CITY OF ATLANTIC COUNCIL MEETING
November 18, 2026
Atlantic City Hall - City Council Chambers – 5:30 PM

AGENDA

1. **Roll Call.**

2. **Approve Agenda.**

3. **Pledge of Allegiance.**

4. **Adopt Consent Agenda Items.**
    a. Minutes of the November 4, 2026, City Council Meeting.
    b. Class "E" Retail Alcohol License – Atlantic Liquor.
    c. Class "C" Retail Alcohol License – Rancho Grande.
    d. Financial Reports.
    e. Bills: $556,770.97.

5. **Public Forum & Requested Hearings.**

6. **Presentation by Atlantic Area Chamber of Commerce Executive Director, Kelsey Beschorner on Commercial Development Activities in Atlantic.**

7. **Resolution #62-26 "Obligating Funds from the Southeast Urban Renewal Area Revenue Fund for Appropriation to the Payment of Annual Appropriation Tax Increment Financed Obligations Which Shall Come Due in the Next Succeeding Fiscal Year."**

8. **Resolution #63-26 "Obligating Funds from the North & Hotel Whitney Urban Renewal Area Revenue Fund for Appropriation to the Payment of Annual Appropriation Tax Increment Financed Obligations Which Shall Come Due in the Next Succeeding Fiscal Year."**

9. **Public Hearing on the Sale of Real Estate in Atlantic, Iowa.**

10. **Resolution #64-26 "Sale of Real Estate in Atlantic, Iowa."**

11. **Public Hearing on Proposed Amendment to the Urban Revitalization Plan for the Atlantic Urban Revitalization Area.**

12. **Resolution #65-26 "Approving Amendment to the Urban Revitalization Plan for the Atlantic Urban Revitalization Area."**

13. **Order to Approve Annual Urban Renewal Report.**

14. **Order to Approve the 2026 Road Use Tax Report.**

15. **Order to Approve Pay Application #11 for the West 22nd Street Improvements Project to TK Concrete, Inc. for $15,742.00.**

16. **Administrator's Report.**

17. **Mayor's Report.**

18. **City Council Reports.**

19. **Adjournment.**

CITY OF ATLANTIC COUNCIL MEETING
November 18, 2026
Atlantic City Hall - City Council Chambers – 5:30 PM

AGENDA NOTES

1. **Roll Call.**

2. **Approve Agenda.**

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4. **Adopt Consent Agenda Items.**
    a. Minutes of the November 4, 2026, City Council Meeting.
    b. Class "E" Retail Alcohol License – Atlantic Liquor.
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    d. Financial Reports.
    e. Bills: $556,770.97.

5. **Public Forum & Requested Hearings.**

6. **Presentation by Atlantic Area Chamber of Commerce Executive Director, Kelsey Beschorner on Commercial Development Activities in Atlantic.**
    Now will be the time for the annual presentation by the Atlantic-Area Chamber of Commerce.

7. **Resolution #62-26 "Obligating Funds from the Southeast Urban Renewal Area Revenue Fund for Appropriation to the Payment of Annual Appropriation Tax Increment Financed Obligations Which Shall Come Due in the Next Succeeding Fiscal Year."**
    This is for the Redwood Subdivision TIF Internal Loan Repayment. When Council adopted the internal debt for the Redwood infrastructure financing, it did so under annual appropriation. There are a few different instruments the City can utilize when it enters into a development agreement. A proper debt or one that counts against our borrowing capacity is one that must be paid for by law and is backed by our debt service authority. However, the Iowa Supreme Court has clarified that local governments may enter into an agreement to make payments that are not enforceable by the Courts nor count against our debt capacity. These are called annual appropriations because they behave like an ongoing budget expenditure. The City Council is required to pass these by resolution each year. These agreements are backed by our good name and desire to honor our word.

Part of the annual appropriation process is the announcement via formal resolution that we will utilize TIF to repay our own internal debt. The Council approved a nearly identical resolution, Resolution #70-25, during the November 19, 2025, City Council meeting. With this appropriation the City will certify $31,716 to reimburse the Housing Development fund for the Redwood Subdivision infrastructure.
City Administrator Recommends Approval

8. **Resolution #63-26 "Obligating Funds from the North & Hotel Whitney Urban Renewal Area Revenue Fund for Appropriation to the Payment of Annual Appropriation Tax Increment Financed Obligations Which Shall Come Due in the Next Succeeding Fiscal Year."**
When the City Council approved the tax increment financing agreement with the Whitney Group for the improvements to the Whitney Inn back in 2016, the City approved an agreement for an annual appropriation.

This will be the eighth year that the City has be eligible to capture the taxes paid by the Whitney Group using TIF. This appropriation will be an annual feature on the City Council's agenda until we either pay off the $750,000.00 maximum payment or 20 years expires. Whichever occurs first.

To remain consistent with the precedent of FY 2027, I will certify the Auditor's Office an amount of $51,440, which is the amount to be rebated to the Whitney Group. This covers the required debt for this project within the tax dollars they are paying on the property.

The Council adopted an identical resolution (with amounts certified changed), last year, through Resolution #71-25 during the November 19, 2025 City Council meeting.
City Administrator Recommends Approval

9. **Public Hearing on the Sale of Real Estate in Atlantic, Iowa.**
The Council adopted Resolution #61-26, setting the date of this public hearing, during the November 4, 2026 Council meeting. Now will be the time for the public to comment on the sale of the City 7 West 11th Street property, as required by Iowa Code Section 364.7(3).
City Administrator Recommends Approval

10. **Resolution #64-26 "Sale of Real Estate in Atlantic, Iowa."**
The City is the owner of the empty lot at 7 West 11th Street. We have received a bid from Clark Knop for $5,000.00 for the purchase of the property.

No other bids were received for this property. The Personnel and Finance Committee reviewed this issue during their October 14, 2026 meeting and

unanimously recommend the City Council refer the sale to the City Attorney to prepare property for sale to Mr. Knop for $5,000.00. City policy requires that the bid be submitted to the City Council for its final decision. The bid and recommendation by the Committee was presented, and accepted by the City Council during their October 21, 2026, City Council meeting.

