

Council Members

Joe Herman, Mayor
Travis Brott, Mayor Pro Tem
Joel Akers
Jarín Young
Jason Barney
Joe Lake

City Staff

Travis Cooke, Interim Administrator-City Clerk
Drew McCombs, Public Works Director
Sam Chia, Parks & Rec Director
Jonatha Basye, Library Director
Michael Brown, Police Chief
Mark Schmitt, Fire Chief
John Fatino, Whitfield & Eddy, PLC
Randy Johnson, Veenstra & Kimm, Inc

NOTE: All public comments require that an individual sign in at the beginning of the meeting. Comments will generally be limited to a maximum of three (3) minutes per person. Under Iowa law, the City Council is prohibited from discussing or taking any action on an item not appearing on its posted agenda. Any issue raised by public comment under the Citizen Hearing will be referred to staff for a decision on whether it should be placed on a future agenda. All comments from the public, City Council, and Staff shall address the presiding officer, and upon recognition by the presiding officer, shall be confined to the question under debate, avoiding all indecorous language and references to personalities and abiding by the following rules of civil debate. • We may disagree, but we will be respectful of one another. • All comments will be directed to the issue at hand. • Personal attacks will not be tolerated.

Meeting Agenda:

- 1. Call to Order**
- 2. Approval of Agenda**
- 3. Public Hearing**
 - a. Public Hearing on the FY 2026-2027 Budget
 - b. Consideration of Resolution No. 2026-29 - A Resolution Adopting the Budget for Fiscal Year July 1, 2026 – June 30, 2027 (FY27) and Certifying the Tax Levies to the Dallas County Auditor
- 4. Discussion and Consideration**
 - a. Convene Into Closed Session Per Iowa Statute 21.5 (i) To evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session - City Administrator Search
 - b. Convene Into Open Session
 - c. Possible Action after Closed Session - City Administrator Search
 - d. Consideration of Resolution No. 2026-30 - A Resolution Approving an Extra Territorial Plat
 - e. Consideration of City Hall Door Replacement
 - f. 415 Grant Updates
 - g. 601 Main Update

5. Adjournment

NOTICE OF PUBLIC HEARING -- PROPOSED BUDGET
Fiscal Year July 1, 2026 - June 30, 2027

City of: VAN METER

The City Council will conduct a public hearing on the proposed Budget at: United Methodist Church 100 Hazel St Meeting Date: 4/27/2026 Meeting Time: 06:15 PM

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget. This notice represents a summary of the supporting detail of revenues and expenditures on file with the City Clerk and County Auditor.

City budgets are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult <https://dom.iowa.gov/local-budget-appeals>.

The Budget Estimate Summary of proposed receipts and expenditures is shown below. Copies of the the detailed proposed Budget may be obtained or viewed at the offices of the Mayor, City Clerk, and at the Library.				
The estimated Total tax levy rate per \$1000 valuation on regular property				14.60274
The estimated tax levy rate per \$1000 valuation on Agricultural property is				3.00375
At the public hearing, any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget.				
Phone Number (515) 996-2644		City Clerk/Finance Officer's NAME Travis Cooke		
		Budget FY 2027	Re-estimated FY 2026	Actual FY 2025
Revenues & Other Financing Sources				
Taxes Levied on Property	1	1,068,915	803,269	927,734
Less: Uncollected Property Taxes-Levy Year	2	0	0	0
Net Current Property Taxes	3	1,068,915	803,269	927,734
Delinquent Property Taxes	4	0	0	0
TIF Revenues	5	650,000	0	387,779
Other City Taxes	6	575,884	513,780	393,924
Licenses & Permits	7	257,875	207,575	270,252
Use of Money and Property	8	20,250	387,500	31,296
Intergovernmental	9	1,408,500	374,700	378,029
Charges for Fees & Service	10	7,639,000	1,262,800	1,198,354
Special Assessments	11	0	0	0
Miscellaneous	12	9,322,700	0	132,887
Other Financing Sources	13	5,902,400	0	56,605
Transfers In	14	1,122,161	645,590	3,938,632
Total Revenues and Other Sources	15	27,967,685	4,195,214	7,715,492
Expenditures & Other Financing Uses				
Public Safety	16	664,378	985,247	620,618
Public Works	17	654,400	383,542	551,764
Health and Social Services	18	0	0	0
Culture and Recreation	19	421,753	400,350	471,159
Community and Economic Development	20	531,089	397,250	266,792
General Government	21	535,500	335,659	355,262
Debt Service	22	534,200	535,400	248,001
Capital Projects	23	15,922,700	1,556,813	1,982,463
Total Government Activities Expenditures	24	19,264,020	4,594,261	4,496,059
Business Type / Enterprises	25	7,293,550	1,497,025	1,032,247
Total ALL Expenditures	26	26,557,570	6,091,286	5,528,306
Transfers Out	27	1,122,161	645,590	3,938,632
Total ALL Expenditures/Transfers Out	28	27,679,731	6,736,876	9,466,938
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	287,954	-2,541,662	-1,751,446
Beginning Fund Balance July 1	30	959,083	3,500,745	5,252,191
Ending Fund Balance June 30	31	1,247,037	959,083	3,500,745

Resolution # 2026-29

A Resolution Adopting the Budget for Fiscal Year July 1, 2026– June 30, 2027 (FY27) and Certifying the Tax Levies to the Dallas County Auditor

Whereas, notice of Public Hearing for the Proposed FY27 Budget was published in the Des Moines Register and said hearing was held on April 27, 2026 at 6:15 pm at the Van Meter United Methodist Church, 100 Hazel Street, Van Meter, IA; and

Whereas, State law requires a hearing to be held prior to the adoption of the annual budget and budgets must be certified by the County Auditor and Iowa Department of Management by April 30, 2026, now;

Therefore, be it resolved by the Van Meter City Council that the budget for the Fiscal Year 2027 and the City Clerk is directed to certify the budget and property tax levies to the Dallas County Auditor prior to April 30, 2026.

Passed and approved this 27th day of April, 2026.

Joe Herman, Mayor

ATTEST:

Travis Cooke, City Clerk

FISCAL YEAR JULY 1, 2026 - JUNE 30, 2027
 ADOPTION OF BUDGET AND CERTIFICATION OF CITY TAXES

The City of: VAN METER County Name: DALLAS COUNTY

Adopted On: (entered upon adoption) Resolution: (entered upon adoption)

The below-signed certifies that the City Council, on the date stated above, lawfully approved the named resolution adopting a budget for next fiscal year, as summarized on this and the supporting pages.

Attached is Long Term Debt Schedule Form 703 which lists any and all of the debt service obligations of the City.

		With Gas & Electric		Without Gas & Electric	City Number: 25-239 Last Official Census: 1,484
Regular	2a	77,863,593	2b	67,873,385	
DEBT SERVICE	3a	102,115,562	3b	92,125,354	
Ag Land	4a	1,888,903			


Consolidated General Fund Levy Calculation

	CGFL Rate	CGFL Dollars	Non-TIF Taxable w/ G&E	Taxable Growth %
FY 2026 Budget Data	7.88952	609,274	77,225,738	0.83
	Limitation Percentage			
	0			
	CGFL Max Rate	CGFL Max Dollars	Revenue Growth %	
Max Allowed CGFL for FY 2027	8.10000	630,695	3.52	

