

City of Monticello, Iowa

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Posted on July 29, 2021 at 12:30 p.m.

Monticello City Council Meeting August 2, 2021 @ 6:00 p.m.

Monticello Renaissance Center, 220 E. 1st Street, Monticello, Iowa

Mayor:	Brian Wolken	Staff:	
City Council:		City Administrator:	Russell Farnum
At Large:	Dave Goedken	City Clerk/Treas.:	Sally Hinrichsen
At Large:	Brenda Hanken	Police Chief:	Britt Smith
Ward #1:	Scott Brighton	City Engineer:	Patrick Schwickerath
Ward #2:	Candy Langerman	Public Works Dir.:	Nick Kahler
Ward #3:	Chris Lux	Water/Wastewater Sup.:	Jim Tjaden
Ward #4:	Tom Yeoman	Park & Rec Director:	Jacob Oswald
		Library Director:	Michelle Turnis

- **Call to Order – 6:00 P.M.**
- Pledge of Allegiance
- Roll Call
- Agenda Addition/Agenda Approval

Open Forum: If you wish to address the City Council on subjects pertaining to today's meeting agenda please wait until that item on the agenda is reached. If you wish to address the City Council on an item not on the agenda, please approach the lectern and give your name and address for the public record before discussing your item. Individuals are normally limited to speaking for no more than three (3) minutes on a topic and the Open Forum is by rule limited to a total of twenty (20) minutes.

Consent Agenda (These are routine items and will be enacted by one motion without separate discussion unless someone requests an item removed to be considered separately.)

Approval of Council Mtg. Minutes	July	19, 2021
Approval of Payroll	July	29, 2021
Approval of Bill List		
Approval of Century House wine permit		
Approval of Diamond PI beer permit		
Approval of Whiskey River liquor license		

Presentations:

1. **Presentation-** Jones County Child Care Feasibility Study – Derek Lumsden
2. **Presentation** – CDBG Grant Survey status – Derek Lumsden
3. **Presentation** – Community Building Improvements Report - Community Building Committee

Resolutions:

4. **Resolution** To Approve Maintenance & Repairs to North Well as proposed by the Cahoy Group
5. **Resolution** approving internal loan from the General Fund to Water Operating in an amount not to exceed \$69,784.00
6. **Resolution** related to financing of projects proposed to be undertaken by the City of Monticello, Iowa; establishing compliance with reimbursement bond regulations under the Internal Revenue Code
7. **Resolution** approving installation of Flood light at the Park & Ride

Ordinances:

8. **Ordinance #744** Amending the Code of Ordinances of the City of Monticello, Iowa by amending Provisions Pertaining to “Floodplain Management” (3rd & final reading)
9. **Ordinance #745** Amending the Code of Ordinances of the City of Monticello, Iowa, by amending Provisions Pertaining to “Liquor Licenses and Wine and Beer Permits” related to “Prohibited Sales and Acts” (3rd and final reading)
10. **Ordinance #746** Amending the Code of Ordinances of the City of Monticello, Iowa, by Amending Provisions Pertaining to “Water Service System” related to “Rates For Service” (3rd and final reading)
11. **Ordinance #747** Amending the Code of Ordinances of the City of Monticello, Iowa, by Amending Provisions Pertaining to “Sewer Service Charges”, Related to “Sewer Service Charges Required” (3rd and final reading)
12. **Ordinance #748** Amending the Code of Ordinances of the City of Monticello, Iowa, by Amending Provisions Pertaining to “Storm Water Drainage Utility”, Related to “Rates” (3rd and final reading)

Reports / Potential Actions:

13. City Engineer
14. Mayor
15. City Administrator
16. City Clerk
17. Public Works Director
18. Police Chief
19. Water/Wastewater Superintendent
20. Park and Recreation Director
21. Library Director

Adjournment: Pursuant to §21.4(2) of the Code of Iowa, the City has the right to amend this agenda up until 24 hours before the posted meeting time.

Meeting Instructions for the Public

Due to the Covid-19 Virus the public will be admitted into this meeting with limited seating.

The meeting will continue to be broadcast on Mediacom (Local Access Channel) and will be accessible via Zoom via the following link.

City of Monticello is inviting you to a scheduled Zoom meeting.

Topic: August 2, 2021 Council Meeting

Time: Aug 2, 2021 06:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87017216134>

Meeting ID: 870 1721 6134

One tap mobile

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Dial by your location

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Meeting ID: 870 1721 6134

Find your local number: <https://us02web.zoom.us/j/87017216134>

Regular Council Meeting
July 19, 2021 – 6:00 P.M.
Community Media Center

Mayor Brian Wolken called the meeting to order. Council present were: Dave Goedken, Brenda Hanken, Candy Langerman, Chris Lux and Tom Yeoman. Council member Scott Brighton arrived during meeting. Also present were City Administrator Russell Farnum, Deputy City Clerk Cheryl Clark, Police Chief Britt Smith, City Engineer Patrick Schwickerath, Public Works Director Nick Kahler, Water/Wastewater Superintendent Jim Tjaden, Park & Rec Director Jacob Oswald and Library Director Michelle Turnis. The public was invited to attend the meeting in person, with limited seating or to participate in the meeting electronically via "Zoom Meetings" and were encouraged to communicate from Zoom Meeting via chat, due to the heightened public health risks of the Coronavirus Pandemic (COVID-19). The meeting did have public attendance, both in-person and via Zoom.

Yeoman moved to approve the agenda, Langerman seconded, roll call unanimous.

Erich Eggers, 215 North Chestnut Street, questioned if there is going to be a street construction project on North Chestnut Street. Wolken stated that they have discussed improving the brick section between Second and Third Streets, but nothing has been decided yet. Schwickerath stated there has been some preliminary work and Yeoman stated that public input would be welcome. Eggers also questioned the status of the Zimmerman property at 224 North Chestnut Street and Wolken stated there has been no recent contact.

Langerman moved to approve the consent agenda, Lux seconded, roll call unanimous except for Hanken who voted nay, as she had a question regarding the Civic Plus invoice. Oswald stated it was for their software for registration and payments.

Hanken moved to approve Resolution #2021-75 approving pole sign extension for Mission Cup located at 138 South Main Street, Brighton seconded. Roll call unanimous.

Hanken moved to approve Resolution #2021-76 approving pole sign extension for JK Ross located at 101 North Main Street, Brighton seconded. Roll call unanimous.

Yeoman moved to approve Resolution #2021-77 approving Joshua White Tax Abatement Application related to Residential Improvements constructed at 230 West Grand Street, Monticello, Iowa. Lux seconded. Roll call unanimous.