David completed all the necessary paperwork and forwarded all the documents and actions required for the City Council to complete the sale of 7 West 11th Street.

Following the public hearing, the Council may proceed with the vote to sell 7 West 11th to Mr. Knop.
City Administrator Recommends Approval

11. **Public Hearing on Proposed Amendment to the Urban Revitalization Plan for the Atlantic Urban Revitalization Area.**
The Council adopted the Resolution #60-26 during the November 4, 2026 Council meeting, setting the date of the public hearing for this amendment to the Urban Revitalization Plan. This is required by Iowa ode Section 404.2(6).

12. **Resolution #65-26 "Approving Amendment to the Urban Revitalization Plan for the Atlantic Urban Revitalization Area."**
We adopted this resolution during the October 7, 2026 Council meeting, as Resolution #57-26. However, the Dorsey & Whitney staff did not get us the necessary documents in time for the notice in to be published in the newspaper. We have since corrected that.

So we are doing a do-over of this resolution. The following is from the notes from that Council meeting.

The Council paused accepting applications under the Urban Revitalization Plan (Tax Abatement) during August 19, 2026 through Resolution #43-26. While this effectively puts the program in suspension until such time the Legislature makes changes to the property tax reform bill SF 2472, our Attorneys at Dorsey & Whitney have requested that we adopt a amendment documenting the Council's policy change. This way they can have it on file in their Des Moines office. Consider this fun red tape that naturally comes along with our major financial activities such as: issuing debt, Tax Increment Financing (TIF), and passing the annual budget.
City Administrator Recommends Approval

13. **Order to Approve Annual Urban Renewal Report.**
Iowa Code Sections 331.403(3), 357H.9(2) and 384.22(2) require that all local governments in Iowa with active Urban Renewal Areas to submit an annual Urban

Renewal Report to the Iowa Department of Management. The report details everything relating to our tax increment financing (TIF) districts and projects. Approval of this report is routine and a formality, merely reflecting the projects and numbers already approved by the City Council through the Urban Renewal Plans, urban renewal projects, development agreements and the annual budget. The deadline for submission is December 1, 2026. Failure to submit this report will prevent the County Auditor from collecting property tax revenues from our Urban Renewal Areas for our TIF obligations. The Council approved the 2025 Urban renewal report during the November 19, 2025 City Council meeting.

Last year, I took care of the entirety of the Urban Renewal Report and TIF Certification process for the City. This year, Jackie took care of the online report with only a little background explanation on our active Urban Renewal Areas, with I only addressing the certification, reconciliation, and helping out with our quirky coding and fund names to pull actuals from.
City Administrator Recommends Approval

14. **Order to Approve the 2026 Road Use Tax Report.**
Iowa Code 312.14 requires that all cities receiving Road Use Tax funds submit a report on all their spending on city streets by December 1st of every year. This report includes Atlantic's three sources of funds for street improvements: the Road Use Tax Fund, our Local Option Sales Tax Capital Improvement Fund, and the proceeds of any bonds we issue for street projects. Our storm water utility is also accounted for in this report.

The State takes this report very seriously. If the State does not have the report, the Department of Revenue will terminate disbursements of Road Use funds to the City. The Council adopted the 2025 Road Use Tax Report during the November 19, 2025 Council meeting.

This report was prepared by City Clerk, Jackie Carl, with minimal assistance from myself.
City Administrator Recommends Approval.

15. **Order to Approve Pay Application #11 for the West 22nd Street Improvements Project to TK Concrete, Inc. for $15,742.00.**
The City Council awarded the West 22nd Street Improvements Project contract to TK Concrete Bluff's for $1,421,207.75. There have been no change orders to the project. $80,500 as been deducted from the amount owed due to the project not being completed per the timeline of the contract. so the original contract price of $1,340,707.75 is the adjusted contract amount.

This pay application of $15,742.00 will bring the total amount paid for the project to $1,308,144.25, leaving $32,563.50 to be paid to TK Concrete to complete the contract.

These payments must be formally approved by the City Council as a separate agenda item.
City Administrator Recommends Approval

16. Administrator's Report.

17. Mayor's Report.

18. City Council Reports.

19. Adjournment.

4

Minutes

&

Misc.

City Council
November 4, 2026
5:30 pm

The Atlantic City Council met in regular session in the Council Chambers at City Hall with Mayor Clausen presiding. Council members were present: Emily Kennedy, Mike McDermott, Jim Behrens, Dana Halder, Elaine Otte, Jeremy Butler and Shawn Sarsfield (via phone). Also present, City Administrator John Lund and City Clerk Jackie Carl.

Motion by Butler; second by Halder to approve agenda as posted. Unanimously approval.

Council recited the Pledge of Allegiance.

Motion by Behrens; second by Otte to approve consent agenda as follows: Minutes of October 21, 2026, City Council Meeting; Bills: $456,424.37. Unanimously approved.

McDermott moved to approve Resolution #59-26 Approving an Extension of the Daycare Project Completion Deadline Under the Development Agreement Between the City of Atlantic and Vision Atlantic, Inc., seconded by Butler. Unanimously approved.

Behrens moved to approve Resolution #60-26 Providing for Notice of Hearing on Proposed Amendment to the Revitalization Plan for the Atlantic Urban Revitalization Area, seconded by Butler. Unanimously approved.

Otte moved to approve Resolution #61-26 Setting the Date for Public Hearing on the Sale of Real Estate in Atlantic, Iowa, seconded by Halder. Unanimously approved.

McDermott moved to Order the approval of Pay Application #2 for the West 15th Street Extension Project to McCarthy Trenching, LLC, for $55,334.86, seconded by Kennedy. Unanimously approved.

Reports by the City Administrator, Mayor, and City Council reports on ongoing city operations and activities.

At 5:55 p.m. Butler moved to adjourn, seconded by Halder; unanimously approved.

