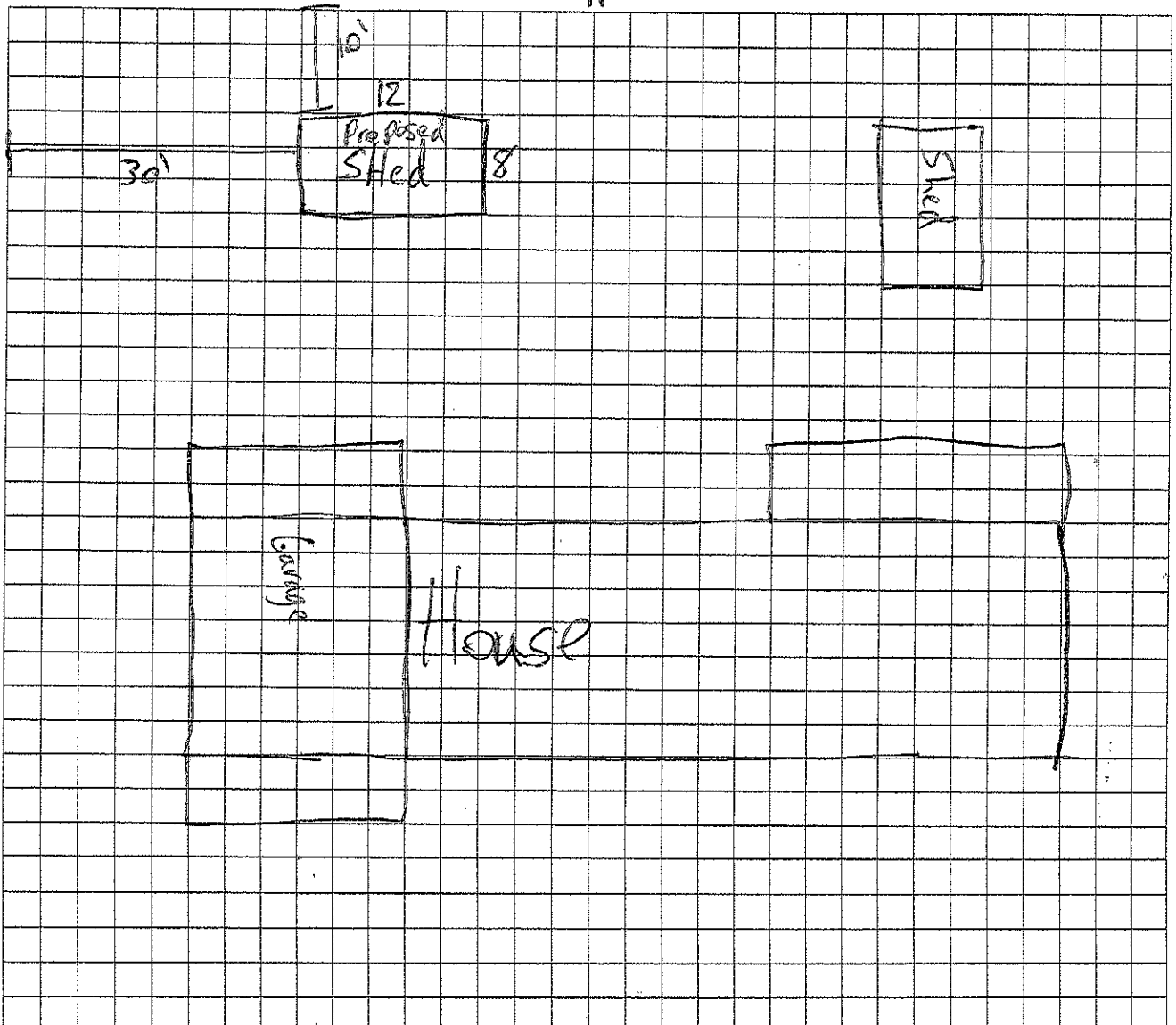
Address: 208 Rebecca Lane

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.

One square inch equals 5 feet

N



NOTICE OF PUBLIC HEARING - AMENDMENT OF CURRENT BUDGET

City of INWOOD
Fiscal Year July 1, 2024 - June 30, 2025

The City of INWOOD will conduct a public hearing for the purpose of amending the current budget for fiscal year ending June 30, 2025

Meeting Date/Time: 5/12/2025 07:00 PM

Contact: Carol Vander Koik

Phone: (712) 753-4833

Meeting Location: Council Chambers 103 S Main St

There will be no increase in taxes. Any residents or taxpayers will be heard for or against the proposed amendment at the time and place specified above. A detailed statement of: additional receipts, cash balances on hand at the close of the preceding fiscal year, and proposed disbursements, both past and anticipated, will be available at the hearing. Budget amendments are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult <https://dom.iowa.gov/local-gov-appeals>.