Farnum stated that sanitary sewer repairs on East Seventh and Sycamore Street was tabled in March, so to discuss again it needs to be taken off the table. Langerman moved to take Resolution to approve bid related to Sanitary Sewer Repairs on East Seventh Street and Sycamore Street off the table, Goedken seconded. Roll call unanimous. Tjaden had quotes from Eastern Iowa Excavating & Concrete LLC and Visu-Sewer to replace the two 45's that

were installed into the East Seventh Street section of the North Sycamore Street project. Each company provided different options to make the repairs. Schwickerath stated that it could be put into the Highway 38 overlay project and be all done together, instead of piecing out. Goedken stated that the 45's should have never been installed. Tjaden stated that the 45's could be replaced by November and Wolken questioned if there was any issue with waiting until spring. Tjaden stated that they are keeping an eye on the 45's and his recommendation would be to wait to do the project all at once. Lux questioned if the street would be torn up twice if they replaced the 45's now and Schwickerath stated that the street portion that would be torn up would be a gravel portion until the rest of the project would be completed next year. Langerman motioned to approve Resolution #2021-78 to approve bid related to Sanitary Sewer Repairs on East Seventh Street and Sycamore Street, Brighton seconded. Langerman then made a motion to amend her original motion to approve Resolution #2021-78 to approve Bid Quote #2 from Eastern Iowa Excavating & Concrete LLC related to Sanitary Sewer Repairs on East Seventh Street and Sycamore Street, Yeoman seconded, roll call unanimous. Langerman motioned to approve Resolution #2021-78 to approve Bid Quote #2 from Eastern Iowa Excavating & Concrete LLC related to Sanitary Sewer Repairs on East Seventh Street and Sycamore Street, Yeoman seconded, roll call all nays except for Goedken. Motion failed. Yeoman moved to direct to work with Snyder & Associates to complete the entire project as one, Brighton seconded. Roll call unanimous.

Wolken moved the Engineer Report up on the agenda, as Schwickerath had to leave the meeting early. Schwickerath reported that he is working on design elements for Seventh Street utility work for the Highway 38 project, final plats for Northridge Estates, Dollar Fresh changes and the Kraus development, as needed. Yeoman questioned what the Dollar Fresh changes are and Schwickerath stated that they are some modifications from development comments. Goedken questioned if they will be planning anything with the brick manholes. Tjaden reported that there are eight of them and Goedken suggested sealing them. Yeoman felt that replacing them would be a better option. Schwickerath stated that lining them doesn't require a DNR permit, but replacing does. Farnum questioned if cone replacement would require a permit and Schwickerath felt that would still be maintenance. Schwickerath left the meeting.

Yeoman motioned to take resolution to approve purchase of a truck for Public Works off the table, Lux seconded. Roll call unanimous. Kahler stated that there aren't many trucks to be found right now and was requesting permission to purchase a 2021 crew cab 4x4 with a flatbed in Chesterfield, Missouri for \$46,992. If this truck would no longer be available, he was requesting permission to find a similar truck and make the purchase. Goedken motioned to approve Resolution #2021-79 to approve purchase of Pickup Truck for Public Works Department from Lou Fusz Ford in the amount of \$46,992 or find a similar purchase, Langerman seconded. Roll call unanimous.

Hanken questioned if there were any plans for Parcel ID 0227129001, located at the southeast corner of East First Street and Locust Street, and if it was given to the City. Wolken felt it would probably be used for parking and stated that it was given to the City by Welter Storage

Company. Lux motioned to approve Resolution #2021-80 Approving and directing City Administrator to accept ownership of the Parcel ID 0227129001, by the acceptance of a Quit Claim Deed from Welter Storage Company, and directing the City Clerk to see to the recordation of said Deed with the Jones County Recorder, Brighton seconded. Roll call unanimous.

Farnum advised that PFM could be put on retainer for larger projects to have them engaged to figure out the best way to pay for said projects, which he felt would be a very convenient service. Goedken questioned how long the City has been working with PFM and Farnum thought at least 10-15 years. Wolken felt it would allow for more in depth thought on other projects and be a good option for the short-term time being anyway. Hanken questioned the cost and Wolken stated 50 hours for \$7,500. If the City went over 50 hours, it could be up to \$250 per hour after. Langerman motioned to approve Resolution #2021-81 Approving a Financial Advisory Engagement Letter with PFM (Matt Stoffel), Yeoman seconded. Roll call unanimous.

Goedken motioned to approve Resolution #2021-82 Approving correction of typographical error in the wages for Police Department staff for FY '22, Brighton seconded. Roll call unanimous.

Nick Ruden with Infrastructure Technology Solutions was present to discuss a new phone system for the City. The new system would be capable of switching automatically between two servers if power is lost and could transfer between City locations. Council members could have an extension also and Staff could transfer calls to their cell phone if they have the app. There would also be a wireless speaker phone, which would be convenient for meetings, if needed. Ruden felt it would pay for itself after 26 months in savings for landlines and stated there would be a yearly license fee of \$580. Yeoman questioned how many handsets there would be and Ruden stated approximately 19. The handsets should last 7-10 years, while the server would be 3-5 years. Ruden stated the current phone system has not been updated in years and Farnum stated it's a good system, just has limitations. Turnis reported the library is using the proposed system now and they have no complaints. Yeoman motioned to approve Resolution #2021-83 Approving Consideration of purchasing a new phone system for City buildings, Langerman seconded. Roll call unanimous.

Langerman motioned to approve Resolution #2021-84 to submit to the voters of the City of Monticello the question of altering the number of Library Trustees and the residency requirements of the Library Trustees, Hanken seconded. Roll call unanimous.

Langerman moved Ordinance #744 amending the Code of Ordinances of the City of Monticello, Iowa, by amending Provisions Pertaining to Floodplain Management, as updated, second reading in title only. Lux seconded. Roll call unanimous.

Goedken moved Ordinance #745 amending the Code of Ordinances of the City of Monticello, Iowa, by amending Provisions Pertaining to "Liquor Licenses and Wine and Beer Permits", second reading in title only. Brighton seconded. Roll call unanimous.

Goedken stated that there is lots of concern regarding utility bill increases, but many realize it's needed to fund projects. Hanken questioned why such a large increase is needed, since twice as much is brought in compared to what is spent. She was basing her numbers on the June monthly summary that was provided in the Council packet. Yeoman stated that Farnum and Hinrichsen could explain the report at the next meeting. Goedken moved Ordinance #746 amending the Code of Ordinances of the City of Monticello, Iowa, by amending Provisions Pertaining to "Water Service System" related to "Rates For Services", second reading in title only. Langerman seconded. Roll call unanimous, except for Hanken who voted nay.

Goedken moved Ordinance #747 amending the Code of Ordinances of the City of Monticello, Iowa, by amending Provisions Pertaining to "Sewer Service Charges" related to "Sewer Service Charges Required", second reading in title only. Brighton seconded. Roll call unanimous, except for Hanken who voted nay.

