

# Pleasantville City Council Meeting

## February 17, 2026 at 5:30pm

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

Public Works Director, Shawn Breazeale, informed the council that the well is still out of order. He explained the static level of the well has dropped 88ft in 31 years. Northway Well & Pump is going to loan us a pump and lower it 80ft, this will get us back up and running and allow the engineers time to determine what size pump we will need. The cost for repairs so far is \$26,500.

Attorney Bob Stuyvesant provided the council with several brief updates. He reported that default judgments have been sent to all defendants in the Fenton estate case, with no responses received. Mr. Stuyvesant is currently preparing an application for default judgment in accordance with the appropriate court order, which will be submitted to the court. Following this, a hearing will be scheduled and the default judgment obtained. Subsequently, he will prepare and submit a certificate of change of title to the clerk in order to transfer ownership to the city. Regarding the complaint filed with the IPIB in December, Mr. Stuyvesant contacted the attorney representing the IPIB to determine if any action was required by the city. He was informed that the matter now rests with former Officer Good's attorney to release Chief Fuller's report; no immediate action is required from the city, and the city remains in compliance. Mr. Stuyvesant updated the council on discussions with the Adkins Development attorney; the matter will be settled out of court. He is waiting for final documentation from Adkins attorney for review.

Charles Rains gave comments to the mayor and council regarding community growth in Pleasantville. The acknowledged commercial growth is limited until we get MidAmerican on board. He expressed that he feels the growth needs to come by making affordable housing available to bring in young families to increase the tax base.

Motion by Hurt, seconded by Lopez to approve the consent agenda as follows; approval of previous council meeting minutes, approval of January 2026 financial reports, approval of water consumption report for January 2026, approval of employee comp time, and approval of Police Report, approval of Pleasantville Golf & Country Club liquor license renewal, and approval of the following bills: All voting in favor, motion carried.

ABBY K GLANN	ZOOM	16.99	MURPHY TRACTOR	LOADER REPAIR	509.23
ACCESS SYSTEMS INC	COPIER	213.11	NORTHCOTE MEATS INC.	CONCESSIONS FOOD	1,012.44
ADAM CHOAT	STING OPERATION	20	PAYMAC INC	STREET SWEEPER AUCTION	49,500.00
ADVANTAGE ADMINISTRATORS	MEDICAL	283.25	PEOPLES BANK	WIRE TRANSFER FEE	25
ADVANTAGE ADMINISTRATORS	GROUP INS	52.5	PEOPLES BANK	ANALYSIS CHARGE	6.25
BOBS CUSTOM TROPHIES, INC	LIGHT PATH PLAQUE	16.95	PITNEY BOWES INC	POSTAGE	245
BROWN SANITATION	RECYCLING	720	PVILLE CHAMBER	MEMBERSHIP	500
CAPITAL CITY EQUIPMENT CO	SKID LOADER REPAIR	504.79	POSTMASTER	Water Bills	348.31
CENTRAL IOWA HOUSING TRUST	HABITAT REPAIR PROG	15,000.00	SANGOMA USA INC	PHONE SYSTEM	217.74
CITY OF PLEASANTVILLE	WA BILLS	336.8	T-MOBILE	COMMUNICATIONS	52.6
CJ COOPER & ASSOCIATES INC	EMPLOYEE SCREENING	55	TROY GILCHRIST	CELL STIPEND	20
CUMMINS SALES AND SERVICE	OIL SAMPLE	64.04	TYLER FLESHER	CELL STIPEND	20
EDMUNDS GOVTECH	SOFTWARE	3,500.00	UTILITY EQUIPMENT CO	HYDRANT	1,090.14
EFTPS	FED/FICA TAX	5,510.25	VEENSTRA AND KIMM	TRADE PERMIT	75
ELITE PEST CONTROL	PEST CONTROL	40	VERIZON	COMMUNICATIONS	80.05
FARM & HOME	UTILITY BED LIGHTS	81.68	VISA	HEATER/CLASSES/KEYS/PARTS	2,696.47
FARONICS	DEEP FREEZE MAINT	173.28	WELLMARK BL CR/BL SH	GROUP INSURANCE	13,207.14
FORBES OFFICE SOLUTIONS	LIB COPY MACHINE	35.98	WINDSTREAM	LIB PH/INTERNET	146.44
GRAINGER	WELL HOUSE HEATER	847.92	Accounts Payable Total		108,887.49
HACH	WA/WWW TESTING	964.41		WATER	100.02
MARION CO HUMANE SOCIETY	ANIMAL CONTROL	417.5		Refund Checks Total	100.02
I & S GROUP, INC	CIP	512.5	Payroll Checks		18,060.89
INGRAM LIBRARY SERVICES	BOOKS	106.29	*** REPORT TOTAL ***		127,048.40
INGRAM LIBRARY SERVICES	BOOKS	446.43	GENERAL		23,743.18
IOWA STATE DEPT OF REV	SALES TAX	340.77	ROAD USE TAX		8,190.80
IOWA STATE DEPT OF REV	WA EXCISE TAX	1,114.75	EMPLOYEE BENEFITS		11,937.31
KNOXVILLE HOSPITAL & CLINICS	RANDOM TESTING	36	LOCAL OPTION SALES TAX		4,012.50
LIVING HISTORY FARMS	COMMUNITY OUTREACH	180	TIF - LMI FUND		15,000.00
MARION COUNTY EXPRESS	publications	538.75	CAP PROJ-PARK PATH		16.95
MEDIACOM	STREET DEPT	276.26	EQUIPMENT		48,590.14
MENARDS ALTOONA	NUTS/BOLTS/WASHERS	14.55	WATER		9,447.64
MICROBAC LAORATORIES INC	TESTING	609.75	SEWER		6,080.14
MID AMERICAN ENERGY	UTILITIES	5,955.18	STORM WATER		29.74
MIDWEST SANITATION	SANITATION	150	TOTAL FUNDS		127,048.40