_____
Mayor Robert Clausen

ATTEST: _____
Jackie Carl, City Clerk

Class "E" Retail Alcohol License (LE) Renewal

Business Information

Name of Legal Entity: FATEHSINGH LLC

FEIN: XX-XXX8519

Business Type: Limited Liability Company

This business is registered with the Secretary of State. Business Number of Secretary of State: 762271

Premises Information

Premises DBA: ATLANTIC LIQUOR

Premises Address: 411 CHESTNUT ST ATLANTIC IA 50022-1247

Premises Type: Liquor Store

Number of Floors: 1

Control of Premises: Lease

The total square footage of the entire retail sales area plus any alcoholic beverage storage areas of the business. This includes areas of walk-in alcoholic beverage coolers that are accessible to the public.
1670

Does your premises conform to all local and state health, fire and building laws and regulations?
Yes

Does or will your licensed location wholesale alcoholic beverages to on-premises retail alcohol licensees?
No

Has the number of floors of the premises changed?
No

Have there been any changes to the premises in the last 12 months? This includes any changes that affect where alcohol is manufactured, stored, sold or consumed, such as adding, deleting, or changing permanent outdoor service areas.
No

Has there been a change in the control of property over the last 12 months? This includes a renewed/updated lease agreement, or changing from a deed to a lease, or a lease to a deed.
No

Has the square footage of the premises changed?
No

License Information

Effective Date: 15-Dec-2026

Length of License Requested: 12 months

Endorsements

Local Authority: City of Atlantic

Ownership Information

Type	Name	Percentage
Individual	SINGH, SUKHJINDER	100.00

Privileges Information

Would you like to add or remove any privileges on your license?
No

Criminal History Details

Has anyone listed on the Ownership page been charged or convicted of a felony offense in Iowa or any other state of the United States?
No

Has anyone listed on the Ownership page been convicted of any violation of any state, county, city, federal or foreign law? For traffic violations, only include those that are drug or alcohol related.
No

Criminal Violations

Contact Information

Contact Name: SUNNY SINGH

Phone Number: (515) 300-8791

Email Address: fatehllc16@gmail.com

Address: 1617 90TH ST WEST DES MOINES IA 50266-1538

Bond

Do you want to add a bond for this permit?
No

Premises Hours

Is the premises open 24/7?
No

Store Hours Description:
8:00:00 AM - 2:00:00 AM

Deliveries Hours

Are deliveries able to be received 24/7?
No

Delivery Hours Description:
9:00:00 AM - 9:00:00 PM

Automatic Renewal Enrollment

Do you wish to enroll in the Automatic Renewal Program at this time?
No

Attestation Information

Attestation Name: SUKHJINDER SINGH

Attestation Date: 19-Oct-2026

Class "C" Retail Alcohol License (LC) Renewal

Business Information

Name of Legal Entity: SOBRINOS INC

FEIN: XX-XXX8443

Business Type: Corporation

This business is registered with the Secretary of State. Business Number of Secretary of State: 286291

Premises Information

Premises DBA: RANCHO GRANDE

Premises Address: 500 W 7TH ST ATLANTIC IA 50022-1428

Premises Type: Bar/Tavern

Number of Floors: 1

Control of Premises: Lease

Is your premises equipped with at least one adequate, conveniently located indoor or outdoor toilet facility for use by patrons?
Yes

Does your premises conform to all local and state health, fire and building laws and regulations?
Yes

Is your establishment equipped with tables and seats to accommodate a minimum of 25?
Yes

Has the number of floors of the premises changed?
No

Have there been any changes to the premises in the last 12 months? This includes any changes that affect where alcohol is manufactured, stored, sold or consumed, such as adding, deleting, or changing permanent outdoor service areas.
No

Has there been a change in the control of property over the last 12 months? This includes a renewed/updated lease agreement, or changing from a deed to a lease, or a lease to a deed.
No

License Information

Effective Date: 01-Jan-2027

Length of License Requested: 12 months

Endorsements

Local Authority: City of Atlantic

Dramshop Company: AMCO INSURANCE COMPANY

Ownership Information

Type	Name	Percentage
Individual	RAMOS, SERGIO	50.00
Individual	RAMOS, PABLO	50.00

Privileges Information

Would you like to add or remove any privileges on your license?
No

Privilege(s) Requested
Outdoor Service - Allows the selling/serving of alcoholic beverages by the license/permit in a designated, adjacent outdoor area.

Provided description of the Outdoor Service Area:

Patio adjacent to main building located on east side of building.

Criminal History Details

Has anyone listed on the Ownership page been charged or convicted of a felony offense in Iowa or any other state of the United States?
No

Has anyone listed on the Ownership page been convicted of any violation of any state, county, city, federal or foreign law? For traffic violations, only include those that are drug or alcohol related.
No

