

**Governmental Body:**

The City Council of Baxter, Iowa

Date of Meeting:

Monday, August 10th, 2026

Time of Meeting:

6:00 P.M.

Place of Meeting:

Baxter Council Chambers

Call In Information:

City Council Meeting – August 10th, 2026,
6:00 PM (America/Chicago)

Please join my meeting from your
computer, tablet or smartphone.

<https://meet.goto.com/804007301>

You can also dial in using your phone.

Access Code 804-007-301

United States: +1 (408) 605-3123

1. **Call to Order by Mayor Daniel Kunkel**
2. **Approval of the Agenda**
3. **Approval of the Consent Agenda: All items listed below are considered routine by the City Council and will be enacted by one motion:**
 - a. Minutes: July 13th and July 16th City Council Meetings
 - b. Financials
4. **Reports:**
 - a. City Administrator/Clerk
 - b. Jasper County Sheriff May calls for service
 - c. Library Report
 - d. Code Compliance Report
 - e. Fire Department Financials
5. **Public Comments** - At this time, citizens may address the Council. Except in cases of legal emergency, the City Council cannot take formal action at the meeting but may ask City staff to research the matter or have it placed on a subsequent Agenda. **To be heard, a citizen must be recognized by the chair and state their name and address.** Speakers will be given three minutes to present their concerns. Comments and/or questions must be related to City policies or the provision of City services and shall not include derogatory comments about other individuals. Unless specifically called upon by the Mayor, no additional comments and/or questions will be addressed during the remaining meeting once the Public Comment portion has been closed.
6. **MSA Engineering Update**

Council discussion regarding current engineering projects and construction updates.
7. **S W Avenue Phase 2 – Reseeding Agreement**

Council discussion and possible action regarding approval of the S W Avenue Phase 2 Reseeding Agreement with TK Concrete, Inc. for permanent reseeding of the project corridor.
8. **S W Avenue Phase 2 – Certificate of Completion and Acceptance**

Council discussion and possible action regarding acceptance of the S W Avenue Phase 2 Reconstruction Project and approval of the Engineer's Certificate of Completion.

The engineer recommends acceptance of the project, noting the work has been completed in substantial conformance with the plans and specifications.

9. S W Avenue Phase 2 – Pay Application No. 3 (Final Retainage Payment)

Council discussion and possible action regarding approval of Pay Application No. 3 (Final Retainage) to TK Concrete, Inc. in the amount of \$7,809.21 for the S W Avenue Phase 2 Reconstruction Project.

The payment request represents the final retainage payment following substantial completion of the project.

10. Resolution 2026-2020 Declaring Necessity and Providing for Notice of Hearing on Proposed Urban Revitalization Plan for Baxter Commercial Urban Revitalization Area.

Council discussion and possible action on adoption of a resolution declaring the necessity and providing for notice of public hearing on the proposed Urban Revitalization Plan for the Baxter Commercial Urban Renewal Revitalization Area.

11. Resolution 2026-21 Authorizing Development Agreement with Benola's, LLC Council discussion and possible action regarding approval of the Development Agreement between the City of Baxter and Benola's, LLC related to administration of the Community Catalyst Building Remediation Grant.

12. City Park Pond Maintenance and Treatment Quote

Council discussion and possible action regarding the estimate from Iowa Pond Guy, LLC for aquatic herbicide applications and shoreline treatment.

13. City Hall Door Hardware Replacement Quote

Council discussion and possible action regarding the quote from Tri-State Lock Service for replacement of two panic (push) bars and related door hardware at City Hall.

14. 2027 Dollar General Retail Tobacco Permit

Council discussion and possible action regarding approval of the 2027 Retail Tobacco Permit for Dollar General Store #31673, located at 507 S. East Avenue, Baxter, Iowa.

15. State Savings Bank Deposit Rate Adjustment

Council discussion and possible action regarding acceptance of the proposed six-month interest rate adjustment for City accounts held at State Savings Bank.

16. Iowa League of Cities 2026 Annual Conference

Council discussion and possible action regarding authorization for the City Administrator/Clerk to attend the Iowa League of Cities 2026 Annual Conference & Exhibit, including registration, lodging, and mileage.

17. Resolution No. 2026-22 – Tenant/Landlord Utility Account Vacancy Policy

Council discussion and possible action regarding adoption of resolution No. 2026-22 approving the City's Tenant/Landlord Utility Account Vacancy Policy.

18. Benola's Pub & Patio – JEDCO Facade Improvement Grant Local Match Reimbursement

Council discussion and possible action regarding authorization of the City's approved local match reimbursement for the Benola's Pub & Patio JEDCO Façade Improvement Grant Project and authorization for staff to submit the final reimbursement documentation to JEDCO.

19. Java Java on Main – JEDCO Grant Local Match Reimbursement

Council discussion and possible action regarding authorization of the City's approved local match reimbursement for the Java Java on Main JEDCO grant project and authorization for staff to submit the final reimbursement documentation to JEDCO.

20. Resolution No. 2026-23 Assignment of 911 Addresses for New Residential Development

Council discussion and possible action regarding approval of 911 addresses for newly created residential lots associated with the Rob Meyer development and the Shepley Construction development.

21. Discussion and Direction Regarding Remaining City Code Codification Revisions

Council discussion regarding the remaining City Code revisions identified by staff and the codifier. A spreadsheet summarizing each outstanding section was distributed in advance to assist Council in reviewing the remaining policy decisions and language revisions.

22. Mayor's Report

23. Task List – Update and Review

This notice is hereby given at the direction of the Mayor pursuant to Chapter 21.4, Code of Iowa, and the local rules of said governmental body.

AMERICANS WITH DISABILITIES ACT COMPLIANCE: IF THERE IS ANYONE WISHING TO ATTEND THE MEETING THAT MAY REQUIRE SPECIAL ASSISTANCE IN BEING ABLE TO PARTICIPATE IN THIS MEETING, PLEASE ADVISE CITY HALL OF YOUR NEEDS 48 HOURS BEFORE THE MEETING