

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), Jim Behrens (Ward 2), Mike McDermott (Ward 3), Shawn Sarsfield (Ward 4), Dana Halder (Ward 5), Jeremy Butler (At-Large), and Elaine Otte (At-Large). Absent: None. Also present: City Administrator John Lund, City Engineer Dave Sturm.

Motion by Sarsfield; second by Halder to approve agenda as amended (pay apps added). All ayes. Motion passed.

Council recited the Pledge of Allegiance.

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

- Minutes of the October 15, 2025, City Council Meeting.
- Minutes of the October 29, 2025, City Council Work Session.
- Class E Retail Alcohol License - Atlantic Liquor.
- Class C Retail Alcohol License with Outdoor Services - Nishna Hills Golf Club.
- Tree Trimmer Permit - RK's Tree Service.
- Bills: \$436,885.04. All ayes. Motion passed.

Public Forum & Requested Hearings. Adam Ihnken spoke to tell Council that he thinks the Code Enforcement costs when the City mows a property are too high and unfair.

Public Hearing on the Transfer and Sale of 302 Birch. The public hearing opened at 5:35 pm. There were no speakers. Motion by Butler; second by Behrens to close the public hearing at 5:35 pm. All ayes: motion passed.

Motion by McDermott; second by Sarsfield to approve [Resolution #66-25](#) "**Approving the Sale of City-Owned Real Estate in Atlantic, Iowa.**" Motion unanimously passed by roll call vote.

Motion by Otte; second by Butler to approve [Resolution #67-25](#) "**Authorizing Adoption of Amended & Restated Policies and Procedures Regarding Municipal Securities Disclosure.**" Motion unanimously passed by roll call vote.

Motion by Sarsfield; second by Halder to approve [Resolution #68-25](#) "**Assessing Unpaid Fees and Costs to Property Taxes.**" Motion unanimously passed by roll call vote.

Motion by Behrens; second by Kennedy to approve **Pay Application #4 for \$21,053.24 to Omni Construction for the Downtown Street Improvements Project.** Sturm said the downtown aspect of the project is nearly complete, but Iowa Avenue was added to it and is being paved this week. All ayes: motion passed.

Motion by McDermott; second by Sarsfield to approve **Pay Application #4 for \$50,318.75 to TK Concrete for the West 22nd Street Project.** Sturm said the grading was completed four weeks ago and the road was closed off, but the company has not yet begun paving. As of next week, they will begin to be charged \$1000/day for going over their contracted timeframe. They promise to be done before winter. All ayes: motion passed.

Motion by Butler; second by Behrens to approve Pay Application #3 for \$358,738.38 to Bluffs Paving and Construction for the Concrete Street Improvements Project, Sturm said this project is on pace and should be finished by the end of November. All ayes: motion passed.

Administrator's Report.

- Request Regarding Parking from the Atlantic Bottling Company. There are eleven slant parking spots east of their facility on Walnut that do not align with city code, but to designate it as a no parking zone would require an ordinance change. Council suggested contacting Gregg Young to ask if it affects them. Otherwise, they recommend Streets Department remove the lines and paint the curb yellow.
- Open Meetings Training. There is new legislation making this 2-hour training a requirement for new elected officials, but Lund recommends the Council begin a routine where council members and relevant staff take the training with every election. The City Coordinator will contact council members about their options.
- **Finances.**
 - o Lund received estimates of about \$100K to fix the City Hall upper level and tuckpoint.

- o Lund continues to work on a capital financing plan for the City, to be executed as soon as possible. \$4.22M will be refinanced and the City's net debt will be approximately \$13.45M.
- o Library Director Anderson told Lund they have had many unanticipated building expenditures and will exceed their annual operating budget in November.
- Calendar. The next two weeks will be very hectic for Lund and McLean as they complete three hard-deadline annual reports for the State, two of which will be presented to Council on November 19.

Mayor's Report. Congratulations to 'Mayor-elect Clausen and to incumbent councilmembers who retained their seats for the 2026-2030 term.

City Council Reports.

- Kennedy: AMU: grant for charging stations, work has begun on installation. Parks & Rec. Food Pantry: Formerly served 75 families each year but last year 133. Beautification: Bids for downtown flower maintenance due 11/14.
- Behrens: Cass Co 911, Cass Co EMS, Fire Dept. Tower near courthouse needs repairs and painting and lights. Iowa First Responders' grant will close out next month; the State might pick up the software cost. AEDs were never issued but need batteries replaced already. County bearing these costs. AFD has been bringing in a lot of new members, with seven recruits doing FF1 training this month.
- McDermott: YMCA: Want a decision about whether they will be running the pool next summer. Want to split the cost of a comprehensive master plan for their pool and the City's. \$30K total.
- Sarsfield: Public safety: Dispatch system recently upgraded.
- Halder: YMCA: sixty more giving units since last year. They charge the fourth lowest fees in Iowa but will charge small increases next year. Vision Atlantic needs \$1.8M by first of the year. Landfill.
- Otte: CADCO. Healthy Cass 5-2-1-0. Considering adding a water bottle filling station at Holt Park.
- Butler: Continues meeting with each City Department to understand what they do.

The next City Council meeting will be held on Wednesday, November 19th 2025.

Motion by Sarsfield; second by Kennedy to adjourn at 6:12 pm. All ayes. Motion passed.

Grace N. Garrett, Mayor

ATTEST: _____
 Laura McLean, City Clerk

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

- [Resolution 66-25](#)
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