

**INWOOD CITY COUNCIL
REGULAR SESSION**

**NOVEMBER 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 - Diagonal Street
 - c. Curb repair plan
 - d. discretionary budget
3. City Clerk Report (Carol Vander Kolk)
 - a. Overdue water bills greater than 30 days
 - b. Update on paperless billing and payments for water/sewer/trash
 - c. City government orientation packet
 - d. New resident welcome packet (hold)
 - e. Grantfinder report
4. Approval of Consent Agenda
Minutes of October 13, Oct 22, and November 1 meetings, Treasurer's report, list of bills
5. Public Comments - 6:45 - 6:55
 - a. Community Club
6. Interviews for Construction Manager at Risk for Community Center Project
 - a. 7:00 Jans Corporation
 - b. 7:40 Hoogendoorn Construction

OLD BUSINESS

1. Update on Community Center Rebuilding Project
 - a. Funding: \$4.6 million
 - b. Design committee next meeting Monday, November 17 at 4:00 pm
 - c. CAT grant Intent to File in progress
 - d. Timeline review
2. North End Subdivision progress
 - a. Lot 2 - consider offer to purchase
3. Faber Park - Shannon & Rick
 - a. Storage for nets
4. Chamber of Commerce updates - Todd Reinke, Al Hassebroek, Carol Vander Kolk (Chad)
5. Nuisance abatement - follow up on letters
6. Covered shelter house Foote Park - grant application awarded! Thank you to Lyon County Riverboat Foundation for a grant for \$37,000. Awards ceremony Thursday, Nov 13

7. City of Inwood staff apparel
8. North End/ South side TIF update
9. Ash Borer Tree Removal/tree removal in easements (hold)
10. Sidewalk Repair Plan - (January workshops)
11. City Code Review - Councilman Evans next month
12. Electric scooter ordinance

NEW BUSINESS

1. Land discussion - west and east options
2. Town Hall - date
3. Board, committee, Group reports and updates
 - a. Cub Scouts - food drive
 - b. Kids Club - location suggestions
4. Performance self evaluations completed. Council evaluations due 12-1-25
5. Contract with Iowa Pump Works
6. Discuss letter from Sheriff Brian Hilt proposing an increase for Law Enforcement Contract
currently \$25,056 annually equals \$27.00 per capita
Sheriff Hilt is proposing \$120.34 per capita - \$111,675.52 annually
7. Next meeting December 8 at 6:30 pm

Inwood City Council
October 13, 2025

Inwood City Council met in regular session on Monday, October 13, 2025 at 6:30 pm in the Council Chambers. Mayor Becca Bixler presided. Council Members present: Jordan Huyser, Mark Timmerman, Shannon Faber, Rick Rozeboom, and Chad Evans. Also present: Jamie Van Beek, Melissa Rozeboom, Scott Blom, Andre Williams, and Danielle Williams.

Jamie Van Beek presented his monthly maintenance report. He is in the process of winterizing the swimming pool, streets with new seal coat improvements have been swept, purchased a new broom for the skid loader, and has been busy with locates. Van Beek would like to purchase a used mower attachment for the skid loader. Council agreed and told Van Beek to start looking now with hopes to have one purchased by spring.

Mayor Bixler declared this the time and place for the Public Hearing for the Disposal of Property. There were no written or oral objections or comments received. Motion by Huyser, second by Rozeboom to introduce and move for adoption Resolution #25-25, Resolution Disposing of an Interest in Real Estate Owned by the City of Inwood. Be it Resolved by the City Council of the City of Inwood, Iowa: that the City Council hereby sells to Oakhurst Properties, LLC, Lot 1 of North End Subdivision, City of Inwood. AYES: Rozeboom, Evans, Huyser, Faber, and Timmerman. NO: none. Resolution #25-25 passed and approved.

Motion by Evans, second by Timmerman to approve the Consent Agenda which included minutes of the September 8 and October 1 meetings, Treasurer's report, and list of bills for payment. Carried 5-0.

