

DRAFT

CITY OF ATLANTIC COUNCIL MEETING
5:30 pm, August 6, 2025

Atlantic City Council met in regular session in the Council Chambers at City Hall with Mayor Pro Tem Elaine Otte presiding. Other Council members present were Emily Kennedy (Ward 1), Jim Behrens (Ward 2), Mike McDermott (Ward 3), Shawn Sarsfield (Ward 4), Dana Halder (Ward 5), and Gerald Brink (At-Large). Absent: Mayor Grace Garrett. Also present: City Administrator John Lund, City Engineer Dave Sturm.

Motion by McDermott; second by Kennedy to approve agenda as amended (total bills \$579,334.72). All ayes: motion passed.

Motion by Brink; second by Sarsfield to approve consent agenda:

- Minutes of the July 16, 2025, City Council Meeting.
- Class B Retail Alcohol License – Hy-Vee Food Store.
- Class C Retail Alcohol Permit – 5 Days with Outdoor Service – SHIFT-ATL.
- Class C Retail Alcohol Permit – 5 Days with Outdoor Service – Chamber of Commerce (Smackdown)
- Class C Retail Alcohol Permit – 5 Days with Outdoor Service – Chamber of Commerce (Bash at the Ballfields)
- Special Class C Retail Alcohol License with Outdoor Services – Winetime LLC. (Pool)
- Special Class C Retail Alcohol License with Outdoor Services – Winetime LLC. (Produce in the Park: August 7, 2025, August 14, 2025, August 21, 2025.)
- Bills: \$579,334.72

All ayes: motion passed.

Public Forum.

Dennis Daniel spoke about his project, Operation Front Porch, to support the 1800 Iowa National Guard deployed overseas. Having experienced the loneliness of overseas service, he is working on initiatives to support the Cass County troops directly. He encourages Atlantic to display a yellow ribbon on every property to show awareness and solidarity.

Swearing in of Officer Scott Wiersma to the Atlantic Police Department.

Officer Wiersma joined the department in July, following several years of law enforcement experience with the Hudson Police Department. Originally from Sibley, Wiersma graduated from the satellite police academy at Hawkeye Community College in 2018. He and his wife Chrissi have four sons.

Motion by Kennedy; second by Sarsfield to approve RESOLUTION #55-25 “SETTING THE FY 2026 COMPENSATION FOR THE POLICE DEPARTMENT SECRETARY-DISPATCHER POSITION.” Motion passed unanimously by roll call vote.

Motion by Sarsfield; second by Halder to approve RESOLUTION #56-25 “APPROVING A NEW PROFESSIONAL SERVICES AGREEMENT WITH BARB BARRICK FOR CITY CLERK CONSULTING SERVICES.” Motion passed unanimously by roll call vote.

Motion by McDermott; second by Brink to approve the Third & Final Reading of ORDINANCE NO. 1060 “AMENDING THE CODE OF ORDINANCES OF THE CITY OF ATLANTIC, IOWA, BY AMENDING SECTION 70.03 ‘PARKING VIOLATIONS: ALTERNATE.’” Motion passed unanimously by roll call vote.

Presentation, Discussion, and Recommendation Regarding the Easement Request by Rob Stamp.

Planning & Zoning reviewed this request and recommended approval. Stamp will pay any costs incurred.

Motion by Kennedy; second by Halder to approve RESOLUTION #57-25 “SETTING THE DATE FOR A PUBLIC HEARING FOR AUGUST 20, 2025, ON A PROPOSED ORDINANCE VACATING THAT PORTION OF THE RIGHT-OF-WAY LOCATED BETWEEN 401 LAUREL ST. 405 LAUREL ST., AND 411 LAUREL ST., IN THE CITY OF ATLANTIC, IOWA.” Motion passed unanimously by roll call vote.

Review of the 2024-2026 CIP Project List and Financing Resources.

