

Atlantic City Council met in regular session in the Council Chambers at City Hall with Mayor Garrett presiding. Council members present were Emily Kennedy (Ward 1), Jim Behrens (Ward 2), Mike McDermott (Ward 3), Shawn Sarsfield (Ward 4), Dana Halder (Ward 5), Gerald Brink (At-Large), and Elaine Otte (At-Large). Absent: None. Also present: Administrator John Lund, Clerk Laura McLean.

Motion by McDermott; second by Sarsfield to approve agenda. All ayes. Motion carried.

Council recited the Pledge of Allegiance.

Motion by McDermott; second by Brink to approve consent agenda as follows:

Minutes of January 22, 2025, City Council Meeting.

Class E Retail Alcohol License and Change of Ownership – Hy-Vee Wine & Spirits

Class B Retail Alcohol License:

Hy-Vee Food Store (and Change of Ownership).

Dollar General.

Glass & Metal Devices Permit

Tobacco Vape Store, Inc.

Atlantic Liquor.

Tree Trimmer Permit – AA Tree Service LLC.

Bills: \$173,979.12

City Clerk Laura McLean explained that the Glass and Metal Devices Permit is new for 2025. It allows permitted tobacco vendors to sell smoking devices with glass and/or metal components. All ayes: motion carried.

Public Forum. There were no speakers.

Swearing in of Atlantic Police Officer Christian Holzapfel. Officer Holzapfel was rehired in January.

Motion by McDermott; second by Behrens to approve **the Third Reading of Ordinance No. 1048 “Vacating the Street Located Between 3009 Palm Street and 3101 Palm Street in the City of Atlantic, Iowa.”** Motion unanimously passed by roll call vote.

Motion by Brink; second by Halder to approve the **Second Reading of Ordinance No. 1049 “An Ordinance Amending the Code of Ordinances of the City of Atlantic, Iowa, by Amending Chapter 165, Zoning Regulations.”** Motion unanimously passed by roll call vote.

Motion by Kennedy; second by Sarsfield to approve **Resolution #05-25 “Adopting a Policy for the Parks & Recreation Department Regarding Donations, Relocations, and Removals.”**

Motion by McDermott; second by Brink to approve **Resolution #06-25 “Adopting a Policy for The Rental of Park Shelters.”** The main policy change is that shelters will no longer be available for half day rental. This policy will be reviewed for 2026. Motion unanimously passed by roll call vote.

Motion by Behrens; second by Halder to **approve Resolution #07-25” Authorizing and Approving a Loan Agreement, providing for the Issuance of a \$780,000 General Obligation Corporate Purpose Note, Series 2025A and Providing for the Levy of Taxes to Pay the Same.”** Motion unanimously passed by roll call vote.

#### Review and Recommendation of Options for City-Wide Cleanup.

The Council spoke about different options to implement a clean-up day that would maximize effectiveness for citizens while not overburdening city staff or the budget. Lund suggested that a committee should speak to the Streets Department Head to determine the best strategy. Beautification Committee will meet next week.

#### Administrator's Report.

- 2025 Bond B – Additional Street Cost Estimates.
  - Lund requested that the Council decide on the scope of the project tonight so the City can make the pre-levy deadline for the Streets and ambulance purchases.
  - Council agreed that paving Iowa Ave should not be part of this project.
- The EMS levy begins in October. The cost estimate for the new ambulance is \$450K/\$500K, amortized over five years; \$60K/month from July-October 2025, paid for with debt service.
- If the City no longer had to pay for the Communications Center, which is around \$138K/year, would those funds automatically be designated for the Police Department? Lund said if that were to occur, it would be up to the Council how those funds were used.

Motion by McDermott to authorize a project to pave Chestnut/Commerce for \$1.3M plus \$400K with concrete; second by Kennedy. Motion unanimously passed by roll call vote.

- Lund met with County Auditor Somers to confirm the City's budget schedule. The public hearing on the tax levy will be held on Wednesday, March 26<sup>th</sup>, 2025, at 5:00 pm.
- Otte volunteered to help with the county's 5-2-1-0 project.

#### Mayor's Report.

Students from Iowa State will be coming February 17 to begin design plans for Bull Creek.

#### City Council Reports.

- Behrens: Fire meeting.
- Otte: Personnel & Finance Committee; Planning & Zoning working on definitions in zoning code. Comprehensive Plan Committee wants to get at least 600 surveys; they have 225 so far.

#### Vision Atlantic Presentation, Discussion & Recommendation on Funding for the YMCA Expansion

- Christina Bateman, President of Vision Atlantic, said that they are requesting at least \$2.5M in FY26 and then discuss later how the City can contribute another \$3.77M.
  - Dan Haynes, Executive Director of the YMCA, said that the Y membership has plateaued. Atlantic's population is stagnant or falling so changes must be made. Most facilities similar to Atlantic's serve around 20% of the population to do physical activity. In 2021 the Y conducted research within a 40-mile radius asking what else people wanted, and they said they would come to the Y for some of these new amenities.
  - Bateman showed an architectural animation of the renovated Y.
  - The Council asked several questions about the scope of the renovations to the Y. There will be one added pickleball court, located outside. The Y's indoor pool will have no changes. There will be a movie theater/lecture hall, new offices, and increased space for socializing.
  - Bateman said there will never be a greater opportunity to impact our community than right now. VA is fully nonprofit; none of the volunteers will benefit directly. All of them and the Y board have given leadership gifts.
- According to Lund, an \$80K debt payment has just been paid off. Shifting that money to Vision Atlantic would cover half of the \$2.5M, then the City would need to adjust the LOST distribution. This would make things tighter but not a deficit situation, and there is a case to be made that LOST will increase with all this construction going on for the next few years, so there should be no immediate effect on the taxpayers.

- Lund said that currently he is considering the \$2.5M as a “pure revenue debt” but depending on the Council's choices, it could require a referendum.
- Property taxes won't be part of the \$2.5M; for any taxes currently being abated, those schedules will continue.
- Haynes mentioned that this project is cutting edge for YMCAs. He and Bateman will present it at the regional and national Y conferences this year.
- The Council's consensus was to discuss this further at the February 11 budget workshop.

Order to Enter Exempt Session Pursuant to Iowa Code Section 20.17(3) Providing for the Strategy Meetings of Public Employers for Collective Bargaining.

Motion by Sarsfield to enter exempt session at 7:17 pm; second by McDermott. All ayes: motion carried.

Motion by Kennedy; second by Halder to close exempt session at 7:43pm. All ayes: motion carried.

Motion by Sarsfield; second by Kennedy to move into open session. All ayes: motion carried.

Other business: Beautification Committee will meet Tuesday, February 11<sup>th</sup> at 4:00 pm. Council will meet in special session on Tuesday, February 11<sup>th</sup> at 5:00 pm for budget discussions.

The next regular City Council meeting will be held on Wednesday, February 19<sup>th</sup>, 2025.

Motion by Brink; second by Halder to adjourn at 7:47 pm. All ayes. Motion carried.

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Grace N. Garrett, Mayor

ATTEST: \_\_\_\_\_  
 Laura McLean, City Clerk