Lux moved Ordinance #748 amending the Code of Ordinances of the City of Monticello, Iowa, by amending Provisions Pertaining to "Storm Water Drainage Utility" related to "Rates", second reading in title only. Brighton seconded. Roll call unanimous, except for Hanken who voted nay.

Farnum reported that he will be working on coordinating Seventh Street with the Highway 38 project, as well as Second and Third Street potholing east and west of Cedar. He stated that it would likely be a better option to pay their contractor to grind and overlay the area, then the City could skip mobilization and other costs, just paying time and materials for the work. He will work towards an agreement with IDOT. Goedken questioned if Highway 38 would be ground and replaced and Farnum stated grind and overlay. He is also working on two plats on Northridge, wastewater plant, 6th Street Ditch, sign code, and has been in contact with Lisa Tallman to secure a Senior Dining site. He stated that the League of Cities meeting will be held in Coralville on September 15 – 17, 2021. Wolken stated that anyone interested could carpool since it's close enough that staying wouldn't be necessary. Kahler stated that Spring Farm Lane should be done late this week. He asked for input on placing a light at the Park & Ride and stated that a light is going to be removed from Second & Sycamore, so it would be about a wash. Smith felt it would be a deterrent if a light was placed there. Kahler stated that Michelle with Alliant felt a light west of the entrance would light up the area. Farnum reported that the Cedar side demolition on the old Compadres building would start tomorrow, with the roof complete other than the back part. Goedken stated the deadline was June 1st and Farnum thought that was extended by 90 days. Farnum stated that Jones County Economic Development Director Derek Lumsden has been keeping the City updated.

Tjaden reported that the hydrant flushing is done. Eastern Iowa Excavating was supposed to be in town last week for the Second Street manhole, but they were delayed so he will contact them later this week.

Oswald reported that the Family Fun Night scheduled for earlier this month was postponed to July 31st, due to weather. They are looking at more options to have that night. They have been working on cleaning up Kitty Creek and found a variety of debris.

Turnis reported that the Summer Reading Program is going well. They have approximately 250 patrons taking part, which is much better than last year. They have been working at getting programs rescheduled that were supposed to be last fall.

Wolken reported that the former Energy building is down and that July is Park and Recreation Month. He thanked the Park & Rec staff and board members for all that they do. He reported that Derek Lumsden with Economic Development has been taking developers through the former middle school, hoping to find someone that could repurpose it.

Smith reported that they are gearing up for a busy week, with the Great Jones County Fair going on. They had a county wide EMS meeting last week to discuss the benefits of the EMS Bill. The repair work on the patrol vehicle that was damaged last month should be finished tomorrow. Goedken questioned if the repair costs could be assessed to the other party and Smith stated the City could get the \$1,000 deductible as restitution, but it would be up to the insurance company to pursue the remaining damage cost.

A five-minute recess was taken at this time. Tjaden and Turnis left the meeting.

Yeoman motioned to go into Closed Session under §21.5 (1)(j) of the Iowa Code to discuss purchase of particular real estate only where premature disclosure could be reasonable expected to increase the price the governmental body would have to pay for the property, Brighton seconded. Roll call unanimous.

Lux moved, Hanken seconded to return to open session and proceed as previously discussed. Roll call unanimous, except for Yeoman and Goedken who voted nay.

Brighton moved to adjourn at 8:20 PM.

Brian Wolken, Mayor

Cheryl Clark, Deputy City Clerk

PAYROLL - JULY 29, 2021

DEPARTMENT	GROSS PAY	OT PAY	COMP HRS. ACCRUED	COMP TOTAL	NET PAY
AMBULANCE	July 12 - 25, 2021				
Jacob Gravel	\$ 1,761.83	\$ 93.83	0.00	0.00	\$ 1,274.96
Mason Hanson	285.63	-	0.00	0.00	246.04
David Husmann	2,342.13	514.13	0.00	0.00	1,707.95
Mary Intlekofer	178.88	-	0.00	0.00	107.51
Brandon Kent	190.80	-	0.00	0.00	164.35
Lori Lynch	3,630.20	1,555.80	0.00	0.00	2,562.32
Brian Rechkemmer	798.98	393.53	0.00	0.00	577.19
Shelly Searles	2,301.53	-	0.00	0.00	1,580.32
Jeff Silver	286.20	-	0.00	0.00	244.54
Jenna Weih	2,016.51	188.51	0.00	0.00	1,477.27
Curtis Wyman	2,513.51	797.51	37.50	151.88	1,759.00
TOTAL AMBULANCE	\$ 16,306.20	\$ 3,543.31	37.50	151.88	\$ 11,701.45
CEMETERY	July 10 - 23, 2021				
Caleb Bowser-Etten	\$ 800.00	\$ -	0.00	0.00	\$ 707.07
Kade Hermsen	600.00	-	0.00	0.00	530.37
Dan McDonald	1,915.68	171.68	0.00	0.00	1,421.11
TOTAL CEMETERY	\$ 3,315.68	\$ 171.68	0.00	0.00	\$ 2,658.55
CITY HALL	July 11 - 24, 2021				
Cheryl Clark	\$ 1,780.31	\$ 8.31	5.25	6.00	\$ 1,223.99
Russ Farnum	3,653.85	-	0.00	0.00	2,495.93
Sally Hinrichsen	2,614.03	-	0.00	0.00	1,648.61
Nanci Tuel	1,574.40	-	0.00	0.00	1,211.35
TOTAL CITY HALL	\$ 9,622.59	\$ 8.31	5.25	6.00	\$ 6,579.88
LIBRARY	July 12 - 25, 2021				
Molli Hunter	\$ 987.20	\$ -	0.00	0.00	\$ 775.00
Caroline Olson	365.75	-	0.00	0.00	337.77
Penny Schmit	1,188.80	-	0.00	0.00	876.00
Michelle Turnis	1,705.44	-	0.00	0.00	1,279.53
TOTAL LIBRARY	\$ 4,247.19	\$ -	0.00	0.00	\$ 3,268.30
MBC	July 12 - 25, 2021				
Kegan Arduser	\$ 522.00	\$ -	0.00	0.00	\$ 467.14
Jacob Oswald	2,089.42	-	0.00	0.00	1,568.66
Shannon Poe	1,664.84	-	0.00	0.00	1,143.95
TOTAL MBC	\$ 4,276.26	\$ -	0.00	0.00	\$ 3,179.75
POLICE	July 12 - 25, 2021				
Zachary Buehler	\$ 2,652.26	\$ 393.90	0.00	0.00	\$ 1,941.76
Peter Fleming	2,369.30	-	11.25	23.25	1,657.98
Dawn Graver	2,469.61	-	0.00	0.00	1,815.99
Erik Honda	2,568.82	-	10.50	12.75	1,904.13
Jordan Koos	2,509.09	-	0.00	0.00	1,808.33
Britt Smith	3,071.06	-	0.00	0.00	2,249.23
Madonna Staner	1,576.00	-	0.00	0.00	1,192.70
Brian Tate	2,804.93	214.61	0.00	0.00	2,094.78
TOTAL POLICE	\$ 20,021.07	\$ 608.51	21.75	36.00	\$ 14,664.90
ROAD USE	July 10 - 23, 2021				
Zeb Bowser	\$ 2,005.60	\$ 261.60	0.00	0.00	\$ 1,509.60