The 10-Year Capital Improvement Plan approved by the City Council this past April had \$1,084,673 in Street Projects for FY 2027. However, due to several projects shifting timelines and the Street Department’s overachievement in completing crack sealing projects, the cost for scheduled street improvements for next summer has fallen by \$793,034.86 to \$291,638. In addition, the budget was very conservative in estimating construction cost inflation and the price of concrete in particular is much lower than forecast. Assuming no major change orders, a surplus of around \$848,000 should exist in the FY 2024-2026 CIP Fund.

Discussion Relating to the Possible Addition of Iowa Avenue to the 2024-2025 CIP Project List.

Iowa Avenue, a gravel road which runs alongside Schildberg Campground and Recreation Area, generates a lot of complaints and requests for improvement. If paving Iowa Avenue were added to the Project List, Sturm said it would add \$250-300K to the Downtown Streets Project so the projected surplus in the FY24-26 CIP Fund would fall to around \$583,000. Snyder & Associates has already done the assessment. The Streets Department would do the shouldering while the Downtown Streets contractor would add the asphalt overlay. Sturm said this way the project would cost half what it would otherwise. He recommended tabling the change order until he can bring actual cost numbers to the Council.

Motion by McDermott; second by Sarsfield to table CHANGE ORDER #2 FOR THE DOWNTOWN STREET PROJECT, MAKING THE ADDITION OF IOWA AVENUE TO THE LIST OF PROJECTS. All ayes: motion passed.

Motion by Behrens; second by Halder to approve PAY APPLICATION #1 TO TK CONCRETE FOR THE WEST 22ND STREET PROJECT FOR \$326,965.17. Sturm said the storm sewer piping is done but the rest of the work is off schedule due to the wet summer weather. The City can request up to 80% reimbursement from DOT for this project. Motion passed unanimously by roll call vote.

Motion by Kennedy; second by McDermott to approve PAY APPLICATION #1 TO OMNI ENGINEERING FOR THE DOWNTOWN STREET IMPROVEMENT PROJECT FOR \$107,659.08. Motion passed unanimously by roll call vote.

Review of Potential Easements Across the Palm Street Right-of-Way for the Atlantic Golf and Country Club.

Lund explained that because the Country Club property occupies two parcels on opposite sides of Palm Street, they would require two separate liquor licenses in order to serve alcoholic beverages on their golf course. Approving the easement would simplify the process for everyone.

Motion by Sarsfield; second by Behrens to approve RESOLUTION NO. 58-25 "ORDER SETTING THE DATE FOR PUBLIC HEARING ON AUGUST 20, 2025, FOR CONVEYANCE OF EASEMENTS OVER PALM STREET TO THE ATLANTIC GOLF & COUNTRY CLUB." Motion passed unanimously by roll call vote.

Administrator's Report.

- Lund reported that he completed the zoning survey for the Assessor to update the maps.
- Revocation Certification for public works union submitted process proceeds.
- For Vision Atlantic, Lund completed \$14.22M in new residential building permits.
- County Auditor Somers is reviewing Lund's questions about the correct amount for the City to be reimbursing the TIF developers.
- Lund spoke to Mary Strong about the Natural Grasses and Flowers grant from IDALS. It's unclear at this point how much of the plantings along Bull Creek are from IDALS seeds and how much is weed overgrowth. Lund is working with Parks Coordinator Christensen to make a plan.
- Council member Otte has been appointed to the 19-member Iowa League of Cities Executive Board.

City Council Reports.

- Behrens: AMU discussed increasing water production by 50%. Cass Emergency Management, 911, and Public Safety all discussed emergency alert procedures following the Texas floods.
- Sarsfield: P&FC discussed employee performance reviews; public safety.
- Otte: Legislative updates from the League of Cities; Bull Creek task force; P&FC. YMCA has done a fantastic job managing the City pool this summer.
- Halder: Landfill has a new administrator. YMCA Board. He asked Christina Bateman for an update on Vision Atlantic. They have \$23.6M in signed pledges and the Lakin Foundation Fund earned \$1.17M in interest, so they still need \$4.5M in signed pledges by December. She said the first contractor is ready to begin in August, working on duplexes and condos.
- Brink: P&FC; Landfill

The next City Council meeting will be held on Wednesday, August 20, 2025, at 5:30 pm.

