

# Pleasantville City Council Meeting

## November 18, 2025 at 5:30pm

Mayor Kody Jurgens opened the meeting with council members Aaron Hurt, Jon Koehn, and Kyle Patterson present. Kyle Patterson was present via zoom. Rachel Lopez and Jordan Van Ness were absent.

Council member Hurt asked about the progress of the sidewalk project. Public Works Director, Shawn Breazeale explained that they assessed 3 streets this year, 2 of those streets did not need repairs, and letters went out to property owners on Polk Street. Those sidewalks have all been repaired. They will assess 3 more streets and get letters out at the beginning of the year.

Breazeale informed the council that the water loss report shows over 30% loss, he explained there may be a leak somewhere. They will read meters on Monday then he will be able to complete the next water loss report to see if the water loss percentage is better. He also informed the council that the wells are due to be pulled. He explained the larger well needs pulled and updated with motor work, but the small well only pumps 220 gal. per minute and the pump will never shut off to keep up with the demand of the system so it will need pulled first to up size. Hurt asked if not selling to rural water would change the capacity. Breazeale explained the small well would be ok and not need to be updated if we did not sell to rural water because they pull 80,000-100,000 gal. per day.

Parks and Rec Director, Jordan Flaws, informed the council that basketball and wrestling are in full swing. Tournaments will start in December, and tournaments will be held every weekend in January.

Police Chief, Adam Choat, informed the council that Officer Lenger has 4 weeks left in the academy. He will have a couple of weeks of training within the department after he graduates from the academy before he is released on his own. He also informed the council that he is waiting on equipment for the police charger before it is ready.

Engineer, Joey Whitehouse, gave the council a brief update on the CIP. He explained he will be meeting with staff in the next couple of weeks to go over the projects and put together a project priority list with cost estimates. Hurt asked if the plan would include funding solutions. Whitehouse explained that they will look at each project scope and see what funding mechanisms will be applicable.

Attorney, Bob Stuyvesant, updated the council on the property located at Jasper and Columbus. He explained a pre-trial conference was scheduled for November 10<sup>th</sup> and he contacted Reed before the pre-trial conference, and she confirmed that the property had been cleaned up. Stuyvesant explained the case was dismissed and they had to pay court costs. He told the council that he informed the defendant that the city will continue to monitor the property.

Motion by Hurt, seconded by Koehn to approve the consent agenda as follows; approval of previous council meeting minutes, approval of October 2025 financial reports, approval of annual financial report for FY2025, approval of water consumption report for October 2025, approval of employee comp time, approval of Police Report, and approval of the following bills: All voting in favor, motion carried.