Alliance Comm	Telephone	\$ 36.05
Badger Meter	Service Fee	417.57
Becca Bixler	Mileage, meals	435.19
C&S Homebuilders	Shelter house	7350.00
Century Business	Contract fee	49.67
Dan's Electric	Repairs	79.32
DGR	Engineering	5048.72
Foundation Lab	Lab tests	30.00
H&H Repair	Repairs	142.71
Herm's Sanitation	Garbage	7505.00
IAMU	Safety Group	1193.73
Inwood Hatchery	Suspend	79.50
Iowa One Call	Locates	24.30
Iowa Prison	Signs	930.38
IPERS	Payroll	2677.40
Lil Chubs	Fuel	187.22
Lyon Rural Water	Water	6440.90
New Tec	Broom	1219.43
Oak Street Station	Fuel	465.80
One Office	Paper	55.90
Postmaster	Postage	200.08
Richarz Repair	Repairs	167.50

Road Guy	Seal coat	74211.75
Sanitation Products	Repairs, brooms	1052.56
Select Concrete	Concrete	10150.00
True Value	Supplies	374.28
Treas - Iowa	Sales tax, w/hold	3627.51
US Treas	Payroll	4090.20
West Lyon Herald	Publications	799.54
Woods Fuller	Legal fees	2252.59
A&B Business	Library fee	103.03
Alliance Comm	Library phone	83.64
Baker & Taylor	Books	158.86
Barnes & Noble	Books	123.87
Business Card	Books, supplies	190.42
Laura Olson	Class, mileage	59.90
Our Iowa	Renewal	39.98

Scott Blom visited with Council Members about developing property on the south side of Highway 18 for Commercial lots. There was much discussion and more details need to be considered and researched. Blom will meet with Council again.

Andre and Danielle Williams met with Council to discuss an on-going situation with a neighbor.

Bixler updated Council Members on the process to contract with a Construction Manager at Risk for the new community center. Nine contractors submitted Statements of Qualifications and 7 were chosen to submit proposals which are due by October 27.

The raffle winner for the Kubota Side by Side will be drawn, Saturday, October 25th at the Fall Festival.

The shelter house for Faber Park has been completed. The park has been used often this summer and is a great addition to our community.

Council discussed filling the Deputy Clerk position. There were 30 applicants and it was a tough decision. Motion by Huyser, second by Rozeboom to hire Travis Mullinix for the full time position. Carried 5-0.

Council reviewed an Addendum to the Northwest Iowa Safety Group contract. Inwood is a member of the safety group and Safety Director conducts monthly training safety classes. The Addendum change provides that any party may withdraw from the Agreement on an annual basis no later than July 1, with a withdrawal date of January 1st. Motion by Rozeboom, second by Timmerman to approve the Addendum. Carried 5-0.

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

Carol Vander Kolk
City Clerk

Inwood City Council
October 22, 2025

Inwood City Council met in special session on Wednesday, October 22, 2025 at 5:45 pm in the Council Chambers. Mayor Becca Bixler presided. Council Members present: Shannon Faber, Mark Timmerman, Jordan Huyser, and Rick Rozeboom. Also present: Scott Blom, Gary Kurth, Andy Koedam, Rylie Koedam, and Jamie Van Beek.

Purpose of the meeting was to discuss a possible land development. Scott Blom has been working with Galen Vande Vegte to purchase 25 acres of ag land on the south side of Highway 18 west of the Inwood water tower. This area is not in the city limits and annexation will be considered.

Gary Kurth, DGR Engineering, presented cost estimates for infrastructure. Included in his estimates were water, sewer, and streets. Ideas suggested: drive over curb for easy access, a turn-around instead of an entrance from Highway 18 on the west side allowing an area for larger trucks to turn around easily, possibly change the entrance on the east side of the property to the west side or possibly one entrance through the middle of the property. Storm sewer was also discussed, hoping for storm water drainage on the surface as much as possible.