PAYROLL - JULY 29, 2021

DEPARTMENT	GROSS PAY	OT PAY	COMP HRS. ACCRUED	COMP TOTAL	NET PAY
ROAD USE (cont.)					
Jasper Scott	1,755.04	71.04	0.00	0.00	1,437.39
TOTAL ROAD USE	\$ 3,760.64	\$ 332.64	0.00	0.00	\$ 2,946.99
SANITATION	July 10 - 23, 2021				
Michael Boyson	\$ 1,768.53	\$ 24.53	0.00	0.00	\$ 1,244.21
Nick Kahler	2,131.80	-	0.00	0.00	1,466.35
TOTAL SANITATION	\$ 3,900.33	\$ 24.53	0.00	0.00	\$ 2,710.56
SEWER	July 10 - 23, 2021				
Tim Schultz	\$ 1,804.00	\$ -	0.00	0.00	\$ 1,267.75
Jim Tjaden	2,461.54	-	0.00	0.00	1,781.80
TOTAL SEWER	\$ 4,265.54	\$ -	0.00	0.00	\$ 3,049.55
SWIMMING POOL	July 9 - 22, 2021				
Harrison Ahlrichs	\$ 4.10	\$ -	0.00	0.00	\$ 3.79
Lydia Ahlrichs	112.50	-	0.00	0.00	103.89
Sydney Ballou	126.68	-	0.00	0.00	116.99
Dru Boffeli	81.00	-	0.00	0.00	74.81
Mya Boffeli	467.33	-	0.00	0.00	431.58
Chesney Capron	28.50	-	0.00	0.00	26.32
Autry Fasnacht	37.95	-	0.00	0.00	35.05
Jill Flynn	218.26	-	0.00	0.00	201.57
Sullivan Flynn	578.61	-	0.00	0.00	524.76
Taylor Gassman	154.00	-	0.00	0.00	142.22
Ella Glawatz	125.05	-	0.00	0.00	115.49
Reeve Graver	18.00	-	0.00	0.00	16.62
Gabrielle Guilford	202.00	-	0.00	0.00	185.55
Keaton Hermsen	106.00	-	0.00	0.00	97.89
Leah Holub	4.30	-	0.00	0.00	3.97
Karle Kramer	242.31	-	0.00	0.00	223.78
Megan Mahoney	277.20	-	0.00	0.00	252.40
Jacob Miller	297.25	-	0.00	0.00	274.51
Cole Nietert	114.00	-	0.00	0.00	105.28
Cord Nietert	82.50	-	0.00	0.00	76.18
Elizabeth Petersen	232.20	-	0.00	0.00	214.43
Dylan Ponder	354.94	-	0.00	0.00	324.78
Ethan Ponder	54.25	-	0.00	0.00	50.10
Lake Schnoor	150.00	-	0.00	0.00	138.52
Emma Schwendinger	496.00	-	0.00	0.00	458.06
Madeline Stadtmueller	249.56	-	0.00	0.00	230.47
Ian Temple	246.00	-	0.00	0.00	217.77
Hayden Tomkins	272.00	-	0.00	0.00	251.20
Maci Welter	556.75	-	0.00	0.00	494.75
Brock Westphal	292.00	-	0.00	0.00	267.67
TOTAL SWIMMING POOL	\$ 6,181.24	\$ -	0.00	0.00	\$ 5,660.40
WATER	July 10 - 23, 2021				
Daniel Pike	\$ 1,956.00	\$ -	0.00	6.50	\$ 1,403.03
TOTAL WATER	\$ 1,956.00	\$ -	0.00	6.50	\$ 1,403.03
TOTAL - ALL DEPTS.	\$ 77,852.74	\$ 4,688.98	64.50	200.38	\$ 57,823.36

CLAIMS REPORT

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
GENERAL					
POLICE DEPARTMENT					
KIECK'S CAREER APPAREL	PD MINOR EQUIPMENT	537.90			
MONTICELLO COMM SCHOOL DISTRICT	PD FUEL	1,123.06			
MONTICELLO EXPRESS INC	PD OFFICE SUPPLIES	64.07			
MONTICELLO POLICE DEPARTMENT	PD POSTAGE	8.10			
NEXT GENERATION PLBG & HTG LLC	PD BUILDING REPAIR/MAINT	126.00			
UNIFORM DEN INC	PD MINOR EQUIPMENT	196.75			
	110 POLICE DEPARTMENT TOTAL		2,055.88		
STREET LIGHTS					
ALLIANT ENERGY-IES	WELTER DRIVE STREETLIGHTS	95.94			
	230 STREET LIGHTS TOTAL		95.94		
AQUATIC CENTER					
ALL AMERICAN LAWN & LANDSCAPE	POOL GROUNDS SUPPLIES	1,108.80			
STACEY BURLAGE	POOL SWIM TEAM SHIRT REFUND	20.00			
CARRICO AQUATIC RESOURCES INC	POOL CHEMICALS	544.77			
CENTRAL IOWA DISTRIBUTING INC	POOL BUILDING SUPPLIES	41.00			
FAREWAY STORES #840-1	POOL CONCESSIONS	154.48			
ELISHA HANSON	POOL SWIM TEAM SHIRT REFUND	20.00			
JOHN DEERE FINANCIAL	POOL BUILDING SUPPLIES	11.07			
MONTICELLO COMM SCHOOL DISTRICT	POOL FUEL	68.23			
MYERS-COX CO,	POOL CONCESSIONS	1,168.93			
ANGELA SHADY	POOL SWIM TEAM SHIRT REFUND	10.00			
KRISTY STADTMUELLER	POOL SWIM TEAM SHIRT REFUND	10.00			
	440 AQUATIC CENTER TOTAL		3,157.28		
CEMETERY					
IBEN CONSTRUCTION CO INC	CEM GRAVE OPENINGS - APR-JUN	750.00			
JOHN DEERE FINANCIAL	CEMETERY GROUNDS SUPPLIES	121.93			
PAM KRAUS	PLAQUE INSTALLATION- ACHENBACH	300.00			
MONTICELLO COMM SCHOOL DISTRICT	CEMETERY FUEL	260.17			
	450 CEMETERY TOTAL		1,432.10		
SOLDIER'S MEMORIAL BOARD					
TK ELEVATOR CORPORATION	ELEVATOR MAINTENANCE	42.73			
	498 SOLDIER'S MEMORIAL BOARD TOTAL		42.73		
ATTORNEY					
LYNCH DALLAS, P.C.	ATTORNEY FEES	1,306.50			
	641 ATTORNEY TOTAL		1,306.50		
CITY HALL/GENERAL BLDGS					
BLADE PEST CONTROL INC	CH PEST CONTROL	68.00			
ROBERT P CLAUSSEN	CH BUILDING REPAIR/MAINT	175.00			
FP MAILING SOLUTIONS	CH OFFICE SUPPLIES	138.50			
JOHN DEERE FINANCIAL	CH BUILDING SUPPLIES	38.97			