Criminal Violations

Contact Information

Contact Name: ALBERTO RAMOS

Phone Number: (712) 249-6126

Email Address: bufalo8614@gmail.com

Address: 500 W 7TH ST ATLANTIC IA 50022-1428

Attestation Information

Attestation Name: SERGIO RAMOS

Attestation Date: 27-Oct-2026

Bills

INVOICE#	VENDOR NAME		INVOICE DESCRIPTION	INVOICE AMT	VENDOR TOTAL
	LIABILITIES				
PR20261109	COLLECTION SERVICES CENTER		GARNISHMENT		394.50
PR20261109	EFTPS		FED/FICA TAX		6,833.25
PR20261109	MISSION SQUARE RETIREMENT		ICMA		334.81
		050	LIABILITIES TOTAL		7,562.56
	POLICE				
159187	ATLANTIC MOTOR SUPPLY		MISC ITEMS		131.94
103126	ATLANTIC NEWS TELEGRAPH		HALLOWEEN SAFTY AD		10.00
110426	CASS COUNTY PUBLIC SAFETY		COMM CENTER		11,507.60
9-520-08430	FEDEX		SHIPPING	15.44	
9-528-60484	FEDEX		SHIPPING	15.47	30.91
FUEL	OLSEN FUEL SUPPLY		FUEL		5,305.13
6157582785	VERIZON WIRELESS		CELL PHONES		373.89
		110	POLICE TOTAL		17,359.47
	CODE ENFORCEMENT				
5040684121	ACCESS SYSTEMS		CODE ENF/ANIMAL CTRL COPIER		224.39
35980	OLSEN'S OUTDOOR POWER		EQUIP MAINTENANCE		194.85
		115	CODE ENFORCEMENT TOTAL		419.24
	FIRE				
158079	ATLANTIC MOTOR SUPPLY		BACKUP GEN SERVICE		331.38
130856	CAMBLIN PLUMBING & HEATING		BLDG REPAIRS		602.75
0561021	CONWAY SHIELD		6" SHIELD		78.50
2026 NOV CITY	COOK SANITATION		TRASH SERVICE		65.06
2026 OCT	FAREWAY STORES INC.		TIDE PODS & COFFEE		55.84
0034056741	NIPPON SONSO MATHESON INC		OXYGEN		67.58
FUEL	OLSEN FUEL SUPPLY		FUEL		456.46
2026 NOV FIRE DEPT	PETTY CASH		STAMPS		82.00
		150	FIRE TOTAL		1,739.57
	ANIMAL CONTROL				
5040684121	ACCESS SYSTEMS		CODE ENF/ANIMAL CTRL COPIER		224.39
218692	CAPPEL'S ACE HARDWARE		MISC ITEMS		17.98
038924	FOREVER PETS INC		SHADOWBOXES	413.00	
039507	FOREVER PETS INC		ENGRAVED PLATE	21.00	434.00
949678	J.P. COOKE COMPANY		2027 DOG LICENSES		30.00
8391	JJ DESIGN LLC		ANIMAL SHELTER LETTERING		390.00
FUEL	OLSEN FUEL SUPPLY		FUEL		756.78
65996	R & K INCINERATOR		REFRACTORY BLOCK		1,316.00
6157582785	VERIZON WIRELESS		CELL PHONES		79.87
		190	ANIMAL CONTROL TOTAL		3,249.02
	ROADS, BRIDGES, SIDEWALKS				
11-2026 STREETS	ALLIANT ENERGY		NATURAL GAS		33.83
82NV102039	ARNOLD MOTOR SUPPLY		#291 GOV HI TEMP ASSY	18.21	
82NV102332	ARNOLD MOTOR SUPPLY		TRAILER LIGHTS	62.20	80.41
158970	ATLANTIC MOTOR SUPPLY		BATTERY GRADER	338.70	

INVOICE#	VENDOR NAME		INVOICE DESCRIPTION	INVOICE AMT	VENDOR TOTAL
159119	ATLANTIC MOTOR SUPPLY		MISC FILTERS #293	296.17	
159120	ATLANTIC MOTOR SUPPLY		WIPES & GLASS CLEANER	21.97	
159125	ATLANTIC MOTOR SUPPLY		FUEL FILTER	33.56	690.40
2026 NOV CITY	COOK SANITATION		TRASH SERVICE		74.76
421851	ECHCO CONCRETE LLC		RE:	831.00	
421878	ECHCO CONCRETE LLC		RE:	504.00	
421885	ECHCO CONCRETE LLC		RE:	702.00	2,037.00
CI-0035385	IOWA DOT		MISC SUPPLIES		645.33
FUEL	OLSEN FUEL SUPPLY		FUEL		5,159.68
6157582785	VERIZON WIRELESS		CELL PHONES		102.84
14402	XTREME AUTO		VEHICLE MAINTENANCE		148.06
IN002630263	ZIEGLER INC.		LOADER		62.49

		210	ROADS, BRIDGES, SIDEWALKS TOTAL		9,034.80
	TRAFFIC CONTROL & SAFETY				
6157582785	VERIZON WIRELESS		CELL PHONES		80.02

		240	TRAFFIC CONTROL & SAFETY TOTAL		80.02
	SNOW REMOVAL				
CI-0035385	IOWA DOT		MISC SUPPLIES		192.07

		250	SNOW REMOVAL TOTAL		192.07
	AIRPORT				
2026 NOV CITY	COOK SANITATION		TRASH SERVICE		65.06

		280	AIRPORT TOTAL		65.06
	LIBRARY				
23248	AKIN BUILDING CENTER		CAULK		56.97
11-2026 LIBRARY	ALLIANT ENERGY		NATURAL GAS		32.41
18157	BROWN ELECTRIC CO		BUILDING MAINTENANCE		80.00
219875	CAPPEL'S ACE HARDWARE		LEAF BAGS		6.58
999103714613	CENGAGE LEARNING INC/GALE		BOOKS	67.50	
999103737125	CENGAGE LEARNING INC/GALE		BOOKS	590.85	658.35
4287185311	CINTAS CORP		BLDG MAINT		55.16
2026 NOV LIBRARY	COOK SANITATION		TRASH SERVICE		60.00
509532025	HOOPLA-MIDWEST TAPE		DIGITAL	22.49	
509591299	HOOPLA-MIDWEST TAPE		DIGITAL	22.49	
509638032	HOOPLA-MIDWEST TAPE		DIGITAL	531.65	576.63
2026 NOV	INGRAM LIBRARY SERVICES		BOOKS		597.77
2026 NOV	MICROMARKETING LLC		BOOKS/DDV'S		615.26
0621753-IN	PENWORTHY		BOOKS		247.60
001899	RANDY'S COMPUTERS		MONTHLY PATCHING		300.00
6076933928	STAPLES		MISC ITEMS		266.50
INV10154389	SWANK MOVIE LICENSING USA		ANNUAL LICENSE 2027		281.00

		410	LIBRARY TOTAL		3,834.23
	RECREATION				
158911	ATLANTIC MOTOR SUPPLY		BATTERY DUMP TRAILER		365.56
168298	CASS COUNTY LANDFILL				29.00