|                               |                       |          |                          |                       |           |
|-------------------------------|-----------------------|----------|--------------------------|-----------------------|-----------|
| ACCESS SYSTEMS INC            | COPIER                | 254.89   | MEDIACOM                 | STREET DEPT           | 217.37    |
| ADAM CHOAT                    | 4 OFFICE CHAIRS       | 100      | MELLEN & ASSOCIATES, INC | AUMA VALVE REPAIR     | 1,074.84  |
| ADVANTAGE ADMINISTRATORS, INC | MEDICAL               | 30.21    | MENARDS DES MOINES       | SUPPLIES              | 149.33    |
| ADVANTAGE ADMINISTRATORS, INC | GROUP INSURANCE       | 52.5     | MICROBAC LAORATORIES     | TESTING               | 602       |
| ADVANTAGE ADMINISTRATORS, INC | MEDICAL               | 43.57    | MID AMERICAN ENERGY      | UTILITIES             | 3,837.65  |
| AHLERS & COONEY, P.C.         | WATER CONTRACT        | 62       | NORTHCOTE MEATS INC.     | CONCESSION FOOD       | 533.4     |
| OFFICE OF AUDITOR OF STATE    | AUDIT FILING FEE      | 1,050.00 | TREASURER-STATE OF IA    | STATE TAX             | 2,025.72  |
| BANLEACO                      | LED LIGHTING          | 297.11   | PEOPLES BANK             | Analysis Charge       | 6.12      |
| BEN ZOSS                      | REF 11/15/25          | 300      | PITNEY BOWES INC         | POSTAGE               | 100       |
| BOBS CUSTOM TROPHIES, INC     | LAMP POST PLATE       | 20.95    | POSTMASTER               | WATER BILLS           | 347.7     |
| BROWN SANITATION              | RECYCLING             | 720      | QUILL CORPORATION        | PRINTER INK           | 433.97    |
| CITY OF PLEASANTVILLE         | WA UTILITIES          | 331.01   | QUILL CORPORATION        | ENVELOPES             | 291.92    |
| CITY OF PRAIRIE CITY          | POLICE CAR            | 9,500.00 | SANGOMA USA INC          | PHONE SYSTEM          | 197.2     |
| COLONIAL LIFE                 | LIFE INS              | 105.27   | SIGNARAMA OF ANKENY      | SHIELD & POLICE DECAL | 398.05    |
| COWDEN SANITATION             | NOV/DEC SANITATION    | 350      | STACK PAY TRANSFER       | REGISTRATION FEE      | 40        |
| CYA                           | LEAGUE FEE            | 1,490.00 | T-MOBILE                 | COMMUNICATIONS        | 52.6      |
| DAN CLARK                     | REF 11/22/25          | 180      | TEXT MY GOV              | SOFTWARE/SUPPORT      | 2,500.00  |
| DOLLAR GENERAL-REGIONS 410526 | CLEANING SUP/WATER/TP | 61.95    | THE DES MOINES REGISTER  | SUBSCRIPTION          | 16.57     |
| EFTPS                         | FED/FICA TAX          | 7,082.43 | TROY ENGELDINGER         | COOKING CLASS         | 71.17     |
| EFTPS                         | FED/FICA TAX          | 6,667.49 | TROY GILCHRIST           | CELL STIPEND          | 20        |
| EFTPS                         | FED/FICA TAX          | -158.92  | TYLER FLESHER            | CELL STIPEND          | 20        |
| EFTPS                         | EFTPS                 | 158.92   | UMB BANK TRUST           | GO BOND INTEREST      | 59,550.00 |
| ELITE PEST CONTROL            | LIB PEST CONTROL      | 40       | VEENSTRA AND KIMM, INC   | BLDG/TRADE PERMITS    | 550       |
| ELITE PEST CONTROL            | PEST CONROL           | 190      | VERIZON                  | COMMUNICATIONS        | 80.05     |
| FARM & HOME                   | ANTIFEEZ              | 31.81    | VISA                     | DNR/DMACC/IAMU/POND   | 1,417.48  |
| FERGUSON WATERWORKS           | PIT METERS            | 861      | RAY'S WINDOW CLEANING    | WINDOWS INSIDE/OUT    | 200       |