CLAIMS REPORT

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
STEVE MONK CONSTRUCTION	CH NUISANCE - 448 N SYCAMORE	75.00			
TK ELEVATOR CORPORATION	ELEVATOR MAINTENANCE	85.45			
	650 CITY HALL/GENERAL BLDGS TOTAL	580.92			
	001 GENERAL TOTAL	8,671.35			
MONTICELLO BERNDES CENTER					
PARKS					
BAKER PAPER CO INC	MBC BUILDING SUPPLIES	133.62			
STEPHANIE GOGEL	MBC 3 ON 3 BASKETBALL REFUND	80.00			
JOHN DEERE FINANCIAL	MBC GROUNDS SUPPLIES	145.68			
KROMMINGA MOTORS INC	MBC EQUIP REPAIR/MAINT	289.99			
STEVE MONK CONSTRUCTION	MBC MOWING CONTRACT	170.00			
MONTICELLO COMM SCHOOL DISTRCT	MBC FUEL	243.83			
WELLS FARGO VENDOR FINANCIAL	2020 TOOLCAT PAYMENT	1,048.95			
	430 PARKS TOTAL	2,112.07			
	005 MONTICELLO BERNDES CENTER TOTAL	2,112.07			
FIRE					
FIRE					
MONTICELLO COMM SCHOOL DISTRCT	FIRE FUEL	391.38			
	150 FIRE TOTAL	391.38			
	015 FIRE TOTAL	391.38			
AMBULANCE					
AMBULANCE					
BOUND TREE MEDICAL, LLC	AMB MEDICAL SUPPLIES	390.57			
DAN'S OVERHEAD DOORS & MORE	AMB BUILDING REPAIR/MAINT	200.50			
KLOCKE'S EMERGENCY VEHICLES	AMB VEHICLE REPAIR/MAINT	81.91			
KROMMINGA MOTORS INC	AMB EQUIP REPAIR/MAINT	77.29			
MONTICELLO COMM SCHOOL DISTRCT	AMB FUEL	1,055.16			
NEXT GENERATION PLBG & HTG LLC	AMB BUILDING REPAIR/MAINT	126.00			
STERICYCLE, INC.	AMB PHARMACEUTICAL DISPOSAL	79.35			
	160 AMBULANCE TOTAL	2,010.78			
	016 AMBULANCE TOTAL	2,010.78			
LIBRARY IMPROVEMENT					
LIBRARY					
SPAHN & ROSE LUMBER CO INC	LIB IMP PROGRAMS/PROMOTIONS	2.38			
	410 LIBRARY TOTAL	2.38			

CLAIMS REPORT

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
	030 LIBRARY IMPROVEMENT TOTAL		2.38		
LIBRARY					
LIBRARY					
ASSOCIATION FOR RURAL & BAKER & TAYLOR BOOKS	LIB DATA PROCESSING		49.00		
	LIB BOOKS		274.66		
TK ELEVATOR CORPORATION	ELEVATOR MAINTENANCE		42.73		
	410 LIBRARY TOTAL		366.39		
	041 LIBRARY TOTAL		366.39		
AIRPORT					
AIRPORT					
ALLIANT ENERGY-IES	20373 HWY 38 TERMINAL BLDG		737.81		
MONTICELLO AVIATION INC	AIRPORT MANAGER		2,166.66		
MONTICELLO COMM SCHOOL DISTRICT	AIRPORT FUEL		116.18		
	280 AIRPORT TOTAL		3,020.65		
	046 AIRPORT TOTAL		3,020.65		
ROAD USE					
STREETS					
ACCENT CONSTRUCTION	RU STREET MAINTENANCE CONTRACT		908.00		
BEHREND'S CRUSHED STONE	RU STREET MAINTENANCE SUPPLIES		1,074.72		
BRIAN CROWLEY	RU EQUIP REPAIR/MAINT		3,727.03		
JOHN DEERE FINANCIAL	RU BOOTS - KAHLER		619.36		
KOOB AUTOMOTIVE & TOWING INC	RU EQUIP REPAIR/MAINT		68.00		
LAPORTE MOTOR SUPPLY	RU VEHICLE OPERATING SUPPLIES		371.19		
MID-AMERICAN RESEARCH CHEMICAL	RU STREET MAINTENANCE SUPPLIES		538.87		
MID-IOWA SOLID WASTE EQUIP CO	RU EQUIP REPAIR/MAINT		750.79		
MONTICELLO COMM SCHOOL DISTRICT	RU FUEL		1,033.68		
SPAHN & ROSE LUMBER CO INC	RU STREET MAINTENANCE SUPPLIES		23.77		
	210 STREETS TOTAL		9,115.41		
	110 ROAD USE TOTAL		9,115.41		
TIF PROJECT					
STREETS					
ROTO-ROOTER	N SYCAMORE ST RECONSTRUCTION		1,302.00		
	210 STREETS TOTAL		1,302.00		
	325 TIF PROJECT TOTAL		1,302.00		