REVENUES & OTHER FINANCING SOURCES		Total Budget as Certified or Last Amended	Current Amendment	Total Budget After Current Amendment
Taxes Levied on Property	1	399,343	0	399,343
Less: Uncollected Delinquent Taxes - Levy Year	2	0	0	0
Net Current Property Tax	3	399,343	0	399,343
Delinquent Property Tax Revenue	4	0	0	0
TIF Revenues	5	33,754	0	33,754
Other City Taxes	6	24,377	0	24,377
Licenses & Permits	7	1,750	0	1,750
Use of Money & Property	8	7,500	0	7,500
Intergovernmental	9	121,200	0	121,200
Charges for Service	10	379,160	0	379,160
Special Assessments	11	0	0	0
Miscellaneous	12	13,800	70,000	83,800
Other Financing Sources	13	0	0	0
Transfers In	14	0	0	0
Total Revenues & Other Sources	15	980,884	70,000	1,050,884
EXPENDITURES & OTHER FINANCING USES				
Public Safety	16	42,192	2,000	44,192
Public Works	17	195,750	100,000	295,750
Health and Social Services	18	0	0	0
Culture and Recreation	19	222,165	120,000	342,165
Community and Economic Development	20	34,204	0	34,204
General Government	21	75,400	60,000	135,400
Debt Service	22	168,860	2,000	170,860
Capital Projects	23	0	300,000	300,000
Total Government Activities Expenditures	24	738,571	584,000	1,322,571
Business Type/Enterprise	25	242,180	166,000	408,180
Total Gov Activities & Business Expenditures	26	980,751	750,000	1,730,751
Transfers Out	27	0	0	0
Total Expenditures/Transfers Out	28	980,751	750,000	1,730,751
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	133	-680,000	-679,867
Beginning Fund Balance July 1, 2024	30	1,593,556	3,247,612	4,841,168
Ending Fund Balance June 30, 2025	31	1,593,689	2,567,612	4,161,301

Explanation of Changes: Amended expenditures include anticipated street improvements, increase in general operating costs, and an increase in Debt Service. Increase in Miscellaneous Revenue is donations for Culture and Recreation.

RESOLUTION NO. 11-25

RESOLUTION ADOPTING AMENDED AND RESTATED
URBAN REVITALIZATION PLAN FOR THE INWOOD
RESIDENTIAL URBAN REVITALIZATION AREA

WHEREAS, pursuant to the provisions of Iowa Code Chapter 404, by Resolution No. 14-16 adopted by the City Council in 2016, the City of Inwood, Iowa (the "City") adopted the Residential Tax Abatement Urban Revitalization Plan (the "Original Plan") for the Inwood Residential Urban Revitalization Area (the "Urban Revitalization Area" or "Area"); and

WHEREAS, the Council has previously determined that the Urban Revitalization Area within the City is a suitable revitalization area authorized by Iowa Code Chapter 404; and

WHEREAS, a proposed Amended and Restated Urban Revitalization Plan ("Amended and Restated Plan" or "Plan") has been prepared, the purpose of which is to, among other things: remove school levies from the available tax exemptions as required by recent legislative changes to Iowa Code Chapter 404 that took effect on July 1, 2024; update the assessment category applicable to multi-family projects; extend the term of the Original Plan; and limit the availability of tax exemption incentives for projects receiving incentives under the City's tax increment financing program; and

WHEREAS, after published notice was given, as required by law, the City Council held a public hearing on May 12, 2025, on the Amended and Restated Plan and considered all objections, comments, and evidence presented.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF INWOOD, STATE OF IOWA:

Section 1. That all objections received, if any, at the public hearing referred to in the preamble above are found to be without sufficient merit to warrant amending the proposed Amended and Restated Plan.

Section 2. That the proposed Amended and Restated Plan is adopted in the form attached as Exhibit 1 to this Resolution; the City Clerk is hereby directed to file a certified copy of the Amended and Restated Plan and this Resolution with the County Assessor.

Section 3. That all resolutions or parts of resolutions in conflict herewith be and the same are hereby repealed, to the extent of such conflict.

RESOLUTION NO. 12-25

RESOLUTION ADOPTING AMENDED AND RESTATED
URBAN REVITALIZATION PLAN FOR THE INWOOD
COMMERCIAL & INDUSTRIAL URBAN REVITALIZATION
AREA

WHEREAS, pursuant to the provisions of Iowa Code Chapter 404, by Resolution No. 16-16 adopted by the City Council in 2016, the City of Inwood, Iowa (the "City") adopted the Commercial & Industrial Urban Revitalization Plan (the "Original Plan") for the Inwood Commercial & Industrial Urban Revitalization Area (the "Urban Revitalization Area" or "Area"); and

WHEREAS, the Council has previously determined that the Urban Revitalization Area within the City is a suitable revitalization area authorized by Iowa Code Chapter 404; and

WHEREAS, a proposed Amended and Restated Urban Revitalization Plan ("Amended and Restated Plan" or "Plan") has been prepared, the purpose of which is to, among other things: amend and restate the Original Plan; add an additional eligibility requirement for commercial projects as required by recent legislative changes to Iowa Code Chapter 404 that took effect on July 1, 2024; extend the term of the Original Plan; and limit the availability of tax exemption incentives for projects receiving incentives under the City's tax increment financing program; and

WHEREAS, after published notice was given, as required by law, the City Council held a public hearing on May 12, 2025, on the Amended and Restated Plan and considered all objections, comments, and evidence presented.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF INWOOD, STATE OF IOWA:

Section 1. That all objections received, if any, at the public hearing referred to in the preamble above are found to be without sufficient merit to warrant amending the proposed Amended and Restated Plan.

Section 2. That the proposed Amended and Restated Plan is adopted in the form attached as Exhibit 1 to this Resolution; the City Clerk is hereby directed to file a certified copy of the Amended and Restated Plan and this Resolution with the County Assessor.

Section 3. That all resolutions or parts of resolutions in conflict herewith be and the same are hereby repealed, to the extent of such conflict.