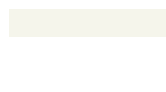
TAXES LEVIED

Code Sec.	Dollar Limit	Purpose	ENTER FIRE DISTRICT RATE BELOW		(A) Request with Utility Replacement	(B) Property Taxes Levied		(C) Rate
384.1	8.10000	Consolidated General Fund		5	630,695	549,774	43	8.10000
		Non-Voted Other Permissible Levies						
384.12(1)	0.95000	Opr & Maint publicly owned Transit		7	0	0	45	0.00000
384.12(2)	0.27000	Aviation Authority (under sec.330A.15)		11	0	0	49	0.00000
384.12(3)	Amt Nec	Liability, property & self insurance costs		14	85,980	74,949	52	1.10424
384.12(5)	Amt Nec	Support of a Local Emerg.Mgmt.Comm.		462	0	0	465	0.00000
		Voted Other Permissible Levies						
28E.22	1.50000	Unified Law Enforcement		24		0	62	0.00000
		Total General Fund Regular Levies (5 thru 24)		25	716,675	624,723		
384.1	3.00375	Ag Land		26	5,674	5,674	63	3.00375
		Total General Fund Tax Levies (25 + 26)		27	722,349	630,397		Do Not Add
		Special Revenue Levies						
384.6	Amt Nec	Police & Fire Retirement		29		0		0.00000
	Amt Nec	FICA & IPERS (if general fund at levy limit)		30	118,850	103,601		1.52639
Rules	Amt Nec	Other Employee Benefits		31	70,000	61,019		0.89901
		Subtotal Employee Benefit Levy (29,30,31)		32	188,850	164,620	65	2.42540
			Valuation					
386	As Req	With Gas & Elec						
	SSMID 1 (A)	0 (B)		0 34		0	66	0.00000
	SSMID 2 (A)	0 (B)		0 35		0	67	0.00000
	SSMID 3 (A)	0 (B)		0 36		0	68	0.00000
	SSMID 4 (A)	0 (B)		0 37		0	69	0.00000
	SSMID 5 (A)	0 (B)		0 555		0	565	0.00000
	SSMID 6 (A)	0 (B)		0 556		0	566	0.00000
	SSMID 7 (A)	0 (B)		0 1177		0	1179	0.00000
	SSMID 8 (A)	0 (B)		0 1185		0	1187	0.00000
		Total Special Revenue Levies		39	188,850	164,620		
384.4	Amt Nec	Debt Service Levy 76.10(6)		40	303,600	273,898	70	2.97310
384.7	0.67500	Capital Projects (Capital Improv. Reserve)		41	0	0	71	0.00000
		Total Property Taxes (27+39+40+41)		42	1,214,799	1,068,915	72	14.60274


COUNTY AUDITOR - I certify the budget is in compliance with ALL the following:
 Budgets that DO NOT meet ALL the criteria below are not statutorily compliant & must be returned to the city for correction.



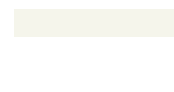
 (City Representative)



 (Date)



 (County Auditor)



 (Date)

CITY NAME: NOTICE OF PUBLIC HEARING - CITY OF VAN METER - PROPOSED PROPERTY TAX LEVY **CITY #:** 25-239
VAN METER Fiscal Year July 1, 2026 - June 30, 2027

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:

Meeting Date: 3/30/2026 **Meeting Time:** 06:15 PM **Meeting Location:** Van Meter United Methodist Church 100 Hazel St. in Van Meter, IA 50261

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy. After the hearing of the proposed tax levy, the City Council will publish notice and hold a hearing on the proposed city budget.

City Website (if available)
 www.vanmeteria.gov

City Telephone Number
 (515) 996-2644

Iowa Department of Management	Current Year Certified Property Tax 2025 - 2026	Budget Year Effective Property Tax 2026 - 2027	Budget Year Proposed Property Tax 2026 - 2027
Taxable Valuations for Non-Debt Service	69,399,166	67,873,385	67,873,385
Consolidated General Fund	547,526	547,526	549,774
Operation & Maintenance of Public Transit	0	0	0
Aviation Authority	0	0	0
Liability, Property & Self Insurance	80,878	80,878	74,949
Support of Local Emergency Mgmt. Comm.	0	0	0
Unified Law Enforcement	0	0	0
Police & Fire Retirement	0	0	0
FICA & IPERS (If at General Fund Limit)	106,805	106,805	103,601
Other Employee Benefits	62,905	62,905	61,019
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	83,213,264	92,125,354	92,125,354
Debt Service	221,653	221,653	273,898
CITY REGULAR TOTAL PROPERTY TAX	1,019,767	1,019,767	1,063,241
CITY REGULAR TAX RATE	14.16402	14.16486	14.60274
Taxable Value for City Ag Land	1,715,985	1,888,903	1,888,903
Ag Land	5,155	5,155	5,674
CITY AG LAND TAX RATE	3.00375	2.72910	3.00375
Tax Rate Comparison-Current VS. Proposed			
Residential property with an Actual/Assessed Valuation of \$100,000/\$110,000	Current Year Certified 2025/2026	Budget Year Proposed 2026/2027	Percent Change
City Regular Residential	672	715	6.40
Commercial property with an Actual/Assessed Valuation of \$300,000/\$330,000	Current Year Certified 2025/2026	Budget Year Proposed 2026/2027	Percent Change
City Regular Commercial	2,920	3,341	14.42

Note: Actual/Assessed Valuation is multiplied by a Rollback Percentage to get to the Taxable Valuation to calculate Property Taxes. Residential and commercial properties have the same rollback percentage through \$150,000 of actual/assessed valuation.

Reasons for tax increase if proposed exceeds the current:

Increase in the debt service levy for the construction of a new Library/Public Safety building.

FUND BALANCE

City Name: VAN METER
Fiscal Year July 1, 2026 - June 30, 2027

	GENERAL	SPECIAL REVENUES	TIF/SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	TOTAL GOVERNMENT	PROPRIETARY	GRAND TOTAL
Annual Report FY 2025									
Beginning Fund Balance July 1	1 366,893	1,475,647	675,562	0	380,789	41,384	2,940,275	2,311,916	5,252,191
Actual Revenues Except Beg Balance	2 3,675,713	1,003,962	650,001	257,809	1,234,333	4	6,821,822	893,670	7,715,492
Actual Expenditures Except End Balance	3 3,554,321	1,681,381	463,563	248,001	2,188,285	41,748	8,177,299	1,289,639	9,466,938
Ending Fund Balance June 30	4 488,285	798,228	862,000	9,808	-573,163	-360	1,584,798	1,915,947	3,500,745
Re-Estimated FY 2026									
Beginning Fund Balance	5 488,285	798,228	862,000	9,808	-573,163	-360	1,584,798	1,915,947	3,500,745
Re-Est Revenues	6 3,332,594	862,620	0	0	0	0	4,195,214	0	4,195,214
Re-Est Expenditures	7 2,502,048	70,100	161,700	303,600	1,556,813	0	4,594,261	1,497,025	6,091,286
Ending Fund Balance	8 1,318,831	1,590,748	700,300	-293,792	-2,129,976	-360	1,185,751	418,922	1,604,673
Budget FY 2027									
Beginning Fund Balance	9 1,318,831	1,590,748	700,300	-293,792	-2,129,976	-360	1,185,751	418,922	1,604,673
Revenues	10 2,226,514	842,850	776,671	802,750	22,323,150	0	26,971,935	995,750	27,967,685
Expenditures	11 2,445,491	995,490	488,300	534,200	15,922,700	0	20,386,181	7,293,550	27,679,731
Ending Fund Balance	12 1,099,854	1,438,108	988,671	-25,242	4,270,474	-360	7,771,505	-5,878,878	1,892,627

LOCAL EMC SUPPORT

City Name: VAN METER
 Fiscal Year July 1, 2026 - June 30, 2027

As provided in Iowa Code Section 384.12, subsection 22, a city may levy the amount necessary in support of a local Emergency Management Commission. In addition to this individual levy, Emergency Management Commission support may also be included as part of the General Fund Levy. Iowa Code Section 29C.17, subsection 6 states that any support from cities or counties must be separately reported on tax statements issued by the county treasurer. Input the amount of General Fund Levy request to be used for support of an Emergency Management Commission. The total below will reflect the total amount of Emergency Management Commission support provided by the City.

	Request with Utility Replacement	Property Taxes Levied
Portion of General Fund Levy Used for Emerg. Mgmt. Comm.	0	0
Support of a Local Emerg.Mgmt.Comm.	0	0
TOTAL FOR FY 2027	0	0

City Name: VAN METER
Fiscal Year July 1, 2025 - June 30, 2026

GOVERNMENT ACTIVITIES CONT.	GENERAL	SPECIAL REVENUE	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	RE-ESTIMATED 2026	ACTUAL 2025
PUBLIC SAFETY									
Police Department/Crime Prevention	456,700							456,700	444,519
Jail								0	0
Emergency Management	500							500	1,633
Flood Control								0	0
Fire Department	475,450							475,450	157,149
Ambulance	52,597							52,597	17,317
Building Inspections								0	0
Miscellaneous Protective Services								0	0
Animal Control								0	0
Other Public Safety								0	0
TOTAL (lines 1 - 10)	985,247	0				0		985,247	620,618
PUBLIC WORKS									
Roads, Bridges, & Sidewalks	186,660							186,660	369,002
Parking - Meter and Off-Street								0	0
Street Lighting	16,000							16,000	15,050
Traffic Control and Safety	7,500							7,500	0
Snow Removal	10,582							10,582	7,921
Highway Engineering								0	0
Street Cleaning								0	0
Airport (if not Enterprise)								0	0
Garbage (if not Enterprise)	162,800							162,800	159,791
Other Public Works								0	0
TOTAL (lines 12 - 21)	383,542	0				0		383,542	551,764
HEALTH & SOCIAL SERVICES									
Welfare Assistance								0	0
City Hospital								0	0
Payments to Private Hospitals								0	0
Health Regulation and Inspection								0	0
Water, Air, and Mosquito Control								0	0
Community Mental Health								0	0
Other Health and Social Services								0	0
TOTAL (lines 23 - 29)	0	0				0		0	0
CULTURE & RECREATION									
Library Services	179,190							179,190	183,812
Museum, Band and Theater								0	0
Parks	72,560							72,560	45,934
Recreation	120,000							120,000	167,915
Cemetery	28,600							28,600	73,498
Community Center, Zoo, & Marina								0	0
Other Culture and Recreation								0	0
TOTAL (lines 31 - 37)	400,350	0				0		400,350	471,159