CLAIMS REPORT

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
CAPITAL IMPROVEMENT					
STREETS					
ROTO-ROOTER	N SYCAMORE ST RECONSTRUCTION	868.00			
	210 STREETS TOTAL	868.00			
CAPITAL PROJECTS					
JACOB J SCHILLING	COMPADRES BUILDING	6,250.00			
SPAHN & ROSE LUMBER CO INC	COMPADRES BUILDING	4,371.49			
	750 CAPITAL PROJECTS TOTAL	10,621.49			
	332 CAPITAL IMPROVEMENT TOTAL	11,489.49			
BATY DISC GOLF COURSE					
PARKS					
STEVE MONK CONSTRUCTION	BATY DG MOWING	528.00			
	430 PARKS TOTAL	528.00			
	338 BATY DISC GOLF COURSE TOTAL	528.00			
WATER					
WATER					
CODE PROPERTIES LLC	OVERPAYMENT REFUND - ANDERSEN	45.00			
HAWKINS WATER TREATMENT	WATER SUPPLIES	698.21			
DR MARK INTLEKOFER	OVERPAYMENT REFUND - GAAL	131.88			
IOWA ONE CALL	WATER SYSTEM	22.60			
J&R SUPPLY INC	WATER SUPPLIES	560.00			
JOHN DEERE FINANCIAL	WATER SUPPLIES	25.99			
STEVE MONK CONSTRUCTION	WATER SYSTEM	85.00			
MONTICELLO COMM SCHOOL DISTRCT	WATER FUEL	136.33			
GURNAM SINGH	OVERPAYMENT REFUND	222.00			
SPAHN & ROSE LUMBER CO INC	WATER SUPPLIES	16.11			
WHITE HAWK PLUMBING & HEATING	WATER SYSTEM	2,848.55			
	810 WATER TOTAL	4,791.67			
	600 WATER TOTAL	4,791.67			
CUSTOMER DEPOSITS					
WATER					
CITY OF MONTICELLO	FARMER/LEVI	222.62			
LEVI FARMER	WATER DEPOSIT REFUND	100.70			
STEVEN KIRCHNER	WATER DEPOSIT REFUND	48.52			
MARSHA STARKS	WATER DEPOSIT REFUND	3.16			
	810 WATER TOTAL	375.00			

CLAIMS REPORT

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
	602 CUSTOMER DEPOSITS TOTAL		375.00		
SEWER					
SEWER					
FAREWAY STORES #840-1	SEWER LAB SUPPLIES		5.94		
HAWKEYE STATE SCALE INC.	SEWER EQUIP REPAIR/MAINT		85.00		
IOWA ONE CALL	SEWER SYSTEM		22.60		
MONTICELLO COMM SCHOOL DISTRCT	SEWER FUEL		136.33		
NEXT GENERATION PLBG & HTG LLC	SEWER EQUIP REPAIR/MAINT		198.95		
ROTO-ROOTER	SEWER SYSTEM		1,425.00		
	815 SEWER TOTAL		1,873.82		
	610 SEWER TOTAL		1,873.82		
SANITATION					
SANITATION					
MONTICELLO COMM SCHOOL DISTRCT	SANITATION FUEL		47.90		
REPUBLIC SERVICES	RESIDENTIAL GARBAGE		24,114.40		
	840 SANITATION TOTAL		24,162.30		
	670 SANITATION TOTAL		24,162.30		
STORM WATER					
STORM WATER FUND					
STEVE MONK CONSTRUCTION	STORMWATER MAINTENANCE		180.00		
	865 STORM WATER FUND TOTAL		180.00		
	740 STORM WATER TOTAL		180.00		
	Accounts Payable Total		70,392.69		

**CLAIMS REPORT
CLAIMS FUND SUMMARY**

FUND NAME	AMOUNT
001 GENERAL	8,671.35
005 MONTICELLO BERNDEN CENTER	2,112.07
015 FIRE	391.38
016 AMBULANCE	2,010.78
030 LIBRARY IMPROVEMENT	2.38
041 LIBRARY	366.39
046 AIRPORT	3,020.65
110 ROAD USE	9,115.41
325 TIF PROJECT	1,302.00
332 CAPITAL IMPROVEMENT	11,489.49
338 BATY DISC GOLF COURSE	528.00
600 WATER	4,791.67
602 CUSTOMER DEPOSITS	375.00
610 SEWER	1,873.82
670 SANITATION	24,162.30
740 STORM WATER	180.00

TOTAL FUNDS	70,392.69

Jones County Child Care Feasibility Study

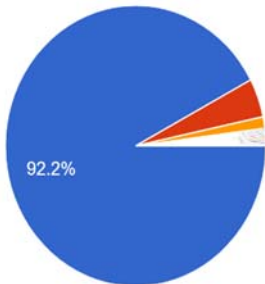


Jones County Economic Development is aware of the child care crisis across the state and the effects for its constituents in the county. Child Care experts at Levi Architecture have been engaged as a partner to complete a county-wide child care feasibility study. The study will assess the need for child care, including the needs of families throughout the county. Also surveyed are businesses and current child care programs. Surveys were distributed in March of 2021. Community meetings will be held in May with the public where survey results will be shared and discussions around solutions will be facilitated. The following summary is the current data from those surveys of families, employers and child care providers.

Data collection:

Community Feedback

Surveys were distributed across Jones county to understand the need of child care from the family's perspective.



Total respondents: 449
70% of those responding represent Anamosa and Monticello communities.
Breakdown of respondents:
Parents: 414 – 92.2%
Grandparents: 20- 4.5%
Other: (Guardians, Teachers or employed in Jones county): 15- 1.5%

Total children represented: 739

Ages of children represented in this survey:

Birth-12 months: 69

One year: 67

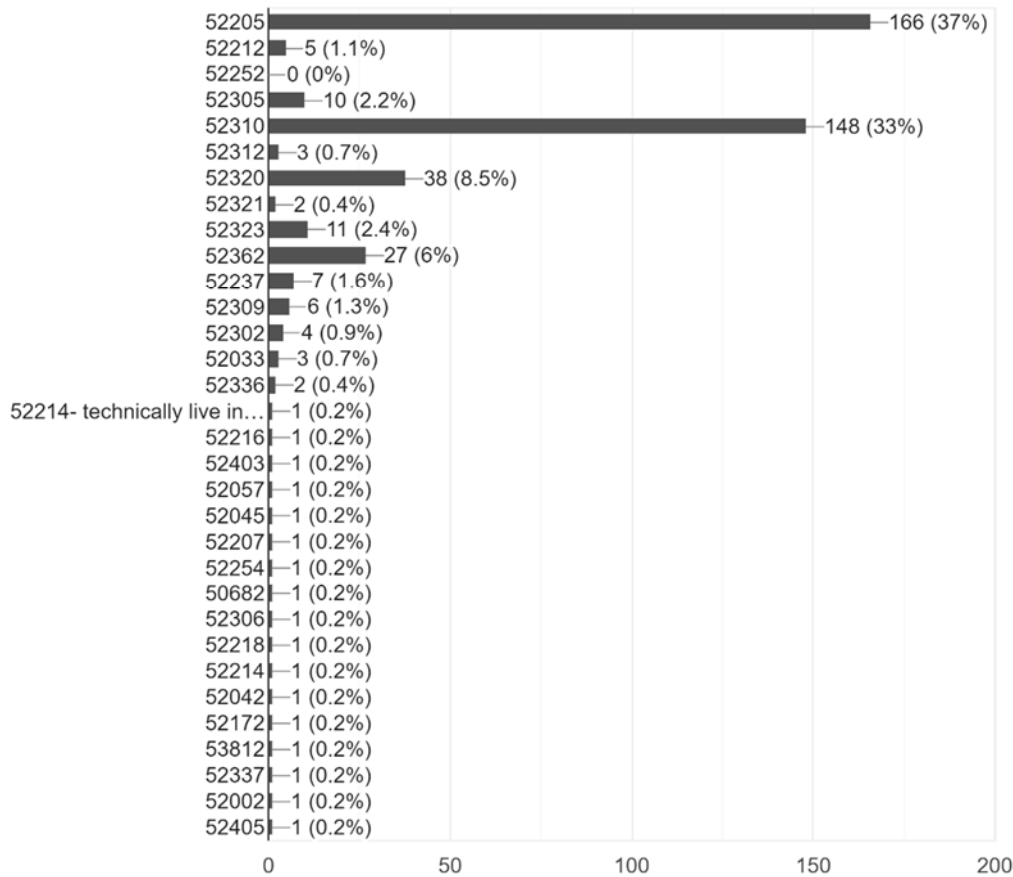
Two Years: 81

Three Years: 77

Four/Five Years: 164

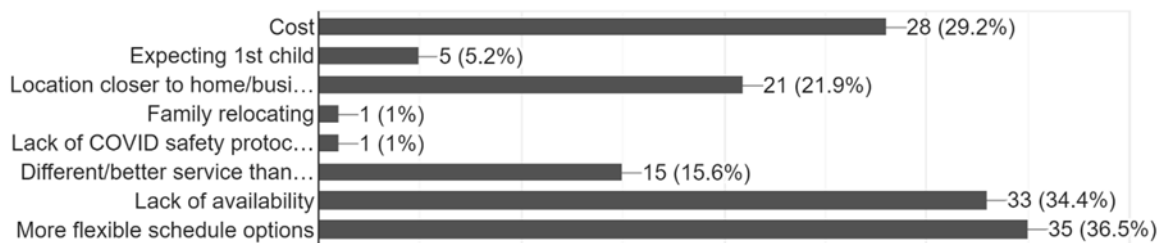
School Age (age 6-10 years): 281

Breakdown of zip codes by respondents. The chart below reflects responses of families based on the zip code they are located in. A majority of responses were from Anamosa (52310) and Monticello (52205).



The need for care

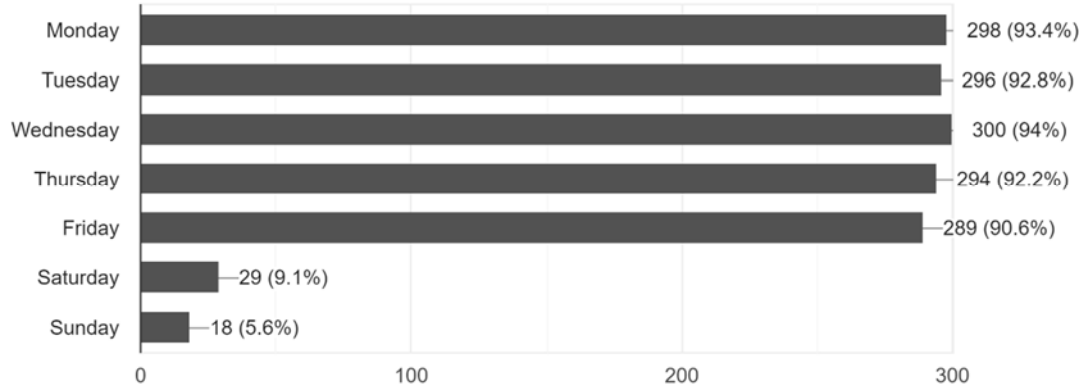
Seventy-one families reported they are currently looking for care. Cost, location, different provider, lack of availability and flexible schedule options are the top reasons families are looking.



Schedule of care needed for families

- 90% of families reported needing care Monday through Friday, 6:00 a.m.-6:00 p.m.
- 10% of families are needing care before 5:00 a.m. or after 6:00 p.m.
- 15% or families are needing care on the weekend.

Days of the week care is preferred



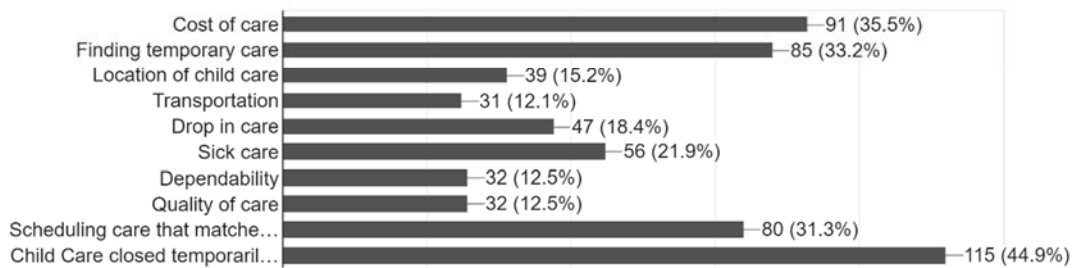
Average cost of care

Survey data shows families paying \$135-\$185 for full-time care. Iowa Child Care Resource and Referral reported in July of 2020 that the average cost of full-time center care in Jones county was \$145-\$165 per week for age groups infant through age 5.

Part-time care was reported in the survey to be between \$95-\$150. The weekly costs are reported from families attending a child care center or family child care option.

Child Care Challenges: Data below shows the barriers families are facing finding child care in Jones County. We also asked families if they had any change in their child care relating to COVID-19. 102 families responded YES, while 287 families responded NO to any challenges.

Have you had any of the following child care related challenges in the last 12 months? Please check all that apply.
256 responses

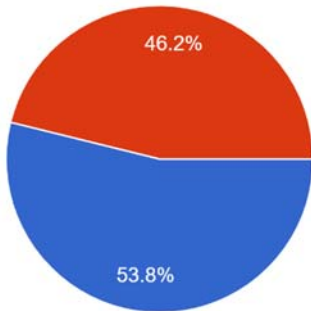


15.2% stopped using out of home child care due to COVID-19, while 84.8% of families continue to use out of home child care

Child Care Provider Feedback

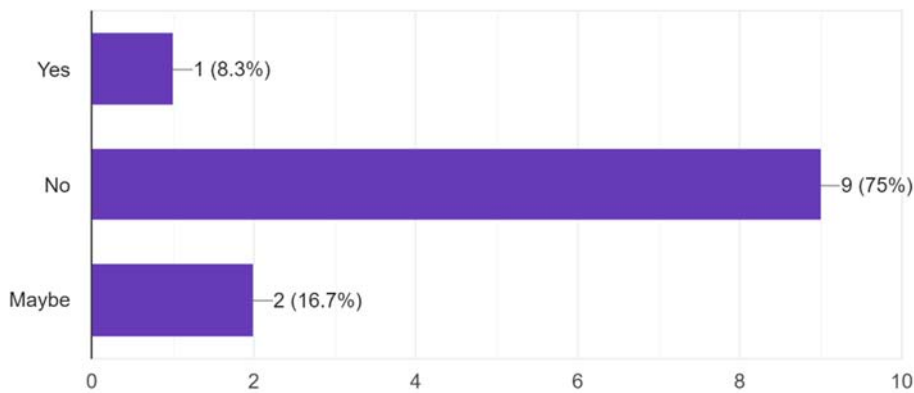
Levi Architecture partnered with Child Care Resource and Referral of Southeast Iowa to survey child care programs. We surveyed 27 child care programs and 13 responded with information regarding their program and their future of potential expansion.

