

CITY OF ATKINS CITY COUNCIL MEETING
REGULAR SESSION MEETING MINUTES

Tuesday, April 8, 2025, at 6:30PM

City Hall Council Room, 480 Third Avenue, Atkins, Iowa, 52206

The Atkins City Council met in regular session on Tuesday, April 8, 2025, at 6:30 p.m., in the Council Chambers, at City Hall, with Mayor, Bruce Visser presiding. Council Members present: Sammy Petersen, EJ Bell and Jim Koehn. Present online: Trevor Dursky and David Fisher. Staff present, Scott Flory – City Administrator, Brian Jensen – City Inspector. Members of the public were also present.

Mayor Visser called the meeting to order at 6:33 pm.

Petersen moved to approve the agenda. Koehn seconded. Voting: Passed Unanimously. **Motion** carried.

Citizens addressing the Council: M Palumbo, Atkins. Council attendance in person.

Fire Station Rebuild Project. Flory presented an update; site grading, footings in the next two weeks, storm sewer. Progress is good. Presented Change Order #1 (3rd Ave Water Main Extension). Koehn moved to approve Change Order #1 (3rd Ave Water Main Extension). Second by Petersen. Discussion on cost and location. Flory- Location is fronting the city property and under the driveway of the Fire Station. Voting: Ayes: Petersen, Koehn, Bell, Dursky. Nays: Fisher. **Motion** carried.

Liquor License: AH Schueler American Legion Post #217 Class C retail Alcohol License (BS) (New). Flory presented. **Motion** by Dursky to approve the Class C retail Alcohol License (BS) (New) for the AH Schueler American Legion post #217 subject to final approval by Iowa ABD. Second by Bell. Voting: Passed Unanimously. **Motion** carried.

Atkins urban Renewal Area and Plan Amendment. Flory presented history and purpose of the matter. Items had been tabled in the Council meeting of March 25. **Motion** by Dursky to take the three items off the table;1) “**Resolution 2025-03-02** A Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment of the Atkins Renewal Area.”. 2) City of Atkins Proposed **Ordinance #231** “An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the March 2025 Addition to the Atkins Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa.”. 3) **Resolution 2025-03-03** “A Resolution Setting a Date of Meeting at which it is Proposed to Approve a Development Agreement with Stone Ridge Developing, LLC, Including Annual Appropriation Tax Increment Payments.”. Seconded by Petersen. Voting: Passed Unanimously. **Motion** carried.

Koehn moved to approve **Resolution 2025-03-02** A Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment of the Atkins Renewal Area. Second by Petersen. Voting: Aye: Petersen, Koehn, Dursky. Nays: Bell, Fisher. **Motion** carried.

Motion by Petersen to approve the 1st Reading **Ordinance #231** An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the March 2025 Addition to the Atkins Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa. Second by Dursky. Voting: Aye: Petersen, Koehn, Dursky. Nays: Bell, Fisher. **Motion** carried.

Motion by Petersen to approve **Resolution 2025-03-03** A Resolution Setting a Date of Meeting at which it is Proposed to Approve a Development Agreement with Stone Ridge Developing, LLC, Including Annual Appropriation Tax Increment Payments. Second by Koehn. Voting: Aye: Petersen, Koehn, Dursky. Nays: Bell, Fisher. **Motion** carried.

Building Inspection Services Agreement – Jenson Inspection Services and Consulting. Flory presented information on Inspection services and introduced Brian Jensen of Jenson Inspection Services and Consulting. **Motion** by Bell to approve Professional Services Agreement with Jensen Inspection Services and Consulting for building inspection and consultation services. Second by Petersen. Voting: Aye: Petersen, Koehn, Bell, Dursky, Fisher. Nays: none. **Motion** carried.

City Administrator report. Scott Flory – City Administrator presented. FY25(Amended) and FY26 (proposed) Municipal Budget Public Hearing set for April 15, 2025 at 6pm (Special meeting) Notices published March 30, 2025. Update on solicitation of competing proposals for property and casualty and workers compensation coverage for FY26. Update on Council Chambers Audio / Visual and Broadcasting System Technology upgrade proposal.

Mayor report. Mayor Visser introduced Randy Woodley of AH Schueler American Legion Post #217. Mr Woodley presented information on the Memorial Hall (Atkins) rebuild from derecho damage. Visser presented EMS Property Tax Levy Advisory Cmte Meeting of 4/1/2025. Attended ECICOG Board meeting of 3-31-2025.