Gary Kurth mentioned that developers usually cover the cost of infrastructure improvements. It needs to look right to the public.

Scott Blom, Andy Koedam, and Joel Leusink each want a few acres for their businesses. Blom suggested an LLC with the 3 investors. Blom will move forward with the land purchase through his corporation B&G Concrete Construction.

Discussion will continue at another meeting.

Motion by Rozeboom, second by Timmerman to approve a building permit application for Oakhurst Properties for an apartment building. Carried 4-0.

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

Carol Vander Kolk
City Clerk

Inwood City Council
November 1, 2025

Inwood City Council met in Special Session on Saturday, November 1, 2025 at 8:00 am in the Council Chamber. Mayor Becca Bixler presided. Council Members present: Shannon Faber, Mark Timmerman, Jordan Huyser, Rick Rozeboom, and Chad Evans.

Purpose of the meeting was to discuss progress for the North End Subdivision. The first discussion was the grinder pumps necessary for Lots 2, 3, and 4 & 5 to send their sanitary sewer waste to the sanitary sewer force main. Estimated cost of a grinder pump is \$14,000, much higher than expected. Buyers were not aware of the need for a grinder pump before they purchased the lots. Council Members agreed to cover the cost of a grinder pump for Lots 2, 3, and 4 & 5.

The next discussion was a stump graveyard discovered when excavation of Lots 4 & 5 began. In 2021 City of Inwood contracted with Sioux Valley Construction to remove several Aus trees on the west side of the North End Subdivision. The plan at that time was to have Mueller Pallets grind the trees and Mueller Pallets would receive the wood chips. Mueller Pallets does not grind stumps. Sioux Valley Construction was told to bury the stumps in the area that is not platted as Lot 5. Lots 4 & 5 have been sold to Emily and Lukas De Jager. When De Jagers started excavation for their new building, the stump graveyard was discovered. It is not advisable to build on this area. Two options were considered. Refund the purchase price of Lot 5 to Emily De Jager, \$20,000 or contract with Sioux Valley Construction to remove the stumps and fill and pack the area to make Lot 5 usable. Much better for City and for De Jagers to make Lot 5 usable. Sioux Valley Construction estimated the cost to remove the stumps at \$15,000. Council Members agreed to have the stumps removed. Council Members also agreed to cover the cost of the excavation already completed by Sioux Valley Construction on Lots 4 & 5. The proposed building will be moved to the west. Cost of excavation work completed is estimated at \$5000.

Erika Curiel and Rodrigo Lopez have offered to purchase Lot 2 for \$25,000. The asking price was set at \$30,000. Suggestion: the couple can purchase Lot 2 for \$30,000 and the City will pay for the grinder pump, or purchase for \$25,000 and the cost of the grinder pump would be paid by the buyers.

South side commercial development - Scott Blom moved forward with the purchase of 25 acres from Galen Vande Vegte. Rozeboom was asked by Joel Leusink what the City will put into the development. Bixler has been advised that the City should not purchase the land and should not pay for development. The area could be a TIF area and a TIF Rebate agreement set up with the property owners.

Proposals for Construction Manager at Risk for the community center project were received and have been reviewed by Oleson & Hobbie. Seven contractors submitted proposals. Council would like to interview the top two, Jans Corporation and Hoogendoorn Construction at the next Council meeting.

