

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

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

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

Minutes of the August 6, 2025, City Council Meeting.

(Amendment) Class E Retail Alcohol License - Hy Vee Wine and Spirits.

Class C Retail Alcohol License with Outdoor Services - Fireside Lounge LLC.

Class C Retail Alcohol, 5-Day License with Outdoor Services - The Standing Room LLC.

Bills: \$208,074.86

All ayes: motion passed.

Public Forum.

Alan Rice of 910 Hazel said he has been trying to keep his lawn mowed but has had lawnmower trouble. He wondered whether Code Enforcement is trespassing when they mow his property. Erickson said staff are permitted to go on private property in the course of their Code Enforcement duties. Property owners are sent notices and given time to fix it. If they ask, they can get extended time. If it isn't fixed, the property is abated.

Danette Van Hofwegan, 2409 Chestnut Street, asked why the City won't pick up feral cats. Erickson said the City's animal shelter is too small to take in feral cats, but there are two Trap-Neuter-Release (TNR) programs in the county. Van Hofwegan would like Atlantic to add an ordinance for the City to care for feral cats like other communities have.

Motion by Otte; second by McDermott to approve [Comprehensive Plan Contract Amendment #1](#). All ayes: motion passed.

Motion by McDermott; second by Halder to approve the Order to Remove from the Table "2025 Street Improvements Change Order #2 - Iowa Avenue." All ayes: motion passed.

Motion by Brink; second by Halder to approve "2025 Street Improvements Change Order #2 - Iowa Avenue."

Sturm reported it would cost \$257,863.20 for Omni Engineering to pave Iowa Ave for 0.5 miles, taking advantage of bulk rates from the other work being done on Commerce Street. All ayes: motion passed.

Public Hearing on Proposed Ordinance Vacating that Portion of the Right-of-Way Located Between 401 Laurel St., 405 Laurel St., and 411 Laurel St., in Atlantic, Iowa. Hearing opened at 5:48 pm. There were no comments. Motion by McDermott; second by Kennedy to close the public hearing. All ayes: motion passed. Hearing closed at 5:48 pm.

Motion by Brink; second by Halder to approve the first reading of Ordinance No. 1061 "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." Roll call vote: Motion passed unanimously.

Public Hearing on Conveyance of Easements Over Palm Street to the Atlantic Golf & Country Club. Hearing opened at 5:49 pm. There were no comments. Motion by Kennedy; second by McDermott to close the public hearing. All ayes: motion passed. Hearing closed at 5:50 pm.

Motion by Otte; second by Brink to approve Resolution #59-25 "An Order Approving an Ingress & Egress Easements Over the Palm Street Right-of-Way Granted by the City of Atlantic, Iowa to the Atlantic Golf and Country Club." Roll call vote: Motion passed unanimously.

Motion by Brink; second by Halder to approve Resolution #60-25 "Assessing Unpaid Fees and Costs to Property." Roll call vote: Motion passed unanimously.

Motion by McDermott; second by Kennedy to approve the Order for the Mayor and Council to Sign a Letter of Support for Vision Atlantic's Application for an Empower Rural Iowa - Rural Innovation Housing 2.0 Grant. Otte questioned whether TIF money can be used for this and clarified that the City isn't committing to a match of unknown amount. Christina Bateman said she did not write this letter but that the money referred to in the letter is not new money: it's just taking what the City already committed to in the Development Agreement and applying it.

Motion by Otte; second by McDermott to amend the letter of support with the following changes: "December 18, 2025" will be replaced with "December 18, 2024" and the words "part of" will be deleted. All ayes: motion passed as amended.

Motion by McDermott; second by Brink to reschedule the September 17, 2025, City Council Meeting to September 24, 2025. All ayes: motion passed.

Administrator's Report.

- Camblin Hills duplex building permits are done; tiny houses are next.
- He expects to receive the final FY24 audit next week.
- Dolly Bergmann wants to apply for a \$2,000 Community Visioning Grant for design assistance to improve the landscape.
- Jason Conn with DNR is the Flood Plain Insurance Coordinator. After reviewing the City's floodplain ordinance, he wrote needed amendments for Council's vote at the next Council meeting.
- While working on the annual debt report, Lund discovered that last year's perennial \$90K Solid Waste Loan was not executed. If it were executed next spring, the City would have a FY25 shortfall and an excess in FY26.

Mayor's Report.

- The Bull Creek Committee met with Agriculture Land Stewardship to tour the town and will send some ideas for funding.
- Otte and Garrett met with Iowa West Foundation to discuss funding for Bull Creek.
- Iowa First Aid will expand to three new counties next year; the three current counties, including Cass, will be presented at national conferences.

City Council Reports.

- Otte: Iowa First Aid. P&Z. CADCO. Comprehensive Plan Committee: preliminary goals in five areas will go to P&Z to finalize. P&F met with department heads to discuss the staff evaluation process for City employees.
- Kennedy: AMU is working on their emergency plan.
- McDermott: Library. He and the Mayor attended an info session at the library on running for public office.

Sturm: Downtown is a mess. Asphalt pouring is about to begin. They ask everyone to stop driving down 22nd Street. There will be phased street closing to preserve access for businesses.

