10/12/2026

The regular meeting of the Stuart City Council was called to order on the above date at 6:00 p.m. by Mayor Pro Tem Russell. Present were Council Members Kalbach, Capps, Ingwers, and Nelson. Also present were City Administrator Jalatama "Jolly" Omar, Deputy Clerk Sarah Stouffer, Stephanie and Andrew Church, Mark Tisl, Sharon Jirak, Susan Belding, Forrest Aldrich, Nate Westre, Bob Cook, Kory Guisinger, Josh and Kristina Renslow, Stephen Martinson, Kim Avey, Dustin Capps, Melissa Larson, Marcus Mackey, Crystal Kirkpatrick, and Tomas Avey.

Moved by Kalbach, seconded by Ingwers to approve the agenda.

Roll Call: All Ayes

Fire Chief Stephen Martinson stood before the Council with the following members of the Stuart Fire Department: Jessica Carl, Justin Champlin, Jeff Boucher, Tristan Johnson, Reuben Borntreger, Tom Avey, and Skylar Pruitt. District Associate Judge Melissa Larson led the official swearing-in ceremony for the firefighters in attendance. The City of Stuart thanks the volunteers who serve our community.

Moved by Ingwers, seconded by Capps to approve the Consent Agenda:

A. Approval of minutes of 09/14/2026
B. Approval of financial statement as of 09/30/2026
C. Approval of bills as presented
D. Approval of Liquor Licenses – Casey's #2654, Apres Bar Co (Saints Center,) Stuart Flowers & Gifts

Roll Call: All Ayes

Mayor Pro Tem Russell opened the public hearing on the proposed amendment to the Stuart Urban Renewal Area.

There were no oral or written comments.

Mayor Pro Tem Russell closed the public hearing.

Moved by Kalbach, seconded by Capps to approve Resolution No. 26-23C "Resolution to Approve Urban Renewal Plan Amendment for the Stuart Urban Renewal Area."

Roll Call: All Ayes

Moved by Nelson, seconded by Capps to approve Resolution No. 26-25C "Resolution Setting a Date of Meeting (November 9, 2026 at City Hall at 6:00 pm) at Which it is Proposed to Approve a Development Agreement with Central Mart I LLC Including Annual Appropriation Tax increment Payments."

Roll Call: All Ayes

Mayor Pro Tem Russell opened the public hearing on the sales of real estate at 512 S. Summit.

There were no oral or written comments.

Mayor Pro Tem Russell closed the public hearing.

City Administrator Omar made a presentation to the Council regarding the proposed purchase agreement between the City of Stuart and Raul Cuevas for parcel 0405256010 and discussed with the Council that the purchase price for the parcel is $6,000.00 "as-is," with the buyer and the seller each paying their own attorney fees. City Administrator Omar also explained that the expected closing date has been changed from on or about October 1, 2026 to on or about October 30, 2026.

Moved by Nelson, seconded by Ingwers to approve Resolution No. 26-24C "A Resolution Approving a Purchase Agreement with Raul Cuevas for the Sales of a City-Owned Property (Parcel 0405256010.)"

Roll call: All Ayes

City Administrator Omar made a presentation to the Council regarding the progress of updating the City of Stuart Employee Handbook and informed the Council that the draft is in the final stages of legal review before being presented to the Council for approval.

Council Member Capps introduced an ordinance entitled Ordinance No. 26-04C "An Ordinance Amending the Code of Ordinances of the City of Stuart, Iowa, by adding a new chapter regarding a Parks and Recreation Board."

It was moved by Council Member Capps and seconded by Council Member Nelson that the aforementioned ordinance had been given its second consideration and that it be adopted. The Mayor Pro Tem put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: Capps, Ingwers, Nelson, Russell
Nays: Kalbach

Whereupon, the Mayor Pro Tem declared the motion duly carried and declared that said ordinance had been given its second consideration.

City Engineer Forrest Aldrich of Veenstra & Kimm made a presentation to the Council regarding the possibility of implementing a monthly storm water utility fee to fund needed infrastructure improvements that would address the inflow and infiltration issues presented to the Council by Wastewater Operator Welker. The storm water utility fee would also fund capital improvement projects to address storm water runoff issues that affect the condition of streets. Aldrich discussed with the Council the process of setting up a storm water utility and informed the Council that the City is not obligated to charge a storm water fee if a storm water utility exists, and that the Council would retain the ability to determine fees at a future date once the utility has been established. Aldrich also discussed possible grants that could apply to sanitary sewer lining projects that would help to address the inflow and infiltration concerns of the wastewater department, but informed the Council that the grant funds would not be able to be used for storm water intake repairs to address road condition concerns. Aldrich informed the Board that a preliminary engineering report would be needed to support the application for grant funding, and the City would need to provide matching funds for the project. The Council discussed moving forward with establishing a stormwater utility while also looking into available grant funding.

City Engineer Forrest Aldrich of & Kimm made a presentation to the Council regarding the possibility of adopting SUDAS (Statewide Urban Design And Specifications) as a way to provide uniform design guidelines and construction specifications for public and privately funded projects. Aldrich informed the Council that the City has been informally following SUDAS and recommended that the City consider formally adopting the SUDAS guidelines. Aldrich informed the Council that SUDAS would also apply to utility infrastructure projects and discussed with the Council that the Utility Board approved moving forward with adopting SUDAS and also approved creating supplemental requirements for water distribution projects per staff recommendation.