Revenue received during month of January 2026: General Fund \$55,291.30; Road Use Tax \$19,298.45; Employee Benefits \$2,092.51; LOST \$30,431.54; TIF \$2,083.85; Debt Service \$55,705.01; Cap. Proj. City Hall \$1,000; Cap. Proj. Adkins Dev. \$227.18; Cap. Proj. Police Equip. \$2,000; Cap. Proj. Park lighting \$10,000; Cap. Proj. Pave Sunset \$6,000; Cap. Proj. Pave Washinton \$22,000; Equip. Replacement \$88,650; Cap. Proj. Library \$2,900; Cap. Proj. Mem Hall \$2,000; Cap. Proj. Recreation \$3,500; Water \$36,616.69; Water Sinking \$10,655; Sewer \$48,980.06; Sewer Sinking \$47,958.74; Storm Water \$2,144.96

#### New Business:

Kristen Fish-Peterson, the developer from East Elementary Apartments, joined the council meeting via Zoom. She shared that the project's total cost is \$4.9 million and announced she has received historic certification from the National Park Service, which adds the building to the National Park registry. This status qualifies her to apply for historical tax credits. Kristen noted that although she applied for workforce housing tax credits last year and was not successful, changes to the state's rules may improve her chances in the next application cycle, which begins in June. She also spoke with Jim Thompson of IEDA, who informed her that she could be eligible for a \$1 million CDBG grant, but she must secure other funding first. To date, Kristen has invested about \$200,000 in the building. The initial phase of roof repairs has been completed, and mold remediation is finished. Council Member Patterson noted that the development agreement required substantial project completion by December 31, 2025. He asked if she doesn't receive incentives this year if it would delay the project. Kristen explained the incentives are essential for completion, as the workforce housing tax credit application requires 60% of capital stock; while she has invested her own funds, she needs other incentives for bank commitment. Patterson inquired about the tax credit timeline, which was late August last year. Council Member Hurt recalled city support for this approach two years ago and believes support should continue at no extra cost to the city. Kristen expressed gratitude for the city's ongoing support, including the tax abatement. She asked if the city would approve an extension to the contract. The mayor and council agreed they would vote to extend the contract 1 year at the next council meeting.

Mayor Jurgens jumped to #12 on the agenda to address that item before Hurt was dismissed from the meeting.

Hurt asked if the city attorney has reviewed the proposed amendment to the dangerous and vicious animal ordinance. Stuyvesant informed the council that he prepared the ordinance with the primary change removing the specific dog breed from the ordinance. He explained the city already has included in the ordinance how to deal with a dangerous or vicious dog. Motion by Patterson, seconded by Lopez to approve Ordinance No. 2601-2026, amending Chapter 57 pertaining to dangerous and vicious animals. Hurt aye, Lopez aye, Kain aye, and Patterson aye. Motion carried.