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

Carol Vander Kolk
City Clerk

TREASURER'S REPORT
CALENDAR 10/2025, FISCAL 4/2026

ACCOUNT TITLE	LAST MONTH END BALANCE	RECEIVED	DISBURSED	CHANGE IN LIABILITY	ENDING BALANCE
001 GENERAL	2,309,422.76	163,172.84	26,026.68	223.95	2,448,192.50
002 COMMUNITY CENTER OPERAT	227,516.81	.12	1,434.50	340.00	226,422.43
003 ARPA - AMERICAN RESCUE	.00	.00	.00	.00	.00
005 LIBRARY	12,636.88-	1,910.63	3,230.28	50.00	15,306.16-
110 ROAD USE TAX	215,846.30	10,366.86	84,498.14	107.00	141,822.02
112 EMPLOYEE BENEFITS	33.80	9,908.14	2,038.65	.00	7,903.29
121 LOCAL OPTION SALES TAX	175,250.88	14,667.29	.00	.00	189,918.17
125 TIF FUND	31,334.48	.00	.00	.00	31,334.48
200 DEBT SERVICE	7,367.95	32,234.23	.00	.00	39,602.18
301 CAPITAL PROJECTS	221,506.07	.00	.00	.00	221,506.07
302 GYM PROJECT	94,264.48-	.00	4,262.50	.00	98,526.98-
600 WATERWORKS	49,843.08	20,794.12	8,657.09	.00	61,980.11
601 WATER SINKING	.00	.00	.00	.00	.00
602 WATER CAP PROJECTS	157,575.85	6,604.66	.00	.00	164,180.51
610 SEWER UTILITY	110,794.30	15,691.33	9,340.99	224.05	117,368.69
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	3,436,590.92	275,350.22	139,488.83	945.00	3,573,397.31

REVENUE REPORT
CALENDAR 10/2025, FISCAL 4/2026
PCT OF FISCAL YTD 33.3%

ACCOUNT NUMBER	ACCOUNT TITLE	BUDGET ESTIMATE	MTD BALANCE	YTD BALANCE	PERCENT RECD	UNCOLLECTED
	GENERAL TOTAL	424,340.00	163,172.84	280,569.55	66.12	143,770.45
	COMMUNITY CENTER OPERATIN TOTA	1,500.00	.12	4,221.73	281.45	2,721.73-
	ARPA - AMERICAN RESCUE TOTAL	.00	.00	.00	.00	.00
	LIBRARY TOTAL	16,400.00	1,910.63	1,958.14	11.94	14,441.86
	ROAD USE TAX TOTAL	107,000.00	10,366.86	45,397.57	42.43	61,602.43
	EMPLOYEE BENEFITS TOTAL	25,000.00	9,908.14	12,189.14	48.76	12,810.86
	LOCAL OPTION SALES TAX TOTAL	23,000.00	14,667.29	54,722.90	237.93	31,722.90-
	TIF FUND TOTAL	.00	.00	.00	.00	.00
	DEBT SERVICE TOTAL	84,400.00	32,234.23	39,602.18	46.92	44,797.82
	CAPITAL PROJECTS TOTAL	.00	.00	.00	.00	.00
	GYM PROJECT TOTAL	.00	.00	.00	.00	.00
	WATERWORKS TOTAL	117,400.00	20,794.12	70,337.20	59.91	47,062.80
	WATER SINKING TOTAL	.00	.00	.00	.00	.00
	WATER CAP PROJECTS TOTAL	47,000.00	6,604.66	25,065.71	53.33	21,934.29
	SEWER UTILITY TOTAL	130,900.00	15,691.33	59,174.72	45.21	71,725.28
	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	275,350.22	593,238.84	60.72	383,701.16
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BUDGET REPORT
CALENDAR 10/2025, FISCAL 4/2026
PCT OF FISCAL YTD 33.3%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	MTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	GENERAL TOTAL	324,156.00	26,026.68	377,347.93	116.41	53,191.93-
	COMMUNITY CENTER OPERATIN TOTA	10,000.00	1,434.50	5,804.50	58.05	4,195.50
	ARPA - AMERICAN RESCUE TOTAL	.00	.00	.00	.00	.00
	LIBRARY TOTAL	59,524.00	3,230.28	15,914.67	26.74	43,609.33
	ROAD USE TAX TOTAL	108,000.00	84,498.14	127,793.80	118.33	19,793.80-
	EMPLOYEE BENEFITS TOTAL	27,320.00	2,038.65	10,956.77	40.11	16,363.23
	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	4,262.50	41,093.70	.00	41,093.70-
	WATERWORKS TOTAL	96,640.00	8,657.09	53,890.34	55.76	42,749.66
	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	9,340.99	28,219.42	101.51	419.42-
	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	139,488.83	661,021.13	67.27	321,603.87
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BUDGET REPORT
CALENDAR 10/2025, FISCAL 4/2026
PCT OF FISCAL YTD 33.3%