Motion by Bell to approve the Consent Agenda, including Bills and Claims 4/8/2025. Minutes of March 25, 2025, Council Meeting. Second by Petersen. Voting: Aye: Petersen, Koehn, Bell, Dursky, Fisher. Nays: none. **Motion** carried.

List of bills 04.08.25

VENDOR	REFERENCE	AMOUNT
RIPPLING - PAYROLL	032825 PAYROLL	19,697.01
RIPPLING - PAYROLL	1Q COUNCIL PAYROLL	3,761.70
RALSTON ECO HOMES, LLC.	CDBG GRANT EXP	126,997.99
USPS - POSTMASTER	POSTAGE FOR MAR25 BILLS	340.48
IMFOA	IMFOA CONFERENCE-BREESE	325.00
BANKERS BANK	MAR TRANS	59.90
BANKERS BANK	MAR TRANS	561.08
BANKERS BANK	MAR TRANS	624.61
ACCESS SYSTEMS	NETWORK SUPPORT	989.78
ACME TOOLS	SUPPLIES	46.76
ALLIANT ENERGY	UTILITY EXP	8,715.15
ALTORFER INC.	EXCAVATOR SERVICE	16,506.92
AMAZON CAPITAL SERVICES	SUPPLIES	796.31
AMY BREESE	REIMB TRAINING MILEAGE	302.57
ATKINS LUMBER CO. INC.	SUPPLIES	241.76
ATKINS TELEPHONE CO..INC.	TELEPHONE	622.29
BOUND TREE Medical, LLC	SUPPLIES	1,286.70
DAKOTA SUPPLY GROUP	SUPPLIES	125.21
CATERPILLAR FINANCIAL SER	LEASE FOR EXCAVATOR	3,079.76
CHEM-SULT, INC.	CHEMICALS	2,841.85
D P PROPERTIES	CLEANING-LIBRARY	995.00

DEMCO	BOOKS	346.22
ESG PROFESSIONAL ACCOUN	MAR 25 SERVICE	1,578.00
FELD EQUIPMENT COMPANY	FD SUPPLIES	279.40
G & H ELECTRIC	WATER PLANT	1,362.10
GAZETTE COMMUNICATIONS	MINUTES 3/11	568.40
HI - VIZ SAFETY	SIGNS	170.00
IRON MOUNTAIN INC	02/26/25-03/25/25	120.85
JETCO, INC.	WWTP BLOWER	2,482.65
M & D MINI STORAGE	Derecho - costs	70.00
MENARD'S	SUPPLIES	189.85
MID AMERICA BOOKS	BOOKS	210.76
MIDAMERICA BOOKS	BOOKS	1,042.86
MORITZ SERVICE & REPAIR	BLADE SHARPENING	65.00
USPS - POSTMASTER	ANNUAL PO BOX 171 FEE	84.00
POWESHIEK WATER ASSO	UTILITY EXP	70.00
QUILL	SUPPLIES	111.44
SNYDER & ASSOCIATES	ENGINEERING	5,784.15
THE DEPOT EXPRESS	FUEL-MAR 2025	602.03
TRIONFO SOLUTIONS, LLC	LIFE INS	145.39
U S CELLULAR	CELL PHONES	280.99
USA BLUEBOOK	SUPPLIES	218.77
VESSCO INC.	TUBING	1,108.43
WM CORPORATE SERVICES	GARBAGE COLLECTION	18,316.98
Accounts Payable Total		224,126.10
Invoices: Paid		152,367.77
Invoices: Scheduled		71,758.33
Payroll Checks		23,458.71
***** REPORT TOTAL *****		224,126.10
NO FUND ASSIGNED		
OPEN ACCESS		47,445.43
ROAD USE TAX		9,686.96
EMPLOYEE BENEFITS		2,722.79
FIRE STATION (incl FEMA)		70.00
CDBG-DR HOUSING GRANT		126,997.99
WATER		19,818.63
SEWER		17,384.30
TOTAL FUNDS		224,126.10

Dursky left the meeting at 7:20 pm.

Other Business. Fisher- Water plant. Koehn -Open meetings.

Motion by Petersen to Adjourn. Second by Bell. Voting: Aye: Petersen, Koehn, Bell, Fisher. Nays: none. Absent: Dursky. **Motion** carried. Meeting is adjourned at 7:25 pm.

Amy Breese, Interim City Clerk

Bruce Visser, Mayor