Motion by Patterson, seconded by Kain to waive the 2<sup>nd</sup> and 3<sup>rd</sup> readings for Ordinance No. 2601-2026, amending Chapter 57 pertaining to dangerous and vicious animals. Hurt aye, Lopez aye, Kain aye, and Patterson aye. Motion carried.

Council Member Hurt dismissed himself from the meeting at this time.

Bryan Vander Meiden of MidWest Sanitation & Recycling presented a proposal to the council regarding curbside recycling and curbside clean-up days. For the current fiscal year, traditional clean-up days will continue at the park location. Beginning in July 2026, curbside recycling is proposed, with each residence receiving a 95-gallon recycling tote for biweekly collection. Starting Spring 2027, clean-up days are proposed to transition to a curbside pick-up. Mayor Jurgens noted that this change would alleviate the need for public works staff to oversee park-based clean-up events involving roll-off dumpsters, while still maintaining TV and appliance pick-up services for an additional fee. He further explained that Reed distributed a text message survey to residents, which indicated strong support for the program. The anticipated cost for the first year is \$3.85 per month per household. This would let the city remove the problematic drop-off site. Matt Cross with MidWest Sanitation informed the council that this will also allow them to offer single stream recycling to local businesses. Motion by Patterson, seconded by Lopez to approve MidWest Sanitation & Recycling contract for curb-side recycling and curbside clean up days for 5 years. All voting in favor, motion carried.

Motion by Patterson, seconded by Kain to approve tax abatement for 501 S Business Hwy 5. All voting in favor, motion carried.

Reed told the council that police vehicle car radios have been problematic for a couple of years, creating a safety concern when officers lose contact with dispatchers or each other. She also mentioned the fire department received a substantial donation for fireworks this year, so they may not need funding. Reed explained that the allocated money could be used for the radios or included in a budget amendment if the fire department decides to request funding. Chief Choat informed the council that he had obtained two quotes for new radios. The first quote was for a model that is not necessary for the department, while the quote from Motorola Solutions reflected a savings of approximately \$3,000 per unit. Chief Choat noted that the department's current radios, purchased in 2013, only function reliably for about three months after fine-tuning before recurring issues arise. After speaking with Racom, he learned that these radios have reached the end of their life cycle. He also explored applying for a

Prairie Meadows grant; however, if awarded, the project could not start until July 1st. Reed explained, going forward, Chief Choat should plan to replace this type of equipment through budget allocation or by seeking safety grants as items reach the end of their lifespan. Motion by Patterson, seconded by Lopez to approve the quote from Motorola Solutions for \$15,245.52 for 3 police car radios. All voting in favor, motion carried.

Reed reported to the council that she had discussions last Fall with Tyler Stubbs from the Department of Natural Resources regarding algae growth in the pond. After dredging, the pond is considered new, and vegetation is expected to be established within about five years. Last Fall, the pond experienced considerable algae accumulation. Mr. Stubbs recommended Iowa Pond Guy for algae control solutions. Reed contacted the contractor and obtained a maintenance estimate of \$5,250. The contractor, based in the metro area, provided a maintenance agreement consisting of two monthly site visits from April through October to evaluate pond conditions. If treatment is necessary during assessment, it will be administered; if not, no charges will apply. Therefore, the final cost may differ from the quoted maintenance contract amount. Judy Moon questioned whether this was necessary. Patterson responded that since the city invested significantly in the pond project, it has a responsibility to keep the pond clean and visually appealing. Jurgens pointed out that maintaining the pond also impacts the fish habitat they are working to create. Reed added that, thanks to the pond project, the DNR will continue stocking the pond at no cost, making it important to control algae overgrowth. Motion by Lopez, seconded by Kain to approve the maintenance contract with Iowa Pond Guy up to \$5,250. All voting in favor, motion carried.

Reed informed the council that the proposed property tax hearing cannot be held before March 20<sup>th</sup>. The overall proposed property tax levy will decrease by \$1.17 per taxable \$1,000, Reed will provide details at the hearing. Motion by Patterson, seconded by Lopez to set the proposed property tax hearing for March 24<sup>th</sup> at 5:30pm. All voting in favor motion carried.

Old Business:

None

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

---

Mayor, Kody Jurgens

---

Attest: Rachel Reed, City Clerk