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	82,690.31	123,014.39	125.08	24,664.39-
	OLD ROADS, BRIDGES, SIDEW TOTA	.00	.00	.00	.00	.00
	STREET LIGHTING TOTAL	16,800.00	1,494.74	5,971.66	35.55	10,828.34
	TRAFFIC CONTROL & SAFETY TOTA	500.00	930.38	930.38	186.08	430.38-
	SNOW REMOVAL TOTAL	3,000.00	187.22	2,124.15	70.81	875.85
	GARBAGE TOTAL	68,800.00	7,551.18	30,340.53	44.10	38,459.47
	PUBLIC WORKS TOTAL	187,450.00	92,853.83	162,381.11	86.63	25,068.89
	LIBRARY SERVICES TOTAL	63,924.00	3,579.17	17,416.42	27.25	46,507.58
	PARKS TOTAL	50,950.00	11,389.15	36,351.88	71.35	14,598.12
	BALL PARK TOTAL	500.00	20.52	165.21	33.04	334.79
	CEMETERY TOTAL	600.00	.00	.00	.00	600.00
	COMMUNITY CENTER TOTAL	12,400.00	1,679.67	6,796.50	54.81	5,603.50
	POOL TOTAL	75,050.00	546.09	74,275.32	98.97	774.68
	CULTURE & RECREATION TOTAL	203,424.00	17,214.60	135,005.33	66.37	68,418.67
	ECONOMIC DEVELOPMENT TOTAL	450.00	.00	680.00	151.11	230.00-
	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	680.00	151.11	230.00-
	MAYOR & COUNCIL TOTAL	14,800.00	361.12	4,246.20	28.69	10,553.80
	CLERK TOTAL	25,420.00	3,478.92	10,886.09	42.82	14,533.91
	ELECTIONS TOTAL	.00	.00	.00	.00	.00
	LEGAL SERVICES & CITY ATN TOTA	5,000.00	2,252.59	3,795.18	75.90	1,204.82
	CITY HALL/GEN BLDGS TOTAL	11,800.00	1,067.19	4,368.71	37.02	7,431.29
	TORT LIABILITY TOTAL	38,000.00	.00	38,019.00	100.05	19.00-
	GENERAL GOVERNMENT TOTAL	95,020.00	7,159.82	61,315.18	64.53	33,704.82
	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 10/2025, FISCAL 4/2026

PCT OF FISCAL YTD 33.3%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	MTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	PARKS TOTAL	.00	4,262.50	41,093.70	.00	41,093.70-
	POOL TOTAL	.00	.00	.00	.00	.00
	CAPITAL PROJECTS TOTAL	.00	.00	178,436.05	.00	178,436.05-
	CAPITAL PROJECTS TOTAL	.00	4,262.50	219,529.75	.00	219,529.75-
	WATER TOTAL	187,240.00	8,657.09	53,890.34	28.78	133,349.66
	SEWER TOTAL	90,100.00	9,340.99	28,219.42	31.32	61,880.58
	STORM WATER TOTAL	.00	.00	.00	.00	.00
	ENTERPRISE FUNDS TOTAL	277,340.00	17,998.08	82,109.76	29.61	195,230.24
	TRANSFERS OUT TOTAL	.00	.00	.00	.00	.00
	TRANSFER OUT TOTAL	.00	.00	.00	.00	.00
	TOTAL EXPENSES	982,625.00	139,488.83	661,021.13	67.27	321,603.87