City Name: VAN METER
Fiscal Year July 1, 2025 - June 30, 2026

GOVERNMENT ACTIVITIES CONT.	GENERAL	SPECIAL REVENUE	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	RE-ESTIMATED 2026	ACTUAL 2025
COMMUNITY & ECONOMIC DEVELOPMENT									
39 Community Beautification								0	0
40 Economic Development	69,660							69,660	266,792
41 Housing and Urban Renewal								0	0
42 Planning & Zoning	154,500							154,500	0
43 Other Com & Econ Development								0	0
44 TIF Rebates	173,090							173,090	0
45 TOTAL (lines 39 - 44)	397,250	0	0	0		0		397,250	266,792
GENERAL GOVERNMENT									
46 Mayor, Council, & City Manager	86,409							86,409	28,188
47 Clerk, Treasurer, & Finance Adm.	171,750							171,750	124,862
48 Elections	1,000							1,000	0
49 Legal Services & City Attorney	59,500							59,500	0
50 City Hall & General Buildings	12,000							12,000	202,212
51 Tort Liability	5,000							5,000	0
52 Other General Government								0	0
53 TOTAL (lines 46 - 52)	335,659	0	0	0		0		335,659	355,262
DEBT SERVICE									
54 Gov Capital Projects		70,100	161,700	303,600				535,400	248,001
55 TIF Capital Projects					1,556,813			1,556,813	1,982,463
56 TOTAL CAPITAL PROJECTS								0	0
57 TOTAL (lines 54 - 56)	0	0	0	0	1,556,813	0		1,556,813	1,982,463
58 TOTAL Governmental Activities Expenditures (lines 11+22+30+38+44+52+53+54)	2,502,048	70,100	161,700	303,600	1,556,813	0		4,594,261	4,496,059
BUSINESS TYPE ACTIVITIES									
Proprietary: Enterprise & Budgeted ISF									
59 Water Utility							511,121	511,121	358,710
60 Sewer Utility							370,572	370,572	293,250
61 Electric Utility								0	0
62 Gas Utility								0	0
63 Airport								0	0
64 Landfill/Garbage								0	0
65 Transit								0	0
66 Cable TV, Internet & Telephone								0	0
67 Housing Authority								0	0
68 Storm Water Utility								0	0
69 Other Business Type (city hosp., ISF, parking, etc.)								0	0
70 Enterprise DEBT SERVICE								0	0
71 Enterprise CAPITAL PROJECTS							615,332	615,332	380,287
72 Enterprise TIF CAPITAL PROJECTS								0	0
73 TOTAL BUSINESS TYPE EXPENDITURES (lines 59+72)							1,497,025	1,497,025	1,032,247
74 TOTAL ALL EXPENDITURES (lines 58+73)	2,502,048	70,100	161,700	303,600	1,556,813	0	1,497,025	6,091,286	5,528,306
75 Regular Transfers Out								0	3,486,348
76 Internal TIF Loan Transfers Out								0	452,284
77 Total ALL Transfers Out	0	0	0	0	0	0	0	0	3,938,632
78 Total Expenditures and Other Fin Uses (lines 74+77)	2,502,048	70,100	161,700	303,600	1,556,813	0	1,497,025	6,091,286	9,466,938
79 Ending Fund Balance June 30	1,318,831	1,590,748	700,300	-293,792	-2,129,976	-360	418,922	1,604,673	3,500,745

City Name: VAN METER
Fiscal Year July 1, 2025 - June 30, 2026

RE-ESTIMATED REVENUES DETAIL

REVENUES & OTHER FINANCING SOURCES	GENERAL	SPECIAL REVENUE	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	RE-ESTIMATED 2026	ACTUAL 2025
1 Taxes Levied on Property	633,559	169,710						803,269	927,734
2 Less: Uncollected Property Taxes - Levy Year								0	0
3 Net Current Property Taxes (line 1 minus line 2)	633,559	169,710		0	0			803,269	927,734
4 Delinquent Property Taxes								0	0
5 TIF Revenues								0	387,779
6 Other City Taxes:									
7 Utility Tax Replacement Excise Taxes	70,870	19,140						90,010	0
8 Utility franchise tax (Iowa Code Chapter 364.2)								0	0
9 Parimutuel wager tax								0	0
10 Gaming wager tax								0	0
11 Mobile Home Taxes								0	0
12 Hotel/Motel Taxes								0	0
13 Other Local Option Taxes		423,770						423,770	393,924
14 Subtotal - Other City Taxes (lines 6 thru 12)	70,870	442,910	0	0	0			513,780	393,924
15 Licenses & Permits	207,575							207,575	270,252
16 Use of Money & Property	387,500							387,500	31,296
17 Intergovernmental:									
18 Federal Grants & Reimbursements	6,000							6,000	0
19 Road Use Taxes		250,000						250,000	210,757
20 Other State Grants & Reimbursements	39,700							39,700	17,337
21 Local Grants & Reimbursements	79,000							79,000	149,935
22 Subtotal - Intergovernmental (lines 16 thru 19)	124,700	250,000	0	0	0			374,700	378,029
23 Charges for Fees & Service:									
24 Water Utility	575,500							575,500	512,246
25 Sewer Utility	444,500							444,500	361,424
26 Electric Utility								0	0
27 Gas Utility								0	0
28 Parking								0	0
29 Airport								0	0
30 Landfill/Garbage	242,800							242,800	223,928
31 Hospital								0	0
32 Transit								0	0
33 Cable TV, Internet & Telephone								0	0
34 Housing Authority								0	0
35 Storm Water Utility								0	0
36 Other Fees & Charges for Service								0	100,756
37 Subtotal - Charges for Service (lines 21 thru 33)	1,262,800	0	0	0	0			1,262,800	1,198,354
38 Special Assessments								0	0
39 Miscellaneous								0	132,887
40 Other Financing Sources:									
41 Regular Operating Transfers In	441,590							441,590	3,486,348
42 Internal TIF Loan Transfers In	204,000							204,000	452,284
43 Subtotal ALL Operating Transfers In	645,590	0	0	0	0			645,590	3,938,632
44 Proceeds of Debt (Excluding TIF Internal Borrowing)								0	0
45 Proceeds of Capital Asset Sales								0	56,605
46 Subtotal-Other Financing Sources (lines 36 thru 38)	645,590	0	0	0	0			645,590	3,995,237
47 Total Revenues except for beginning fund balance (lines 3, 4, 12, 13, 14, 19, 33, 34, 35, & 39)	3,332,594	862,620	0	0	0			4,195,214	7,715,492
48 Beginning Fund Balance July 1	488,285	798,228	862,000	9,808	-573,163	-360	1,915,947	3,500,745	5,252,191
49 TOTAL REVENUES & BEGIN BALANCE (lines 41+42)	3,820,879	1,660,848	862,000	9,808	-573,163	-360	1,915,947	7,695,959	12,967,683