Motion by Sarsfield; second by Kennedy to adjourn at 6:28 pm. All ayes.

Elaine K. Otte, Mayor Pro Tem

ATTEST: _____
Laura McLean, City Clerk

CITY OF ATLANTIC CLAIMS	JULY 17-AUGUST 6, 2025	
VENDOR	ITEM/S	COST
3 MEWHIRTERS TILING INC	NEW GENERATOR AT FIRE STN	\$ 382.60
ACCESS SYSTEMS MN	JULY CONTRACT & QUARTERLY OVER	\$ 211.06
ACCESS SYSTEMS DALLAS (2)	CH/STREETS COPIERS	\$ 537.61
ACCO UNLIMITED (5)	CHEMICALS, POOL	\$ 4,574.53
AFFINITY NETWORK, INC	TELCOM	\$ 19.52
AFLAC (2)	AFLAC-AFTER TAX	\$ 416.34
ALLIANT ENERGY (2)	GAS UTILITY	\$ 51.01
AMANDA MCENTAFFER	DRIVING TO HARLAN	\$ 46.20
AMAZON (5)	OFFICE, ETC	\$ 1,444.74
AMERICAN FIRE PROTECTION	10 FIRE EXTING	\$ 950.00
AMERICAN TEST CENTER	ANNUAL SAFETY INSPECTION	\$ 960.00
ARNOLD MOTOR SUPPLY (4)		\$ 88.06
ATLANTIC AG & AUTO	OIL FILTER, INTERCHANGE	\$ 53.26
ATLANTIC AREA CHAMBER OF	MONTHLY CONTRIBUTION	\$ 7,725.00
ATLANTIC BOTTLING CO (2)	POOL CONCESSIONS	\$ 341.11
ATLANTIC MUNICIPAL UTIL (4)	WATER USAGE 3RD ST PL COMM	\$ 2,334.16
ATLANTIC NEWS TELEGRAPH	PUBLISHING COSTS	\$ 1,263.24
AXA EQUITABLE (4)	AXA EQUITABLE	\$ 977.89
BANKERS BANK (5)	CREDIT CARD CHARGES	\$ 2,158.34
BRENDEN CASEY	CLOTHING	\$ 145.48
BROWN ELECTRIC (2)	SKATEPARK, POOL REPAIRS	\$ 263.35
CASS ATLANTIC DEVELOPMENT	MONTHLY CONTRIBUTION	\$ 3,975.00
CASS COUNTY ANIMAL CLINIC	SHELTER ANIMAL SERVICES	\$ 459.19
CENTURY LINK (2)	TELEPHONE	\$ 384.28
COLLECTION SERVICES CENT	GARNISHMENT	\$ 207.00
CORE-MARK MIDCONTINENT(4)	POOL CONCESSIONS	\$ 2,630.01
CRARY HUFF LAW FIRM	LEGAL RETAINER	\$ 500.00
DAN VARGASON	FIREWORKS SHOW	\$ 999.99
DOG WASTE DEPOT	PARK BAGS	\$ 289.77
DONALD LAPPE	MONTHLY PENSION PAYOUT	\$ 2,090.13
DUSTIN PIEKEN	ADVANCE/FREEDOM FEST FOAM	\$ 240.00
ECHCO CONCRETE LLC (6)	CONCRETE	\$ 7,431.00
EFTPS (3)	FED/FICA TAX	\$ 40,091.91
FEDEX	SHIPPING	\$ 17.26
HENNINGSSEN CONST.	COLD PATCH	\$ 280.00
HY VEE	WTP SUPPLIES	\$ 156.05
ICAP INSURANCE	ANNUAL POLICY	\$ 322,488.00
IOWA ONE CALL	LOCATES	\$ 97.40
IOWA STATE RESERVE LAW	RESERVE TRAINING	\$ 50.00
IPERS (4)	IPERS	\$ 38,887.89
KIRK KNUDSEN	CLOTHING	\$ 32.06
LIBERTY NATIONAL LIFE INS (2)	LIBERTY AFTER T	\$ 13.00