|                              |                     |           |                          |                     |            |
|------------------------------|---------------------|-----------|--------------------------|---------------------|------------|
| GALLS, LLC                   | EMBLEM              | 23.96     | WINDSTREAM               | LIB PH/INTERNET     | 156.85     |
| GWORKS                       | SUPPORT AGREEMENT   | 8,050.00  | ZACH SQUIRES             | FB REF              | 150        |
| HACH                         | WW TESTING          | 212.05    | Accounts Payable Total   |                     | 133,836.78 |
| MARION COUNTY HUMANE SOCIETY | ANIMAL CONTROL      | 417.5     | 600                      | WATER               | 182.3      |
| I & S GROUP, INC             | CIP                 | 4,431.25  |                          | Refund Checks Total | 182.3      |
| IOWA ONE CALL                | LOCATES             | 19.8      | Payroll Checks           |                     | 41,528.53  |
| IOWA STATE DEPT OF REV       | WA EXCISE TAX       | 1,348.59  | ***** REPORT TOTAL ***** |                     | 175,547.61 |
| IOWA STATE DEPT OF REV       | SALES TAX           | 361.56    | GENERAL                  |                     | 57,735.71  |
| IPERS                        | PROTECTED IPERS     | 12,648.68 | MEMORIAL HALL            |                     | 31.59      |
| INDUSTRIAL PNEUMATIC SYSTEMS | COMPRESSOR BELTS    | 79.34     | ROAD USE TAX             |                     | 10,470.44  |
| JOELLEN GLICK                | MILAGE SX CITY      | 61.64     | EMPLOYEE BENEFITS        |                     | 126.28     |
| JONATHON FLAWS               | REF 11/22/25        | 150       | LOCAL OPTION SALES TAX   |                     | 3,668.24   |
| KAMI CLARK                   | REF 11/22/25        | 180       | DEBT SERVICE             |                     | 59,550.00  |
| KYLE SITES                   | FB REF              | 150       | CAPITAL PROJ-ADKINS      |                     | 62         |
| LAKEFRONT LIVING, LLC        | COACH SHIRT ADD ON  | 25        | CAP PROJ-LIGHT PARK PATH |                     | 20.95      |
| LAKEFRONT LIVING, LLC        | BASKETBALL          | 29        | EQUIPMENT                |                     | 9,500.00   |
| LARRY FLAWS                  | REF 11/15 AND 11/22 | 300       | CAP PROJ-WA QUALITY PROJ |                     | 48.41      |
| MARION COUNTY EXPRESS        | SUBSCRIPTION        | 65        | WATER                    |                     | 16,987.43  |
| MARION COUNTY EXPRESS        | PUBLICATIONS        | 271.23    | SEWER                    |                     | 17,004.74  |
| MASON SCHEVE                 | REF 11/15/25        | 150       | STORM WATER              |                     | 341.82     |
|                              |                     |           | TOTAL FUNDS              |                     | 175,547.61 |

Revenue received during month of October 2025: General Fund \$239,617.53; Road Use Tax \$19,132.91; Employee Benefits \$97,914.87; Local Option Sales Tax \$26,700.53; TIF \$56,179.47; Debt Service \$88,119.73; Water \$45,558.61; Water Sinking \$10,655; Sewer \$51,710.49; Sewer Sinking \$27,958.74; Storm Water \$2,122.34

#### New Business:

Bryan Vander Meiden with Midwest Sanitation & Recycling explained that they are a family owned and operated business with locations in Pella and Oskaloosa and they would like to expand to serve the Pleasantville area. The mayor and council asked about their schedule and how they manage non-paying customers. Vander Meiden explained that they would provide toters and pick up residential customers once a week and accommodate commercial customers as needed. They also provide recycling services in other communities and consider that option for customers in Pleasantville as well. The residential cost is \$22/mo. If customers do not pay within 60 days services will stop. The council discussed the ordinance; the license application and insurance comply with the ordinance requirements. Motion by Hurt, seconded by Koehn to approve the solid waste license application for Midwest Sanitation & Recycling. All voting in favor motion carried.

Motion by Hurt, seconded by Koehn to approve Resolution 25-18, adopting the Proposed Plan for the Pleasantville Urban Revitalization Area. All voting in favor motion carried.

Motion by Hurt, seconded by Koehn to approve Ordinance No. 2503-2025, an Ordinance Designating an area of Pleasantville, Iowa, as the Pleasantville Urban Revitalization Area. All voting in favor motion carried.

Reed informed the council that the health insurance renewal has an overall decrease. Medical is 8.99% decrease, dental 2% increase, and vision 4.51% decrease. Motion by Hurt, seconded by Koehn to approve the employee insurance renewal. All voting in favor motion carried.

#### Old Business:

Motion by Koehn, seconded by Patterson to approve Ordinance No. 2502-2025, adding a new section for sale of alcoholic beverages at special events. All voting in favor motion carried.

Motion by Hurt, seconded by Koehn to enter into closed session pursuant to IA Code Chapter 21.5.1(c), to discuss strategy with counsel in matters that are presently in litigation. Hurt aye, Koehn aye, Patterson aye. Motion carried.

Mayor Jurgens called for action from closed session. No action was taken.

Motion by Koehn, seconded by Patterson to adjourn. All voting in favor motion carried.

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Mayor, Kody Jurgens

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Attest: Rachel Reed, City Clerk