EXPENDITURES SCHEDULE PAGE 1

City Name: VAN METER
Fiscal Year July 1, 2026 - June 30, 2027

GOVERNMENT ACTIVITIES	GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2027	RE-ESTIMATED 2026	ACTUAL 2025
PUBLIC SAFETY										
Police Department/Crime Prevention	1 459,768							459,768	456,700	444,519
Jail	2							0	0	0
Emergency Management	3 2,000							2,000	500	1,633
Flood Control	4							0	0	0
Fire Department	5 100,600							100,600	475,450	157,149
Ambulance	6 101,510							101,510	52,597	17,317
Building Inspections	7							0	0	0
Miscellaneous Protective Services	8							0	0	0
Animal Control	9 500							500	0	0
Other Public Safety	10							0	0	0
TOTAL (lines 1 - 10)	11 664,378	0				0		664,378	985,247	620,618
PUBLIC WORKS										
Roads, Bridges, & Sidewalks	12 435,300							435,300	186,660	369,002
Parking - Meter and Off-Street	13							0	0	0
Street Lighting	14 16,000							16,000	16,000	15,050
Traffic Control and Safety	15 7,500							7,500	7,500	0
Snow Removal	16 32,800							32,800	10,582	7,921
Highway Engineering	17							0	0	0
Street Cleaning	18							0	0	0
Airport	19							0	0	0
Garbage (if not Enterprise)	20 162,800							162,800	162,800	159,791
Other Public Works	21							0	0	0
TOTAL (lines 12 - 21)	22 654,400	0				0		654,400	383,542	551,764
HEALTH & SOCIAL SERVICES										
Welfare Assistance	23							0	0	0
City Hospital	24							0	0	0
Payments to Private Hospitals	25							0	0	0
Health Regulation and Inspection	26							0	0	0
Water, Air, and Mosquito Control	27							0	0	0
Community Mental Health	28							0	0	0
Other Health and Social Services	29							0	0	0
TOTAL (lines 23 - 29)	30 0	0				0		0	0	0
CULTURE & RECREATION										
Library Services	31 203,394							203,394	179,190	183,812
Museum, Band and Theater	32							0	0	0
Parks	33 76,877							76,877	72,560	45,934
Recreation	34 113,282							113,282	120,000	167,915
Cemetery	35 28,200							28,200	28,600	73,498
Community Center, Zoo, & Marina	36							0	0	0
Other Culture and Recreation	37							0	0	0
TOTAL (lines 31 - 37)	38 421,753	0				0		421,753	400,350	471,159

City Name: VAN METER
Fiscal Year July 1, 2026 - June 30, 2027

GOVERNMENT ACTIVITIES	GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2027	RE-ESTIMATED 2026	ACTUAL 2025
COMMUNITY & ECONOMIC DEVELOPMENT										
Community Beautification	39							0	0	0
Economic Development	40	58,760						58,760	69,660	266,792
Housing and Urban Renewal	41							0	0	0
Planning & Zoning	42	110,700						110,700	154,500	0
Other Com & Econ Development	43							0	0	0
TIF Rebates	44		361,629					361,629	173,090	0
TOTAL (lines 39 - 44)	45	169,460	0	361,629		0		531,089	397,250	266,792
GENERAL GOVERNMENT										
Mayor, Council, & City Manager	46	163,250						163,250	86,409	28,188
Clerk, Treasurer, & Finance Adm.	47	166,250						166,250	171,750	124,862
Elections	48	1,000						1,000	1,000	0
Legal Services & City Attorney	49	75,000						75,000	59,500	0
City Hall & General Buildings	50	130,000						130,000	12,000	202,212
Tort Liability	51							0	5,000	0
Other General Government	52							0	0	0
TOTAL (lines 46 - 52)	53	535,500	0	0		0		535,500	335,659	355,262
DEBT SERVICE										
Gov Capital Projects	54			534,200				534,200	535,400	248,001
TIF Capital Projects	55				15,922,700			15,922,700	1,556,813	1,982,463
TOTAL CAPITAL PROJECTS	56							0	0	0
TOTAL (lines 54 - 56)	57	0	0	0	15,922,700	0		15,922,700	1,556,813	1,982,463
TOTAL Government Activities Expenditures (lines 11+22+30+38+45+53+54+57)	58	2,445,491	0	361,629	15,922,700	0		19,264,020	4,594,261	4,496,059
BUSINESS TYPE ACTIVITIES										
Proprietary: Enterprise & Budgeted ISF										
Water Utility	59						437,800	437,800	511,121	358,710
Sewer Utility	60						420,250	420,250	370,572	293,250
Electric Utility	61							0	0	0
Gas Utility	62							0	0	0
Airport	63							0	0	0
Landfill/Garbage	64							0	0	0
Transit	65							0	0	0
Cable TV, Internet & Telephone	66							0	0	0
Housing Authority	67							0	0	0
Storm Water Utility	68							0	0	0
Other Business Type (city hosp., ISF, parking, etc.)	69						35,050	35,050	0	0
Enterprise DEBT SERVICE	70							0	615,332	380,287
Enterprise CAPITAL PROJECTS	71							6,400,450	0	0
Enterprise TIF CAPITAL PROJECTS	72							7,293,550	1,497,025	1,032,247
TOTAL Business Type Expenditures (lines 59 - 72)	73							7,293,550	6,091,286	5,528,306
TOTAL ALL EXPENDITURES (lines 58 + 73)	74	2,445,491	0	361,629	15,922,700	0		26,557,570	6,091,286	5,528,306
Regular Transfers Out	75		833,790					833,790	0	3,486,348
Internal TIF Loan / Repayment Transfers Out	76		161,700					288,371	0	452,284
Total ALL Transfers Out	77	0	995,490	0	0	0	0	1,122,161	0	3,938,632
Total Expenditures & Fund Transfers Out (lines 74+77)	78	2,445,491	995,490	488,300	15,922,700	0	7,293,550	27,679,731	6,091,286	9,466,938
Ending Fund Balance June 30	79	1,099,854	1,438,108	988,671	4,270,474	-360	-5,878,878	1,892,627	1,604,673	3,500,745

City Name: VAN METER
Fiscal Year July 1, 2026 - June 30, 2027

REVENUES DETAIL

	GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2027	RE-ESTIMATED 2026	ACTUAL 2025
REVENUES & OTHER FINANCING SOURCES										
Taxes Levied on Property	1 630,397	164,620		273,898	0			1,068,915	803,269	927,734
Less: Uncollected Property Taxes - Levy Year	2							0	0	0
Net Current Property Taxes (line 1 minus line 2)	3 630,397	164,620		273,898	0			1,068,915	803,269	927,734
Delinquent Property Taxes	4							0	0	0
TIF Revenues	5		650,000					650,000	0	387,779
Other City Taxes:										
Utility Tax Replacement Excise Taxes	6 91,952	24,230		29,702	0			145,884	90,010	0
Utility franchise tax (Iowa Code Chapter 364.2)	7							0	0	0
Parimutuel wager tax	8							0	0	0
Gaming wager tax	9							0	0	0
Mobile Home Taxes	10							0	0	0
Hotel/Motel Taxes	11							0	0	0
Other Local Option Taxes	12	430,000						430,000	423,770	393,924
Subtotal - Other City Taxes (lines 6 thru 12)	13 91,952	454,230		29,702	0			575,884	513,780	393,924
Licenses & Permits	14 257,875							257,875	207,575	270,252
Use of Money & Property	15 20,250							20,250	387,500	31,296
Intergovernmental:										
Federal Grants & Reimbursements	16							0	6,000	0
Road Use Taxes	17	224,000						224,000	250,000	210,757
Other State Grants & Reimbursements	18		1,000,000					1,000,000	39,700	17,337
Local Grants & Reimbursements	19 184,500							184,500	79,000	149,935
Subtotal - Intergovernmental (lines 16 thru 19)	20 184,500	224,000		0	1,000,000			1,408,500	374,700	378,029
Charges for Fees & Service:										
Water Utility	21		6,175,450					575,500	575,500	512,246
Sewer Utility	22		225,000					420,250	444,500	361,424
Electric Utility	23							0	0	0
Gas Utility	24							0	0	0
Parking	25							0	0	0
Airport	26							0	0	0
Landfill/Garbage	27 242,800							242,800	242,800	223,928
Hospital	28							0	0	0
Transit	29							0	0	0
Cable TV, Internet & Telephone	30							0	0	0
Housing Authority	31							0	0	0
Storm Water Utility	32							0	0	0
Other Fees & Charges for Service	33							0	0	0
Subtotal - Charges for Service (lines 21 thru 33)	34 242,800	0	6,400,450	0	6,400,450	0	995,750	7,639,000	1,262,800	1,198,354
Special Assessments	35							0	0	0
Miscellaneous	36				9,322,700			9,322,700	0	132,887
Other Financing Sources:										
Regular Operating Transfers In	37 798,740			35,050				833,790	441,590	3,486,348
Internal TIF Loan Transfers In	38		126,671	161,700				288,371	204,000	452,284
Subtotal ALL Operating Transfers In	39 798,740	0	126,671	196,750	0			1,122,161	645,590	3,938,632
Proceeds of Debt (Excluding TIF Internal Borrowing)	40			302,400	5,600,000			5,902,400	0	0
Proceeds of Capital Asset Sales	41							0	0	56,605
Subtotal-Other Financing Sources (lines 38 thru 40)	42 798,740	0	126,671	499,150	5,600,000	0	0	7,024,561	645,590	3,995,237
Total Revenues except for beginning fund balance (lines 3, 4, 5, 13, 14, 15, 20, 34, 35, 36, & 41)	43 2,226,514	842,850	776,671	802,750	22,323,150	0	995,750	27,967,685	4,195,214	7,715,492
Beginning Fund Balance July 1	44 1,318,831	1,590,748	700,300	-293,792	-2,129,976	-360	418,922	1,604,673	3,500,745	5,252,191
TOTAL REVENUES & BEGIN BALANCE (lines 42+43)	45 3,545,345	2,433,598	1,476,971	508,958	20,193,174	-360	1,414,672	29,572,358	7,695,959	12,967,683