Moved by Nelson, seconded by Capps to approve moving forward an agreement for services between the City of Stuart and Veenstra & Kimm for the purpose of adopting SUDAS (Statewide Urban Design And Specifications) and to approve preparing additional supplemental agreements per staff recommendations.

Roll Call: All Ayes

The Council tabled Agenda Item No. 8(J) Resolution No. 26-27C “A Resolution Establishing a Rate Structure for Special Events.”

Kory Guisinger, the Adair County Landfill Board representative for the City of Stuart, made a presentation to the Council regarding action items being considered by the Adair County Landfill Board. Guisinger informed the Council that the Landfill Board is considering the option of not providing local recycling collection containers to all of the communities serviced by the landfill as an effort to reduce operating expenses. The Landfill Board is also considering starting to charge communities for the collection of the provided recycling containers as a way to cover the cost of providing the service. Guisinger stated that recycling collection containers will continue to be offered on site at the landfill regardless of whether they are provided to communities.

Guisinger discussed with the Council that the Landfill Board is also considering increasing the per capita charge from the current $15.00 to $20.00.

Bob Cook of Stuart made a presentation to the Council regarding a request to hold a town clean up event April 23 & 24, 2027. Kory Guisinger of K&A Removal LLC informed the Council that he is willing to keep the billing rate for the dumpsters the same as last year for the event.

Moved by Kalbach, seconded by Capps to approve allowing Bob Cook to set the date for a town clean up event April 23 & 24, 2027.

Roll Call: All Ayes

City Administrator Omar made a presentation to the Council regarding the condition of sidewalks in the downtown business district. Omar informed the Council that the City is working with the Region XII Council of Governments to complete a sidewalk assessment and also to create an ADA plan to ensure that changes to existing sidewalks meet accessibility requirements. Omar also discussed with the Council that there is a possibility of the City sharing the cost of needed sidewalk repairs with property owners, and also discussed with the Council that property owners can be assessed for the cost of sidewalk repairs.

City Administrator Omar made a presentation to the Council regarding the White Pole Road Scenic Byway Fundraiser's request for the city to provide support for the Iowa Interstate Railroad Passenger Train Ride. The train will travel from the Stuart Rock Island Depot to the town of Adair and back. The city is requested to help provide traffic coordination and provide parking for the event.

Moved by Capps, seconded by Ingwers to move forward with providing traffic coordination for the White Pole Road Scenic Byway Fundraiser.

Roll Call: All Ayes

Stuart EMS Director Dustin Capps made a presentation to the Council regarding a Rescue Command Vehicle available for purchase from another community. Capps informed the Council that the vehicle already has lights and sirens, but would need new decals. The Stuart Rescue Boosters have offered to pay the purchase price of $3000.00 for the vehicle and also offered to pay for the cost of new decals if the purchase is approved. City Administrator Omar discussed with the Council that the vehicle would be used to pick up supplies for the Rescue department from Des Moines and other places, and informed the Council that the cost of insuring the vehicle would be less than the cost of reimbursing mileage if supplies are picked up by an employee in a personal vehicle. The vehicle could also be used for employees to travel to training conferences, and for the EMS Director to respond to requests for additional support for EMS crews that are on duty.

Moved by Nelson, seconded by Ingwers to decline to authorize the purchase of an EMS command vehicle.

Roll Call:	Ayes:	Ingwers, Nelson
	Nays:	Kalbach, Russell
	Abstain:	Capps

Motion not carried.

The Council did not discuss Agenda Item No. 9(F) Resolution No. 26-27C "A Resolution Authorizing the Purchase of an EMS Command Vehicle and Providing Insurance for the Vehicle."

The City Administrator and department heads presented monthly reports to the Council.

Mayor Pro Tem Russell would like to remind the community that Beggar's Night will be Saturday, October 31, 2026 from 5:00 pm to 6:30 pm in the downtown area and from 6:00 pm to 9:00 pm in the residential area.

Council Member Kalbach expressed appreciation for the community support shown at the annual Stuart Fire Department fundraising supper.

City Administrator Omar discussed budget projections for fiscal year 2028 and informed the Council that he is working with all department heads to budget for the next fiscal year with the goal of maintaining current staff levels and current city services.

Moved by Kalbach, seconded by Ingwers to enter closed session under Iowa Code Section 21.5(1)(A)(C) to discuss strategy with legal counsel in a matter where litigation is imminent, and where disclosure would be likely to prejudice or disadvantage the position of the city in that litigation.

Roll Call:	Ayes:	Kalbach, Capps, Ingwers, Nelson, Russell
	Nays:	none

Motion carried.

Closed session began at 7:34 p.m.

Moved by Nelson, seconded by Kalbach to end closed session.

Roll Call:	Ayes:	Kalbach, Capps, Ingwers, Nelson, Russell

Nays: none

Motion carried.

Closed session ended at 7:51 p.m.

Adjournment at 7:51pm.

Minutes submitted by Deputy Clerk Stouffer.

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Cory Kirkpatrick, Mayor

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Jalatama “Jolly” Omar, City Administrator