INVOICE#	VENDOR NAME		INVOICE DESCRIPTION	INVOICE AMT	VENDOR TOTAL
2026 NOV CITY	COOK SANITATION		TRASH SERVICE	400.06	
30719	ED'S LAWN EQUIPMENT		BAD BOY PARTS	158.00	
0090297287	HILLYARD INC.		TISSUE FOR RESTROOMS	639.60	
FUEL	OLSEN FUEL SUPPLY		FUEL	1,062.18	
		440	RECREATION TOTAL		2,654.40
	SCHILDBERG CAMPGROUND				
2026 NOV CAMPGROUND	ATLANTIC MUNICIPAL UTILITIES		ELEC & WATER	1,254.80	
6157582785	VERIZON WIRELESS		CELL PHONES	40.01	
		442	SCHILDBERG CAMPGROUND TOTAL		1,294.81
	POOL				
450147549	NISHNA VALLEY FAMILY YMCA		POOL WAGES	21,956.87	
		445	POOL TOTAL		21,956.87
	ECONOMIC DEVELOPMENT				
11334	FUSEBOX MARKETING		WEBSITE	270.00	
		520	ECONOMIC DEVELOPMENT TOTAL		270.00
	HOUSING & URBAN RENEWAL				
98052	CASS COUNTY ABSTRACT CO.		MARKER PROPERTY	100.00	
		530	HOUSING & URBAN RENEWAL TOTAL		100.00
	CLERK/TREASURER/ADM				
2026 OCTOBER	ATLANTIC NEWS TELEGRAPH		PUBLICATIONS	418.29	
		620	CLERK/TREASURER/ADM TOTAL		418.29
	LEGAL SERVICES/ATTORNEY				
499966	BRICK GENTRY PC		LABOR NEGOTIATIONS	300.00	
		640	LEGAL SERVICES/ATTORNEY TOTAL		300.00
	CITY HALL/GENERAL BLDGS				
2026 NOV CITY	COOK SANITATION		TRASH SERVICE	65.06	
2019-34281	GWORKS		ANNUAL SUBSCRIPTION 2027	22,000.00	
222	MELISSA E. JOHNSON		CLEANING SERVICES	1,145.00	
480834176001	ODP BUSINESS SOLUTIONS		PAPER	160.00	
		650	CITY HALL/GENERAL BLDGS TOTAL		23,370.06
	CAPITAL PROJECTS				
421867	ECHCO CONCRETE LLC		RE:	1,290.00	
421878	ECHCO CONCRETE LLC		RE:	618.00	1,908.00
105202	HENNINGSEN CONSTRUCTION INC.		CRUSHED MATERIAL	17,566.50	
105203	HENNINGSEN CONSTRUCTION INC.		CRUSHED MATERIAL	38,454.15	
125.0248.09 PYMT 1	HENNINGSEN CONSTRUCTION INC.		T-HANGAR & TAXI LANE	322,287.69	378,308.34
126.842.09 PYMT#2	MCCARTHY TRENCHING LLC		WEST 15TH STREET EXTENSION		55,334.86
1190.17	SOUTHWEST IOWA PLANNING COUNCI		CDBG WATER SYSTEM	435.00	

INVOICE#	VENDOR NAME		INVOICE DESCRIPTION	INVOICE AMT	VENDOR TOTAL
1190.19	SOUTHWEST IOWA PLANNING COUNCI		CDBG WATER SYSTEM	516.00	951.00
		750	CAPITAL PROJECTS TOTAL		436,502.20
	SEWER/SEWAGE DISPOSAL				
11-2026 WWTP	ALLIANT ENERGY		NATURAL GAS	43.77	
11-2026 WWTP2	ALLIANT ENERGY		NATURAL GAS	32.41	76.18
15343-114141	ATLANTIC AG & AUTO		MAINTENANCE/REPAIRS		182.45
IN5917547	CCP DIRECT		NITRILE GLOVES		327.88
2026 NOV	COOK SANITATION		TRASH SERVICE		250.00
042213	ELECTRIC PUMP		WWTP EQUIP REPAIRS		15,486.00
15212676	HACH COMPANY		PHOSPHORUS		790.00
7619669	HAWKINS INC		AZONE 15		607.40
INV32515	MACQUEEN EMERGENCY		CRAWLER		4,741.62
1310339	MIDWEST LABORATORIES, INC.		LAB SUPPLIES		1,711.56
0301-490631	O'REILLY AUTO PARTS		LIGHT BAR		181.44
FUEL	OLSEN FUEL SUPPLY		FUEL		959.44
6157582785	VERIZON WIRELESS		CELL PHONES		76.88
		815	SEWER/SEWAGE DISPOSAL TOTAL		25,390.85
	STORM WATER				
FUEL	OLSEN FUEL SUPPLY		FUEL		977.45
		865	STORM WATER TOTAL		977.45
			Accounts Payable Total		556,770.97
			Invoices: Paid		391,313.55
			Invoices: Not Scheduled		165,457.42
			Payroll Checks		106,722.14
			Report Total		663,493.11

CLAIMS REPORT

CLAIMS FUND SUMMARY

Payroll Checks: 11/05/2026-11/18/2026

FUND	NAME	AMOUNT
001	GENERAL FUND	163,094.82
029	SCHOOL RESOURCE OFFICER	3,471.81
110	ROAD USE TAX	23,784.15
121	LOST PROGRESS FUND	370.00
169	RESTRICTED GIFTS-LIBRARY	606.38
173	RESTRICTED GIFTS-AN.CTRL	390.00
301	CAPITAL IMPROVEMENT STR	57,242.86
349	2027-2030 CIP	56,020.65
350	CDBG-AMU WATER PROJECT	951.00
353	AIRPORT CAP PROJECTS	322,287.69
610	SEWER	34,296.30
740	STORM WATER	977.45
	TOTAL FUNDS	663,493.11

7

RESOLUTION #62-26

Obligating funds from the Southeast Urban Renewal Area Revenue Fund for appropriation to the payment of annual appropriation tax increment financed obligations which shall come due in the next succeeding fiscal year

WHEREAS, the City of Atlantic, Iowa (the "City"), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an amended Urban Renewal Plan for the Atlantic 2022 Southeast Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, this Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the "Urban Renewal Tax Revenue Fund"), which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, the City has scheduled sixteen annual equal payments of the taxable incremental revenues from the base year in an amount not to exceed $507,458.00 (the "Annual Payment") which shall come due in the fiscal year beginning July 1, 2027 with respect to the internal advance from the Housing Development Fund and the development agreement with Boose Building Construction as authorized by resolution of the City Council on August 3, 2022; and

WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Annual Payment, funds anticipated to be received in Urban Renewal Tax Revenue Fund in the fiscal year beginning July 1, 2026;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Atlantic, Iowa, as follows:

Section 1. The City Council hereby obligates an estimated $31,716.00 for appropriation from the Southeast Urban Renewal Area Fund to the Annual Payment in the fiscal year beginning July 1, 2076.