ADOPTED BUDGET SUMMARY

City Name: VAN METER
Fiscal Year July 1, 2026 - June 30, 2027

	GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2027	RE-ESTIMATED 2026	ACTUAL 2025
Revenues & Other Financing Sources										
Taxes Levied on Property	630,397	164,620		273,898	0	0		1,068,915	803,269	927,734
Less: Uncollected Property Taxes-Levy Year	0	0		0	0	0		0	0	0
Net Current Property Taxes	630,397	164,620		273,898	0	0		1,068,915	803,269	927,734
Delinquent Property Taxes	0	0		0	0	0		0	0	0
TIF Revenues		650,000						650,000	0	387,779
Other City Taxes	91,952	454,230		29,702	0	0		575,884	513,780	393,924
Licenses & Permits	257,875	0			0	0		257,875	207,575	270,252
Use of Money and Property	20,250	0		0	0	0		20,250	387,500	31,296
Intergovernmental	184,500	224,000		0	1,000,000	0		1,408,500	374,700	378,029
Charges for Fees & Service	242,800	0		0	6,400,450	0		7,639,000	1,262,800	1,198,354
Special Assessments	0	0		0	0	0		0	0	0
Miscellaneous	0	0		0	9,322,700	0		9,322,700	0	132,887
Sub-Total Revenues	1,427,774	842,850		303,600	16,723,150	0		20,943,124	3,549,624	3,720,255
Other Financing Sources:										
Total Transfers In	798,740	0		196,750	0	0		1,122,161	645,590	3,938,632
Proceeds of Debt	0	0		302,400	5,600,000	0		5,902,400	0	0
Proceeds of Capital Asset Sales	0	0		0	0	0		0	0	56,605
Total Revenues and Other Sources	2,226,514	842,850		802,750	22,323,150	0		27,967,685	4,195,214	7,715,492
Expenditures & Other Financing Uses										
Public Safety	664,378	0				0		664,378	985,247	620,618
Public Works	654,400	0				0		654,400	383,542	551,764
Health and Social Services	0	0		0	0	0		0	0	0
Culture and Recreation	421,753	0				0		421,753	400,350	471,159
Community and Economic Development	169,460	0		361,629		0		531,089	397,250	266,792
General Government	535,500	0		0		0		535,500	335,659	355,262
Debt Service	0	0		534,200		0		534,200	535,400	248,001
Capital Projects	0	0		0	15,922,700	0		15,922,700	1,556,813	1,982,463
Total Government Activities Expenditures	2,445,491	0		534,200	15,922,700	0		19,264,020	4,594,261	4,496,059
Business Type Proprietary: Enterprise & ISF								7,293,550	1,497,025	1,032,247
Total Gov & Bus Type Expenditures	2,445,491	0		534,200	15,922,700	0		26,557,570	6,091,286	5,528,306
Total Transfers Out	0	995,490		0	0	0		1,122,161	0	3,938,632
Total ALL Expenditures/Fund Transfers Out	2,445,491	995,490		534,200	15,922,700	0		27,679,731	6,091,286	9,466,938
Excess Revenues & Other Sources Over										
(Under) Expenditures/Transfers Out	-218,977	-152,640		268,550	6,400,450	0		-6,297,800	-1,896,072	-1,751,446
Beginning Fund Balance July 1	1,318,831	1,590,748		-293,792	-2,129,976	-360		1,604,673	3,500,745	5,252,191
Ending Fund Balance June 30	1,099,854	1,438,108		-25,242	4,270,474	-360		1,892,627	1,604,673	3,500,745

LONG TERM DEBT SCHEDULE - LT DEBT2
 GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS

Debt Name	Amount of Issue	Type of Debt Obligation	Debt Resolution Number	Principal Due FY	Interest Due FY	Total Obligation Due FY	Bond Reg./Paying Agent Fees Due FY	Reductions due to Refinancing or Prepayment of Certified Debt	Paid from Funds OTHER THAN Current Year Debt Service Taxes	Amount Paid Current Year Debt Service Levy
	31	-				0				0
	32	-				0				0
	33	-				0				0
	34	-				0				0
	35	-				0				0
	36	-				0				0
	37	-				0				0
	38	-				0				0
	39	-				0				0
	40	-				0				0
	41	-				0				0
	42	-				0				0
	43	-				0				0
	44	-				0				0
	45	-				0				0
	46	-				0				0
	47	-				0				0
	48	-				0				0
	49	-				0				0
	50	-				0				0
	51	-				0				0
	52	-				0				0
	53	-				0				0
	54	-				0				0
	55	-				0				0
	56	-				0				0
	57	-				0				0
	58	-				0				0
	59	-				0				0
	60	-				0				0
TOTALS				215,000	319,200	534,200	1,200	0	231,800	303,600

LONG TERM DEBT SCHEDULE - LT DEBT3
 GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS

Debt Name	Amount of Issue	Type of Debt Obligation	Debt Resolution Number	Principal Due FY	Interest Due FY	Total Obligation Due FY	Bond Reg./Paying Agent Fees Due FY	Reductions due to Refinancing or Prepayment of Certified Debt	Paid from Funds OTHER THAN Current Year Debt Service Taxes	Amount Paid Current Year Debt Service Levy
	61	-				0				0
	62	-				0				0
	63	-				0				0
	64	-				0				0
	65	-				0				0
	66	-				0				0
	67	-				0				0
	68	-				0				0
	69	-				0				0
	70	-				0				0
	71	-				0				0
	72	-				0				0
	73	-				0				0
	74	-				0				0
	75	-				0				0
	76	-				0				0
	77	-				0				0
	78	-				0				0
	79	-				0				0
	80	-				0				0
	81	-				0				0
	82	-				0				0
	83	-				0				0
	84	-				0				0
	85	-				0				0
	86	-				0				0
	87	-				0				0
	88	-				0				0
	89	-				0				0
	90	-				0				0
TOTALS				215,000	319,200	534,200	1,200	0	231,800	303,600

LONG TERM DEBT SCHEDULE - LT DEBT4

GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS

Debt Name	Amount of Issue	Type of Debt Obligation	Debt Resolution Number	Principal Due FY	Interest Due FY	Total Obligation Due FY	Bond Reg./Paying Agent Fees Due FY	Reductions due to Refinancing or Prepayment of Certified Debt	Paid from Funds OTHER THAN Current Year Debt Service Taxes	Amount Paid Current Year Debt Service Levy
	91	-				0				0
	92	-				0				0
	93	-				0				0
	94	-				0				0
	95	-				0				0
	96	-				0				0
	97	-				0				0
	98	-				0				0
	99	-				0				0
	100	-				0				0
	101	-				0				0
	102	-				0				0
	103	-				0				0
	104	-				0				0
	105	-				0				0
	106	-				0				0
	107	-				0				0
	108	-				0				0
	109	-				0				0
	110	-				0				0
	111	-				0				0
	112	-				0				0
	113	-				0				0
	114	-				0				0
	115	-				0				0
	116	-				0				0
	117	-				0				0
	118	-				0				0
	119	-				0				0
	120	-				0				0
TOTALS				215,000	319,200	534,200	1,200	0	231,800	303,600

LONG TERM DEBT SCHEDULE - LT DEBTS
GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS

Debt Name	Amount of Issue	Type of Debt Obligation	Debt Resolution Number	Principal Due FY	Interest Due FY	Total Obligation Due FY	Bond Reg./Paying Agent Fees Due FY	Reductions due to Refinancing or Prepayment of Certified Debt	Paid from Funds OTHER THAN Current Year Debt Service Taxes	Amount Paid Current Year Debt Service Levy
	121	-				0				0
	122	-				0				0
	123	-				0				0
	124	-				0				0
	125	-				0				0
	126	-				0				0
	127	-				0				0
	128	-				0				0
	129	-				0				0
	130	-				0				0
	131	-				0				0
	132	-				0				0
	133	-				0				0
	134	-				0				0
	135	-				0				0
	136	-				0				0
	137	-				0				0
	138	-				0				0
	139	-				0				0
	140	-				0				0
	141	-				0				0
	142	-				0				0
	143	-				0				0
	144	-				0				0
	145	-				0				0
	146	-				0				0
	147	-				0				0
	148	-				0				0
	149	-				0				0
	150	-				0				0
TOTALS				215,000	319,200	534,200	1,200	0	231,800	303,600

LONG TERM DEBT SCHEDULE - LT DEBT6
 GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS

Debt Name	Amount of Issue	Type of Debt Obligation	Debt Resolution Number	Principal Due FY	Interest Due FY	Total Obligation Due FY	Bond Reg./Paying Agent Fees Due FY	Reductions due to Refinancing or Prepayment of Certified Debt	Paid from Funds OTHER THAN Current Year Debt Service Taxes	Amount Paid Current Year Debt Service Levy
	151	-				0				0
	152	-				0				0
	153	-				0				0
	154	-				0				0
	155	-				0				0
	156	-				0				0
	157	-				0				0
	158	-				0				0
	159	-				0				0
	160	-				0				0
	161	-				0				0
	162	-				0				0
	163	-				0				0
	164	-				0				0
	165	-				0				0
	166	-				0				0
	167	-				0				0
	168	-				0				0
	169	-				0				0
	170	-				0				0
	171	-				0				0
	172	-				0				0
	173	-				0				0
	174	-				0				0
	175	-				0				0
	176	-				0				0
	177	-				0				0
	178	-				0				0
	179	-				0				0
	180	-				0				0
TOTALS				215,000	319,200	534,200	1,200	0	231,800	303,600

LONG TERM DEBT SCHEDULE - LT DEBT7

GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS

Debt Name	Amount of Issue	Type of Debt Obligation	Debt Resolution Number	Principal Due FY	Interest Due FY	Total Obligation Due FY	Bond Reg./Paying Agent Fees Due FY	Reductions due to Refinancing or Prepayment of Certified Debt	Paid from Funds OTHER THAN Current Year Debt Service Taxes	Amount Paid Current Year Debt Service Levy
	181	-				0				0
	182	-				0				0
	183	-				0				0
	184	-				0				0
	185	-				0				0
	186	-				0				0
	187	-				0				0
	188	-				0				0
	189	-				0				0
	190	-				0				0
	191	-				0				0
	192	-				0				0
	193	-				0				0
	194	-				0				0
	195	-				0				0
	196	-				0				0
	197	-				0				0
	198	-				0				0
	199	-				0				0
	200	-				0				0
	201	-				0				0
	202	-				0				0
	203	-				0				0
	204	-				0				0
	205	-				0				0
	206	-				0				0
	207	-				0				0
	208	-				0				0
	209	-				0				0
	210	-				0				0
TOTALS				215,000	319,200	534,200	1,200	0	231,800	303,600

LONG TERM DEBT SCHEDULE - GRAND TOTALS
GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS

	Principal Due FY 2027	Interest Due FY 2027	Total Obligation Due FY 2027	Bond Reg./ Paying Agent Fees Due FY 2027	Reductions due to Refinancing or Prepayment of Certified Debt	Paid from Sources OTHER THAN Budget Year Debt Service Levy	Amount Paid Budget Year Debt Service Levy
GO - TOTAL	215,000	319,200	534,200	1,200	0	231,800	303,600
NON GO - TOTAL	0	0	0	0	0	0	0
GRAND - TOTAL	215,000	319,200	534,200	1,200	0	231,800	303,600

NOTICE OF PUBLIC HEARING -- PROPOSED BUDGET
Fiscal Year July 1, 2026 - June 30, 2027

City of: **VAN METER**

The City Council will conduct a public hearing on the proposed Budget at: (entered upon publish) Meeting Date: (entered upon publish) Meeting Time: (entered upon publish)

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget. This notice represents a summary of the supporting detail of revenues and expenditures on file with the City Clerk and County Auditor.

City budgets are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult <https://dom.iowa.gov/local-budget-appeals>.

The Budget Estimate Summary of proposed receipts and expenditures is shown below. Copies of the the detailed proposed Budget may be obtained or viewed at the offices of the Mayor, City Clerk, and at the Library.	
The estimated Total tax levy rate per \$1000 valuation on regular property	14.60274
The estimated tax levy rate per \$1000 valuation on Agricultural property is	3.00375

At the public hearing, any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget.

Phone Number
(515) 996-2644

City Clerk/Finance Officer's NAME
(entered upon publish)

		Budget FY 2027	Re-estimated FY 2026	Actual FY 2025
Revenues & Other Financing Sources				
Taxes Levied on Property	1	1,068,915	803,269	927,734
Less: Uncollected Property Taxes-Levy Year	2	0	0	0
Net Current Property Taxes	3	1,068,915	803,269	927,734
Delinquent Property Taxes	4	0	0	0
TIF Revenues	5	650,000	0	387,779
Other City Taxes	6	575,884	513,780	393,924
Licenses & Permits	7	257,875	207,575	270,252
Use of Money and Property	8	20,250	387,500	31,296
Intergovernmental	9	1,408,500	374,700	378,029
Charges for Fees & Service	10	7,639,000	1,262,800	1,198,354
Special Assessments	11	0	0	0
Miscellaneous	12	9,322,700	0	132,887
Other Financing Sources	13	5,902,400	0	56,605
Transfers In	14	1,122,161	645,590	3,938,632
Total Revenues and Other Sources	15	27,967,685	4,195,214	7,715,492
Expenditures & Other Financing Uses				
Public Safety	16	664,378	985,247	620,618
Public Works	17	654,400	383,542	551,764
Health and Social Services	18	0	0	0
Culture and Recreation	19	421,753	400,350	471,159
Community and Economic Development	20	531,089	397,250	266,792
General Government	21	535,500	335,659	355,262
Debt Service	22	534,200	535,400	248,001
Capital Projects	23	15,922,700	1,556,813	1,982,463
Total Government Activities Expenditures	24	19,264,020	4,594,261	4,496,059
Business Type / Enterprises	25	7,293,550	1,497,025	1,032,247
Total ALL Expenditures	26	26,557,570	6,091,286	5,528,306
Transfers Out	27	1,122,161	0	3,938,632
Total ALL Expenditures/Transfers Out	28	27,679,731	6,091,286	9,466,938
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	287,954	-1,896,072	-1,751,446
Beginning Fund Balance July 1	30	1,604,673	3,500,745	5,252,191
Ending Fund Balance June 30	31	1,892,627	1,604,673	3,500,745

RESOLUTION 2026-30

**A RESOLUTION APPROVING AN EXTRA-TERRITORIAL PLAT WAIVER
FOR CAPPRO HOLDINGS SUBDIVISION IN DALLAS COUNTY, IOWA**

WHEREAS, the City of Van Meter has received a request for an Extra-Territorial Plat Waiver for property described as Cappro Holdings Subdivision, Dallas County, Iowa; and

WHEREAS, the waiver request pertains to land owned by Paul Scieszinski and surveyed by Raccoon Valley Land Surveying LLC, and said parcel is subject to and together with any and all easements, covenants, and restrictions of record; and

WHEREAS, the City Council of Van Meter finds that granting this waiver is consistent with applicable regulations and does not adversely impact the City's planning objectives;

NOW THEREFORE BE IT RESOLVED by the City Council of Van Meter, Iowa, that the Extra-Territorial Plat Waiver for Cappro Holdings Subdivision is hereby approved and the Mayor is authorized to execute any necessary documents on behalf of the City.

PASSED AND APPROVED this 27th day of April 2026.

Joe Herman, Mayor

Travis Cooke, City Clerk



April 15, 2026

Travis Cooke
Acting City Administrator
City of Van Meter
310 Mill Street
P.O. Box 160
Van Meter, Iowa 50261

VAN METER, IOWA
CAPPRO HOLDINGS SUBDIVISION
EXTRA-TERRITORIAL PLAT WAIVER

Veenstra & Kimm, Inc. has reviewed the CAPPRO Holdings Subdivision Minor Plat and request for Extra-Territorial Plat Waiver submitted by Raccoon Valley Land Surveying, Inc. Based on our review, we note the following:

1. The Plat is approximately 1.0 mile from the City of Van Meter Boundary north of Interstate 80. The Dallas County Subdivision Regulations state the City of Van Meter has the authority to review the subdivision plat per Section B, paragraph 20.
2. The Engineer recommends the plat include the following notes:
 - a. Water service provided by Rural Water.
 - b. Sewer service to be individual onsite system.