LINCOLN FINANCIAL GROUP	LINCOLN ANNUITY	\$ 1,834.38
LITTLE COBBLER	PATCHES	\$ 54.06
LOGAN CONTRACTORS SUPPLY	FOR CONCRETE SAW	\$ 108.58
MCATEE TIRE	SKID LOADER	\$ 1,200.00
MEDIACOM (2)	INTERNET/PHONE	\$ 358.82
MELISSA JOHNSON	3 WEEKS	\$ 1,350.00
MET LIFE	SUPPLEMENTAL COVERAGES	\$ 4,238.73
MISSION COMMUNICATIONS	LIFT STN CONTRACTS	\$ 1,042.20
NISHNA VALLEY CYCLE	HONDA GENERATOR SVC	\$ 101.70
ODP BUSINESS SOLUTIONS	PAPER AND SUPPLIES	\$ 163.04
O'REILLY AUTO PARTS	ENGINE HOIST	\$ 319.99
OTTO & LORENCE LAW FIRM	LEGAL RETAINER	\$ 2,500.00
PERRY'S WINDOW SERVICE	CATV MONTHLY	\$ 15.00
POMPS TIRE SERVICE, INC	2 TRUCK TIRES	\$ 334.54
PRO TRACK & TENNIS, INC	TENNIS COURT REPAIR REMAINDER	\$ 34,836.00
QUADIENT LEASING USA INC	CITY HALL POSTAGE MACHINE	\$ 164.97
RICCI SPRIGGS	CATV RENT	\$ 400.00
RICHTER & SON TOWING INC	TOWING, STORAGE	\$ 275.00
SCHILDBERG CONST. CO.	CLASS A ROCK	\$ 122.85
SNYDER & ASSOCIATES INC	W 22ND ST IMPVMTS	\$ 6,457.00
SNYDER & ASSOCIATES INC	2025 STREET IMPVMT	\$ 5,140.80
SNYDER & ASSOCIATES INC	2025 CONCRETE PROJ	\$ 23,392.00
SOLUTIONS INC (2)	MS EXCHANGE	\$ 983.37
STATE PAYROLL TAX (4)	STATE TAX	\$ 6,378.85
STRYKER (2)	AMBULANCE EQPT	\$ 5,775.30
SWIPCO	CDBG WATER SYSTEM COSTS	\$ 31.00
THE WHITNEY GROUP	HOTEL WHITNEY TIF DIST 302,303	\$ 18,267.63
TN BLEU CONGLOMERATE LLC	RESILIENCE TRAINING X2	\$ 12,000.00
ULTIMATE LAWN & POWER (3)	HUSTLER BLADES	\$ 231.00
UNITYPOINT CLINIC-OCCUPAN	MRO SERVICES	\$ 84.00
UV SALES LLC	QUARTZ SLEEVE FLARED	\$ 1,325.00
VANTAGEPOINT TRANSFER	ICMA	\$ 823.50
VERIZON WIRELESS	CITY PHONE/MOBILE	\$ 892.23
VISUAL EDGE IT INC.	KYOCERA COPIER	\$ 90.86
W & S APPLIANCE	POOL CONCESSION DEEP FREEZER	\$ 650.00
XTREME AUTO (2)	TIRES, CAR 269	\$ 426.88
ZELLMER FARMS	SCHILD PLAYGROUND MULCH	\$ 702.00
	CLAIMS TOTAL	\$ 579,334.72
	GENERAL	\$ 285,192.87
	ROAD USE TAX	\$ 56,421.13
	EMPLOYEE BENEFITS	\$ 4,989.60
	LOST PROGRESS	\$ 12,102.00
	SEWER	\$ 82,169.00