Section 2. The City Clerk is hereby directed to certify the amount obligated for appropriation in Section 1 above, on the City's December 1, 2026 certification of debt payable from the Southeast Urban Renewal Area Revenue Fund and to reflect such amount in the City's budget for the next succeeding fiscal year.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Passed and approved November 18, 2026.

_____

Rob Clausen Mayor

Attest:

_____.

Jackie Carl, City Clerk

8

RESOLUTION #63-26

Obligating funds from the Hotel Whitney Urban Renewal Area Revenue Fund for appropriation to the payment of annual appropriation tax increment financed obligations which shall come due in the next succeeding fiscal year

WHEREAS, the City of Atlantic, Iowa (the "City"), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an amended Urban Renewal Plan for the Atlantic 2016 Hotel Whitney Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, this Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the "Urban Renewal Tax Revenue Fund"), which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, the City has scheduled payments from the taxable incremental revenues from the base year in an amount not to exceed $750,000 over the life of the agreement (the "Annual Payment") which shall come due in the fiscal year beginning July 1, 2026 with respect to the amended City's Development Agreement (the "Agreement") with Whitney Group LLC which was approved by resolution of the City Council on July 1, 2020; and

WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Annual Payment, funds anticipated to be received in Urban Renewal Tax Revenue Fund in the fiscal year beginning July 1, 2026;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Atlantic, Iowa, as follows:

Section 1. The City Council hereby obligates an estimated $51,440 for appropriation from the Hotel Whitney Urban Renewal Area Fund to the Annual Payment in the fiscal year beginning July 1, 2027.

Section 2. The City Clerk is hereby directed to certify the amount obligated for appropriation in Section 1 above, on the City's December 1, 2026 certification of debt payable from the Hotel Whitney Urban Renewal Area Revenue Fund and to reflect such amount in the City's budget for the next succeeding fiscal year.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Passed and approved November 18, 2026.

_____
Rob Clausen, Mayor

Attest:

_____
Jackie Carl, City Clerk

10

CITY OF ATLANTIC, IOWA
RESOLUTION NO. 64-26

RESOLUTION APPROVING THE SALE OF CITY-OWNED REAL ESTATE IN ATLANTIC, IOWA

WHEREAS, the City of Atlantic, Iowa, owns the following real estate, locally-known as 7 W. 11th St., Atlantic, IA 50022, and legally-described as:

> The East 75 feet of the North 75 feet of the W½ of Block 1 in Crawford and Merriman's Addition to the City of Atlantic, Cass County, Iowa

and,

WHEREAS said property is not currently being used by the City for any public purpose, and there is no anticipated manner in which the property would be used for a public purpose in the foreseeable future; and

WHEREAS, the City is currently responsible for the expense of mowing and otherwise maintaining said property; and

WHEREAS, a public hearing has been held concerning the sale of said property, and notice of said hearing has been given according to statute; and

WHEREAS, the Council has determined that the above-described property serves no public purpose for which the City can utilize this property at this time and it will be in the best interest of the City to sell this property to generate future property tax revenues; and

WHEREAS, Clark D. Knop and Linda S. Knop have offered to purchase this property from the City of Atlantic for a purchase price of Five Thousand ($5,000.00) Dollars. In exchange thereof, buyers agree to build a stand-alone garage in accordance with city ordinances within 180 days from the date of transfer (the date of recording the Quit Claim Deed). The City may give an extension if agreed upon by the parties.

IT IS THEREFORE RESOLVED by the Council that it shall sell the following real estate situated in Cass County, Iowa:

> The East 75 feet of the North 75 feet of the W½ of Block 1 in Crawford and Merriman's Addition to the City of Atlantic, Cass County, Iowa

IT IS FURTHER RESOLVED that said properties shall be sold to Randy C. Clark for Five Thousand ($5,000.00) Dollars.

IT IS FURTHER RESOLVED that the Mayor is hereby authorized to execute and record all documents necessary to implement this resolution.

IT IS FURTHER RESOLVED that this Resolution shall be effective immediately upon its passage and approval by the Council.

Moved by _____ to adopt. Seconded by _____ to adopt.

Roll Call:

Kennedy: _____
Behrens: _____
McDermott: _____
Sarsfield: _____
Halder: _____
Otte: _____
Butler: _____

Adopted this ___ day of November, 2026.

_____
Rob Clausen, Mayor Date

ATTEST:

_____
Jackie Carl, City Clerk Date

12

RESOLUTION NO. 65-26

Resolution Approving Amendment to the Urban Revitalization Plan for the Atlantic Urban Revitalization Area

WHEREAS, pursuant to the provisions of Chapter 404 of the Code of Iowa (the "Act") the City of Atlantic, Iowa (the "City") has designated all real property situated within the City as an urban revitalization area (the "Atlantic Urban Revitalization Area") and has adopted an Urban Revitalization Plan (the "Plan") for such Urban Revitalization Area; and

WHEREAS, the City Council has been monitoring anticipated reductions in municipal revenues and increased financial pressures resulting from changes to Iowa law enacted pursuant to Senate File 2472 on May 18, 2026, which may materially affect the City's ability to fund essential governmental operations and services; and

WHEREAS, in order to protect the financial stability of the City and the interests of its taxpayers and to allow time to assess the budgetary impacts of such legislation, the City suspended the acceptance of new applications for property tax exemption benefits under the Plan effective August 19, 2026, and the City Council now deems it advisable to amend the Plan to formally document such suspension and provide that it shall remain in effect until repealed by further action of the City Council; and

WHEREAS, pursuant to the provisions of the Act, before amending the Plan, the City must prepare an amendment to the Plan, hold a public hearing thereon, and otherwise comply with the procedures set forth therein; and

WHEREAS, an amendment (the "Amendment") to the Plan has been prepared and presented to the City Council for consideration in accordance with the provisions of the Act, said Amendment being in a form and having the contents as set forth in Exhibit A attached hereto and by this reference made a part hereof; and

WHEREAS, pursuant to the provisions of the Act, the City Council has held a public hearing on the Amendment on November 18, 2026;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Atlantic, Iowa, as follows:

Section 1. The Amendment is hereby adopted in the form attached hereto as Exhibit A.