Veenstra & Kimm, Inc. does not object and recommend the City approve the Extra-Territorial Plat Waiver from our review and comments noted above.

If you have any questions or comments concerning the project, please contact the writer at 515-225-8000, or rjohnson@v-k.net.

VEENSTRA & KIMM, INC.

Randy Johnson, P.E.
193



MINOR PLAT

Petition

DATE: _____

TO: DALLAS COUNTY PLANNING and ZONING COMMISSION

The Undersigned is the (owner / owner's agent) of the following described property located in the unincorporated area of Dallas County, Iowa

Plat Information			
<u>CAPPRO HOLDINGS SUBDIVISION</u> (Name of Proposed Plat)			
Legal Description of Property (If necessary, please attach additional description)			
<u>28317 330th Way Adel</u> (E-911 Address) (City/Post Office)	<u>CAPPRO HOLDINGS SUBDIVISION</u> (Subdivision Name) (Lot Number)	<u>151100010</u> (PIN)	<u>A9</u> (Zoning District)
<u>VAN METER</u> (Township Name)	<u>11</u> (Section Number)		
Petitioner Information (Please provide the contact information of the Petitioner[s])		Agent Information (This is the person[s] acting on behalf of the Petitioner [if applicable])	
<u>PAUL SCIESTINSKI</u> (Name)		<u>Raccoon Valley Land Surveying</u> (Company/Name)	
<u>414 WILSON STREET</u> (Mailing Address/P.O. Box)		<u>33235 L AVENUE</u> (Mailing Address/P.O. Box)	
<u>VAN METER IOWA 50261</u> (City/Post Office) (State) (Zip)		<u>Adel Iowa 50003</u> (City/Post Office) (State) (Zip)	
<u>515 988 1041</u> (Phone) <input type="checkbox"/> Home <input type="checkbox"/> Work <input checked="" type="checkbox"/> Mobile		<u>515 403 8317</u> (Phone) <input type="checkbox"/> Home <input checked="" type="checkbox"/> Work <input checked="" type="checkbox"/> Mobile	
<u>tenantpls@gmail.com</u> (Email Address)		<u>Jromega@raccoonvalleyls.com</u> (Email Address)	

Acceptance of Municipalities

The "Code of Iowa" grants any municipality (city or town) that has adopted subdivision regulations, the power to review any subdivision within two miles of their corporate limits. The subdivider (petitioner) is required to contact any municipality that is within 2 miles of the proposed subdivision and to submit to this office, evidence of the municipalities' action.

Application Materials

To be considered you must submit the following:

1. Completed Petition
2. Payment of \$275*, if paying by check, pay to the order of: **Dallas County Planning & Development**
3. Eight (8) copies, plus one reduced copy no larger than 11"x17", of the Final Plat

*Payment of fee does not guarantee approval; no refunds will be made for items not approved

Deadline

Completed petition form and all required materials must be submitted to the Dallas County Office of Planning and Development at least one month prior to the scheduled Planning and Zoning Commission meeting date.

INDEX LEGEND

LOCATION: 28317 330th WAY ADEL IOWA
 PART SW 1/4 SEC. 11 T78N R27W
 DALLAS COUNTY IOWA
 REQUESTOR: PAUL SCIESZINSKI
 PROPRIETOR: MARCO PROPERTIES, LLC
 SURVEYOR: JOEL R. ROMEY
 COMPANY & RACCOON VALLEY LAND SURVEYING LLC
 RETURN TO: 33235 L AVENUE
 ADEL IOWA 50003
 PHONE: 515.493.8317

CAPPRO HOLDINGS SUBDIVISION minor plat

PARCEL DESCRIPTION:

AN IRREGULAR SHAPED PORTION OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 78 NORTH, RANGE 27 WEST OF THE 5th P.M., DALLAS COUNTY, IOWA DESCRIBED AS:
 COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 11; THENCE N89°21'05"W ALONG THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 11, A DISTANCE OF 825.22 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°21'05"W ALONG THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 11, A DISTANCE OF 1161.25 FEET TO THE SOUTHWEST CORNER OF THE EAST 280 RODS OF SAID SECTION 11; THENCE N00°17'05"E ALONG THE WEST LINE OF THE EAST 280 RODS, A DISTANCE OF 742.50 FEET TO THE NORTHWEST CORNER OF THE EAST 280 RODS OF THE SOUTH 45 RODS OF SAID SECTION 11; THENCE S89°21'05"E ALONG A LINE PARALLEL WITH THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 11, A DISTANCE OF 1201.20 FEET TO THE CENTERLINE OF S AVENUE AS IT IS PRESENTLY ESTABLISHED; THENCE S02°02'50"W ALONG THE CENTERLINE OF SAID S AVENUE, A DISTANCE OF 544.08 FEET; THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID S AVENUE AND ALONG A 1146.00 FEET RADIUS CURVE CONCAVE WESTERLY, A DISTANCE OF 199.31 FEET, SAID CURVE HAVING A CHORD LENGTH OF 199.06 FEET AND A CHORD BEARING OF S06°58'00"W, TO THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 11 AND TO THE POINT OF BEGINNING.

GENERAL NOTES:

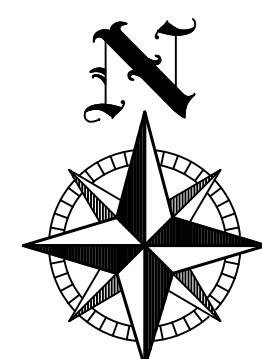
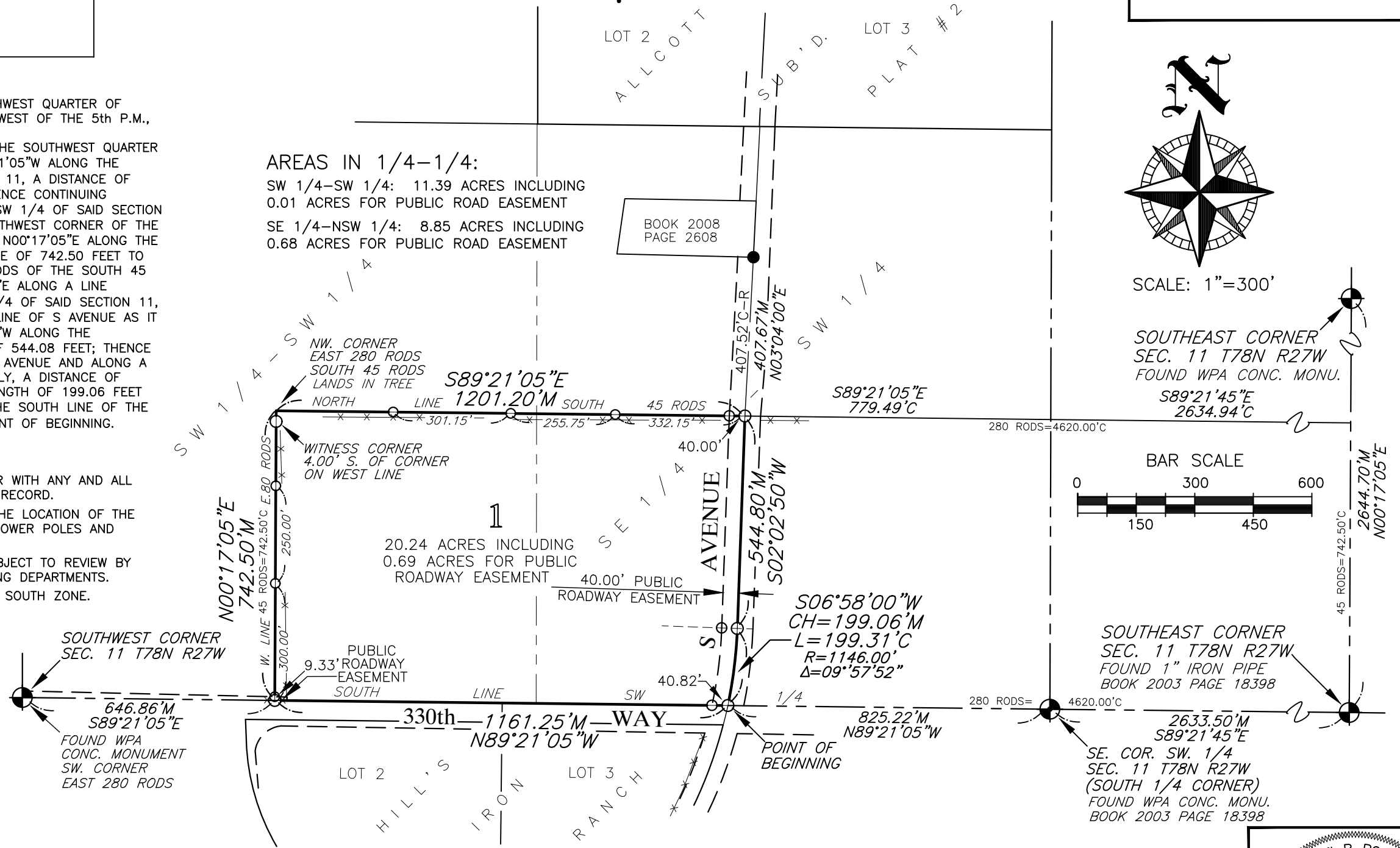
SAID PARCEL BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
 ALIGNMENT OF S AVENUE ESTABLISHED FROM THE LOCATION OF THE EXISTING ROADWAY SURFACE, TOP OF BANKS, POWER POLES AND EXISTING FENCE LINES.
 ANY DEVELOPMENT OF THIS SITE SHALL BE SUBJECT TO REVIEW BY THE DALLAS COUNTY PLANNING AND ENGINEERING DEPARTMENTS.
 BASIS OF BEARINGS: IOWA REAL TIME NETWORK SOUTH ZONE.
 DATE OF FIELD WORK: MARCH 2026