The next City Council meeting will be held on Wednesday, September 4, 2025, at 5:30 pm.

Motion by Brink; second by Kennedy to adjourn at 6:21 pm. All ayes.

Grace Garrett, Mayor

ATTEST: _____
Laura McLean, City Clerk

Click one of the links below to access full PDF versions:

- [Claims Publication](#)
- [Comp Plan Contract Amendment #1](#)
- [Resolution 59-25](#)

CITY OF ATLANTIC	CLAIMS 8/6-8/20/25	
<u>VENDOR</u>	<u>ITEM</u>	<u>COST</u>
AMERICAN TEST CENTER	LADDER TRUCK INSPECTION	\$610.00
A PLUS DESIGNS, INC.(3)	SHIRTS	914.06
ACCESS SYSTEMS MN	COPIER	\$108.93
ACCESS SYSTEMS DALLAS	COPIER	\$184.72
AFFINITY NETWORK, INC	TELECOM	\$14.38
AFLAC	AFLAC-AFTER TAX	\$208.17
AGSOURCE COOP SERVICES	POOL TESTING	\$14.50
AKIN BUILDING CENTER(2)	STREETS EQPT	237.44
ALLIANT ENERGY(4)	GAS UTILITY	\$202.55
AMAZON (4)		\$223.15
ATLANTIC MUNICIPAL UTIL	SEWER JAN-JUN 2025	\$18,816.00
ATLANTIC NEWS TELEGRAPH	WTP SUBSCRIPTION	\$201.99
BEARINGS PLUS	BELTS FOR TILLER	\$12.21
BROWN ELECTRIC(4)	LIGHT REPAIRS	\$569.19
CAPPEL'S ACE HARDWARE(3)	CITY SUPPLIES	\$3,857.99
CASS CO MEALS ON WHEELS	ANNUAL SUPPORT	\$7,500.00
CASS COUNTY LANDFILL(2)	28E QUARTERLY PAYMENT	\$20,401.00
CASS HEALTH	AFD MEDICAL TESTING	\$1,380.00
CASS HEALTH(2)	EMPLOYEE TESTING	\$311.00
CENTURY LINK(3)	TELEPHONE INTERNET	\$1,338.49
COLLECTION SERVICES CENT	GARNISHMENT	\$667.50
COOK SANITATION	TRASH	\$605.00
CORNHUSKER INTL (2)	PARTS	\$643.63
ECHCO CONCRETE(5)	CONCRETE	6234.25
ED'S LAWN EQUIPMENT(4)	MOWER BATTERY	\$387.00
EFTPS(2)	FED/FICA TAX	\$27,638.54
FEICK'S PLUMBING	REPAIR SERVICE	\$588.75
FUSEBOX MARKETING	WEBSITE	\$270.00
GUTHRIE CO ENVIRON HEALTH	WATER TESTING	\$288.00
HACH COMPANY	CHEMICALS	\$1,023.89
HEPLER SANITATION, INC	WTP TRASH SERVICE	\$250.00
HY VEE	SUPPLIES	\$38.82
HYDROVAC SUPPLY	FLANGE REDUCER AND CLAMP	\$166.50
IA DEPT OF NATURAL RESOUR	ANNUAL STATE FEE	\$1,275.00
ICAP	ADDING SPLASHPAD	\$1,470.00
IMWCA	WORKERS COMP INSTALLMENT 2	\$4,302.92
IOWA PARKS & REC ASSOC	ANNUAL MEMBERSHIP	\$360.00
IOWA WESTERN COMMUNITY	CPR CARDS	\$92.00
LINDEMAN TRACTOR(2)	PARTS/SERVICE	1063.93
MACQUEEN	CARTRIDGE AND FILTER	\$189.22
MCATEE TIRE	TRAILER TIRE	\$154.95
MEDIACOM	INTERNET PHONE	\$179.95

MELISSA JOHNSON	CLEANING	\$900.00
MIDWEST LABORATORIES, INC	LAB COSTS	\$770.36
MIDWEST MEDICAL	AMBULANCE AUG 2025	\$54,691.88
NISHNA VALLEY CYCLE(2)	BLADES AND BELT	209.78
NISHNA VALLEY FAMILY YMCA	REIMBURSE STAFF COSTS	\$31,092.97
NISHNANET(5)	TECHNOLOGY SERVICES	\$1,431.07
OLSEN FUEL SUPPLY(4)	VEHICLE & GENERATOR FUEL	\$8,450.16
OLSEN'S OUTDOOR POWER	CONCRETE SAW PARTS	\$50.72
O'REILLY AUTO PARTS(2)	SWEEPER PARTS	\$571.52
ROBINSON LANDSCAPING	DOWNTOWN FLOWERS	\$2,076.00
TOM CAPPEL	CONVENTION REGIST	\$440.00
ULTIMATE LAWN & POWER	STRING	\$16.00
UNITYPOINT CLINIC-OCCUPAN	PRE EMPLOYMENT SCREENING	\$42.00
VANTAGEPOINT(2)	ICMA	\$587.56
VERIZON WIRELESS	CITY PHONE LINES	\$852.03
XTREME AUTO	OIL CHANGES, TIRES, REPAIRS	\$1,099.74
	CLAIMS TOTAL	\$208,074.86