Section 2. All resolutions or parts of resolutions in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved November 18, 2026.

Mayor

Attest:

City Clerk

EXHIBIT A
AMENDMENT

Section K of the Atlantic Urban Revitalization Plan for the Atlantic Urban Revitalization Area is hereby amended to add the following provision:

Suspension of Acceptance of New Applications. Effective August 19, 2026, the acceptance and processing of new applications for property tax exemption benefits within the Atlantic Urban Revitalization Area is hereby suspended.

Effective for all applications received on or after August 19, 2026, no new applications for property tax exemption benefits shall be accepted, processed, approved, or granted under this revitalization plan.

Applications for tax exemption benefits received prior to August 19, 2026 shall be reviewed and processed in accordance with the provisions of this revitalization plan and Iowa Code Chapter 404 in effect as of the date of receipt of such application, unless otherwise lawfully withdrawn, denied, expired, or rendered ineligible under applicable law.

This suspension of acceptance of new applications shall remain in effect until such time as it is modified or repealed by formal action of the City Council, including amendment to this revitalization plan or other duly authorized legislative action as may be set forth in Iowa Code Chapter 404, as amended.

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APPLICATION FOR PARTIAL PAYMENT NO. **11 Sub-Final**

PROJECT: WEST 22ND STREET IMPROVEMENTS
OWNER: CITY OF ATLANTIC
CONTRACTOR: TK CONCRETE, INC.
1608 Fifield Road, PO Box 111
Pella, IA 50219
DATE: 9/16/2026

S&A PROJECT NO.: 124.1048.09
IDOT PROJECT NO.: 15-0285-620

PAYMENT PERIOD: 5/27/2026 thru 9/16/2026

1. CONTRACT SUMMARY:

Original Contract Amount:	$1,421,207.75
Net Change by Change Order:	-$80,500.00
Contract Amount to Date:	$1,340,707.75

2. WORK SUMMARY:

Total Work Performed to Date:	$1,338,144.25
Materials Stored on Site:	
Total Work & Materials to Date:	$1,338,144.25
Retainage (3%) or Max $30,000.00	$30,000.00
Total Earned Less Retainage:	$1,308,144.25
Less Previous Applications for Payment:	$1,292,402.25
AMOUNT DUE THIS APPLICATION:	$15,742.00

3. CONTRACT PERIOD:

Original Contract Date:	4/29/2025
Late Start Date:	7/14/2025
Actual Start Date:	6/26/2025
Original Contract Time:	60 Working Days
Added by CO:	0 Working Days
Contract Time To Date:	60 Working Days
Time Used to Date:	140.5 Working Days
Contract Time Remaining:	-80.5 Working Days

3. CONTRACTOR'S CERTIFICATION:

The undersigned CONTRACTOR certifies that:

(1) all previous progress payments received from OWNER on account of Work done under the Contract referred to above have been applied to discharge in full all obligations of CONTRACTOR incurred in connection with Work covered by prior Applications for Payment; and
(2) title to all materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment are free and clear of all liens, claims, security interests and encumbrances.

TK CONCRETE, INC.
CONTRACTOR

By _____ DATE: 11/3/26

4. ENGINEER'S APPROVAL:

Payment of the above AMOUNT DUE THIS APPLICATION is recommended:

SNYDER & ASSOCIATES, INC.
ENGINEER

By _____ DATE: November 3, 2026

5. OWNER'S APPROVAL:

CITY OF ATLANTIC
OWNER

By _____ DATE: _____

6. DETAILED ESTIMATE OF WORK COMPLETED:

ITEM NO.	DESCRIPTION	CONTRACT ITEMS				COMPLETED WORK		
		PLAN QTY.	UNIT	UNIT COST	COST TOTAL	QTY. TO DATE	CO #	COST TOTAL
0010. 2102-2625000	EMBANKMENT-IN-PLACE	600	CY	$ 22.50	$ 13,500.00	136		$ 3,060.00
0020. 2102-2710070	EXCAVATION, CLASS 10, ROADWAY AND BORROW	7,400	CY	7.50	55,500.00	7,400		$ 55,500.00
0030. 2105-8425015	TOPSOIL, STRIP, SALVAGE AND SPREAD	2,600	CY	5.75	14,950.00	2,600		$ 14,950.00
0040. 2110-8200000	CONSTRUCTION OF SOIL AGGREGATE SUBBASE	0.77	MILE	10,000.00	7,700.00	0.77		$ 7,700.00
0050. 2121-7425022	GRANULAR SHOULDERS, TYPE B, PLACE ONLY	372	TON	15.00	5,580.00	372		$ 5,580.00
0060. 2123-7450000	SHOULDER CONSTRUCTION, EARTH	41	STA	250.00	10,250.00	41.0		$ 10,250.00
0070. 2213-7100400	RELOCATION OF MAIL BOXES	4	EACH	550.00	2,200.00	4		$ 2,200.00
0080. 2214-5145150	PAVEMENT SCARIFICATION	11,651	SY	2.25	26,214.75	11,651		$ 26,214.75
0090. 2301-1032070	STANDARD OR SLIP FORM PORTLAND CEMENT CONCRETE PAVEMENT, CLASS C, CLASS 2 DURABILITY, 7 IN.	385	SY	70.00	26,950.00	385.00		$ 26,950.00
0100. 2301-1032080	STANDARD OR SLIP FORM PORTLAND CEMENT CONCRETE PAVEMENT, CLASS C, CLASS 2 DURABILITY, 8 IN.	11,863	SY	60.00	711,780.00	11,863.0		$ 711,780.00
0110. 2301-6911722	PORTLAND CEMENT CONCRETE PAVEMENT SAMPLES	1	LS	7,500.00	7,500.00	1.00		$ 7,500.00
0120. 2401-6745910	REMOVAL OF SIGN	1	EACH	350.00	350.00	1		$ 350.00
0130. 2416-0100015	APRONS, CONCRETE, 15 IN. DIA.	1	EACH	4,000.00	4,000.00	1		$ 4,000.00
0140. 2416-0100018	APRONS, CONCRETE, 18 IN. DIA.	2	EACH	4,500.00	9,000.00	2		$ 9,000.00
0150. 2416-0101036	REMOVE AND REINSTALL CONCRETE PIPE APRONS LESS THAN OR EQUAL TO 36 IN.	3	EACH	2,500.00	7,500.00	3		$ 7,500.00
0160. 2435-0140172	MANHOLE, STORM SEWER, SW-401, 72 IN.	1	EACH	12,000.00	12,000.00	1		$ 12,000.00
0170. 2435-0250700	INTAKE, SW-507	8	EACH	9,000.00	72,000.00	8		$ 72,000.00
0180. 2435-0251300	INTAKE, SW-513, 36" x 72" WALL WIDTH	2	EACH	11,000.00	22,000.00	2		$ 22,000.00
0190. 2435-0251300	INTAKE, SW-513, 54" x 72" WALL WIDTH	1	EACH	11,500.00	11,500.00	1		$ 11,500.00
0200. 2502-8212034	SUBDRAIN, LONGITUDINAL, (SHOULDER) 4 IN. DIA.	6,617	LF	10.00	66,170.00	6,617		$ 66,170.00
0210. 2502-8221303	SUBDRAIN OUTLET, DR-303	20	EACH	300.00	6,000.00	20		$ 6,000.00
0220. 2503-0114215	STORM SEWER GRAVITY MAIN, TRENCHEDM REINFORCED CONCRETE PIPE (RCP), 200 D (CLASS III), 15 IN.	416	LF	80.00	33,280.00	416		$ 33,280.00
0230. 2503-0114218	STORM SEWER GRAVITY MAIN, TRENCHEDM REINFORCED CONCRETE PIPE (RCP), 200 D (CLASS III), 18 IN.	732	LF	85.00	62,220.00	740		$ 62,900.00
0240. 2503-0114224	STORM SEWER GRAVITY MAIN, TRENCHEDM REINFORCED CONCRETE PIPE (RCP), 200 D (CLASS III), 24 IN.	376	LF	100.00	37,600.00	376		$ 37,600.00
0250. 2503-0114230	STORM SEWER GRAVITY MAIN, TRENCHEDM REINFORCED CONCRETE PIPE (RCP), 200 D (CLASS III), 30 IN.	228	LF	120.00	27,360.00	228		$ 27,360.00
0260. 2503-0200036	REMOVE STORM SEWER PIPE LESS THAN OR EQUAL TO 36 IN.	72	LF	25.00	1,800.00	72		$ 1,800.00
0270. 2515-2475006	DRIVEWAY, P.C. CONCRETE, 6 IN.	198	SY	70.00	13,860.00	208.6		$ 14,602.00
0280. 2515-6745600	REMOVAL OF PAVED DRIVEWAY	160	SY	12.50	2,000.00	170.0		$ 2,125.00
0290. 2524-6765010	REMOVE AND REINSTALL SIGN, AS PER PLAN	2	EACH	750.00	1,500.00	2		$ 1,500.00
0300. 2526-8285000	CONSTRUCTION SURVEY	1	LS	11,500.00	11,500.00	1.00		$ 11,500.00
0310. 2527-9263209	PAINTED PAVEMENT MARKING, WATERBORNE OF SOLVENT-BASED	28.24	STA	150.00	4,236.00	28.24		$ 4,236.00
0320. 2528-2518000	SAFETY CLOSURE	4	EACH	250.00	1,000.00	4		$ 1,000.00
0330. 2528-8445110	TRAFFIC CONTROL	1	LS	6,250.00	6,250.00	1.00		$ 6,250.00
0340. 2533-4980005	MOBILIZATION	1	LS	90,000.00	90,000.00	1.0		$ 90,000.00
0350. 2555-0000010	DELIVER AND STOCKPILE SALVAGED MATERIALS	1	LS	5,000.00	5,000.00	1.0		$ 5,000.00
0360. 2599-9999005	CONNECT TO EXST PIPE CULVERT	1	EACH	2,250.00	2,250.00	1		$ 2,250.00
0370. 2599-9999005	DRAINAGE BASIN, 30" PVC	1	EACH	5,500.00	5,500.00	1		$ 5,500.00
0380. 2601-2634100	MULCHING	3.3	ACRE	1,280.00	4,224.00	3.30		$ 4,224.00
0390. 2601-2636044	SEEDING AND FERTILIZING (URBAN)	3.6	ACRE	1,280.00	4,608.00	4.00		$ 5,120.00
0400. 2601-2640350	SPECIAL DITCH CONTROL, WOOD EXCELSIOR MAT	120	SQ	25.00	3,000.00	424.7		$ 10,617.50
0410. 2602-0000309	PERIMETER AND SLOPE SEDIMENT CONTROL DEVICE, 9 IN. DIA.	3,590	LF	2.50	8,975.00	2,870		$ 7,175.00
0420. 2602-0010010	MOBILIZATIONS, EROSION CONTROL	4	EACH	600.00	2,400.00	4		$ 2,400.00
		TOTAL ORIGINAL CONTRACT =			$ 1,421,207.75			$ 1,418,644.25
CHANGE ORDER SUMMARY:								
Change Order No. 1								
8001. 6200-1108010	LIQUIDATED DAMAGES (PRE-ESTABLISHED DAMAGES PER DAY PER AMOUNT SHOWN ON CONTRACT)	80.50	DAY	(1,000.00)	(80,500.00)	80.50		(80,500.00)
					-			-
		TOTAL CHANGE ORDERS =			$ (80,500.00)			$ (80,500.00)
		TOTAL CONTRACT & CHANGE ORDERS			$1,340,707.75			$ 1,338,144.25