LEGEND:

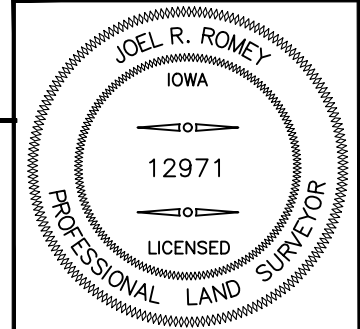
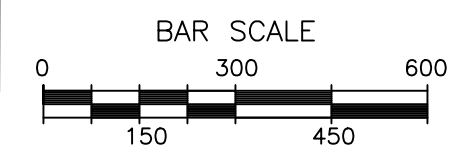
- INDICATES USPLSS CORNER FOUND AS NOTED
- INDICATES PROPERTY CORNER FOUND 1/2" IRON ROD
- INDICATES PROPERTY CORNER PLACED 3/4" OD IRON PIPE WITH ORANGE PLASTIC CAP #12971
- M MEASURED DISTANCE
- R RECORD DISTANCE
- C CALCULATED DISTANCE
- *—*— EXISTING FENCE REMENANTS

AREAS IN 1/4-1/4:

SW 1/4-SW 1/4: 11.39 ACRES INCLUDING 0.01 ACRES FOR PUBLIC ROAD EASEMENT
 SE 1/4-NSW 1/4: 8.85 ACRES INCLUDING 0.68 ACRES FOR PUBLIC ROAD EASEMENT



SCALE: 1"=300'



**Raccoon Valley
 Land Surveying**

33235 L Avenue Adel Iowa 50003 515.493.8317

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME AND THE RELATED WORK WAS PERFORMED UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. LICENSE RENEWAL AT: 31 DECEMBER 2027 PAGES COVERED BY THIS SEAL: THIS PAGE ONLY

PRELIMINARY

SIGNED: _____ DATE: _____

PAGE 1 of 1

PN: 2605

To: City of Van Meter
Attention: Joe Herman
Project: City Hall Entrances with Transoms

Date: 4/22/2026
Revision: 1

Two Rivers Glass & Door Inc. is pleased to provide a quote for the sum of **\$22,680.00**
Price includes sales tax, materials, labor to install during normal business hours, and shop drawings.
This quote is based on site visit dated 3/4/25.

Optional Deduct \$1,470.00 To change finish from Bone White Painted to Clear Anodized.

Scope Includes

To furnish and install aluminum storefront frames, aluminum doors, aluminum door hardware, glass, and perimeter weather sealant. Includes the following openings:

- (2) Entrances on East Elevation approximately 6'-2" x 9'-9" with arch tops

Product Information

Aluminum Storefront: Tubelite 14000 series, a 2" x 4-1/2" thermally broken center set system.

Aluminum Doors: Tubelite standard medium stile door system with 10" bottom rails.

Aluminum Door Hardware: Manufacturer's standard butt hinges, rim exit devices with construction cylinders, offset pulls, thresholds, sweeps, and electric strikes.

Aluminum Finish: Bone white painted finish with standard warranty.

Caulking: Silicone perimeter sealant of aluminum frames to building conditions included.

Exterior Glass: 1" Clear insulated units with Low-E and Argon, tempered as required by code or use.

Interior Glass: 1/4" Clear, tempered as required by code or use.

Scope Excludes

This quote excludes keying, automatic door operators, wiring for electric strikes, brake metal flashing unless noted otherwise, interior finish caulking, keying of cylinders, protection of all installed materials, final cleaning of all materials, delegated design engineered shop drawings, and NFRC window calculations.

Due to the possibility of material price escalations, this quote is valid for thirty (30) days.
Thank you for the opportunity to provide a quote!

Chris Rotert

President – Co Owner

Phone: 515-222-4860
chris@tworiversglass.com

Signature _____

Date _____

An electronic contract will be initiated upon verbal or signed acceptance of proposal. Refer to contract for payment terms.

Project Notes & Requirements

All openings need to be level and plumb and must have substantial materials for anchoring. All concrete must be cured prior to install of storefront and slope away from building. Contractor to seal all saw cuts in concrete that run under storefront framing system. It is the responsibility of the contractor to provide proper thru-wall head flashing and perimeter flashing tape around each opening. All exterior finishes and concrete slab/stoop must be installed prior to obtaining final measurements. Conditions must be dry with appropriate temperatures for sealant application. This quote excludes all items not specifically noted above.

To: City of Van Meter
Attention: Joe Herman
Project: City Hall Entrances without Transoms

Date: 4/22/2026
Revision: 2

Two Rivers Glass & Door Inc. is pleased to provide a quote for the sum of **\$16,520.00**
Price includes sales tax, materials, labor to install during normal business hours, and shop drawings.
This quote is based on site visit dated 3/4/25.

Optional Deduct \$880.00 To change finish from Bone White Painted to Clear Anodized.

Scope Includes

To furnish and install aluminum storefront frames, aluminum doors, aluminum door hardware, glass, and perimeter weather sealant. Includes the following openings:

- (2) Entrances on East Elevation approximately 6'-2" x 7'-2" without transoms

Product Information

Aluminum Storefront: Tubelite 14000 series, a 2" x 4-1/2" thermally broken center set system.

Aluminum Doors: Tubelite standard medium stile door system with 10" bottom rails.

Aluminum Door Hardware: Manufacturer's standard butt hinges, rim exit devices with construction cylinders, offset pulls, thresholds, sweeps, and electric strikes.

Aluminum Finish: Bone white painted finish with standard warranty.

Caulking: Silicone perimeter sealant of aluminum frames to building conditions included.

Exterior Glass: 1" Clear insulated units with Low-E and Argon, tempered as required by code or use.

Interior Glass: 1/4" Clear, tempered as required by code or use.

Scope Excludes

This quote excludes keying, automatic door operators, wiring for electric strikes, brake metal flashing unless noted otherwise, interior finish caulking, keying of cylinders, protection of all installed materials, final cleaning of all materials, delegated design engineered shop drawings, and NFRC window calculations.

Due to the possibility of material price escalations, this quote is valid for thirty (30) days.
Thank you for the opportunity to provide a quote!

Chris Rotert

President – Co Owner

Phone: 515-222-4860
chris@tworiversglass.com

Signature

Date

An electronic contract will be initiated upon verbal or signed acceptance of proposal. Refer to contract for payment terms.

Project Notes & Requirements

All openings need to be level and plumb and must have substantial materials for anchoring. All concrete must be cured prior to install of storefront and slope away from building. Contractor to seal all saw cuts in concrete that run under storefront framing system. It is the responsibility of the contractor to provide proper thru-wall head flashing and perimeter flashing tape around each opening. All exterior finishes and concrete slab/stoop must be installed prior to obtaining final measurements. Conditions must be dry with appropriate temperatures for sealant application. This quote excludes all items not specifically noted above.