53.8% of programs that responded have a waiting list of 1 or more children. 46.2% of child care programs reported they do not have a waitlist.



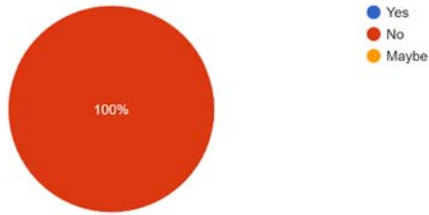
Expansion Plans

We also asked if currently programs have any plans to expand in the next 5 years. Only 1 child care program reported they do have plans, later in the survey the program who plans to expand reported they have plans to become a Registered Child Development Provider. This will increase the spaces the program currently provides from 5 to 12.

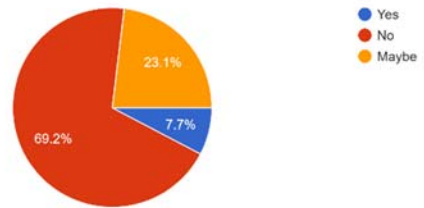


100% of programs reported they have no plans to expand to 2nd or 3rd shift, 69.2% (9) also reported they have no plans to close their program. 23.1% (3) of programs may close their site and 7.7% (1) confirmed they do plan to close their child care program. We did not hear from programs the why behind the potential closures.

Do you plan to expand to 2nd or 3rd shift?
13 responses



Do you plan to close your site in the next 5 years?
13 responses



Findings: Regulated Child Care programs within in Jones County are mainly located within Anamosa and Monticello. Anamosa has 9 programs (Child Development Homes and Licensed Centers) Monticello houses 16 programs (Child Development Homes and Licensed Centers).

Current Child Care Programs reported they are not looking to expand their capacity, programs did share the concern for the need of care and their waitlist numbers were higher in infant age groups. The program that shared they plan to close in a few years did share the reason was retirement. We did connect with one Child care center in Monticello who reported they could not expand within their current site. The Center Director also shared concerns of recruiting workforce at their site due to low pay and no benefits.

Business Feedback

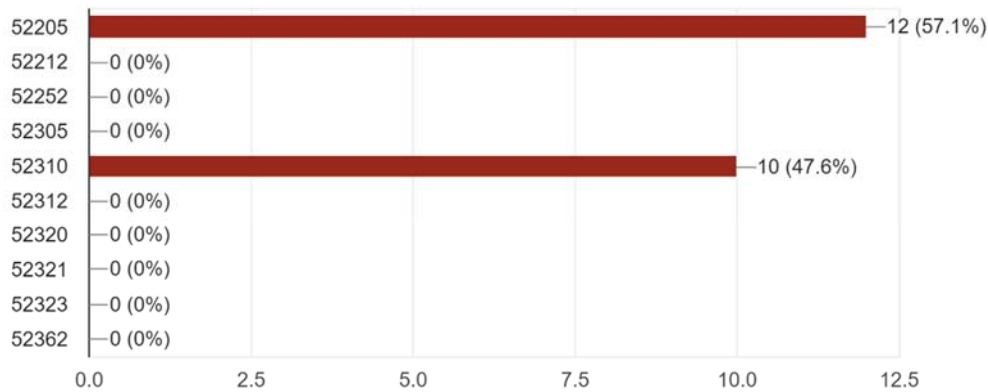
Twenty-two employers responded to the survey Levi Architecture conducted county wide. The employers who responded represented the following industries were in the two most urban areas in Jones County (Monticello and Anamosa) Industries that were represented were: Manufacturing and production, Education Prek-12 and Higher Education, Health Care, Construction, Professional & Business Services, Finance and Industry, Hospitality & Restaurants and Electric Utility.

Employees Represented:

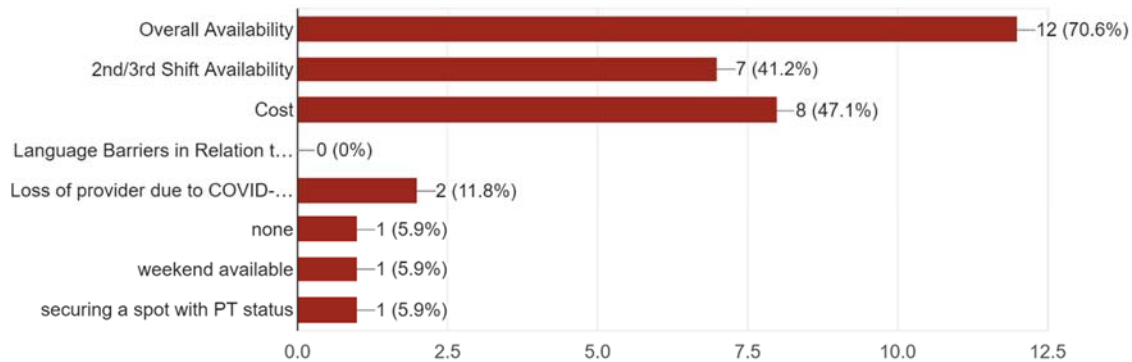
Full-Time: 925

Part-Time: 279

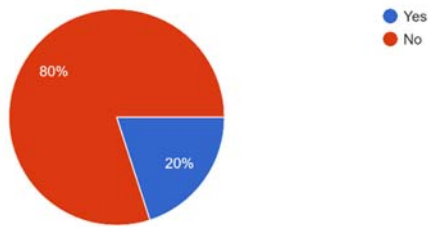
Responses based on zip codes: businesses from two communities responded to the survey. Anamosa (52205) and Monticello (52310) were the communities represented.



Employers were asked to describe the child care barriers that impacted their employees. Overall availability of child care was the most common, followed by cost and 2nd/3rd shift availability. 40% of employers expressed no challenge for their employees finding child care.



Employers were reported their turnover costs relating to child care, not all respondents reported they track turnover costs. 11 employers responded they track turnover related to child care.

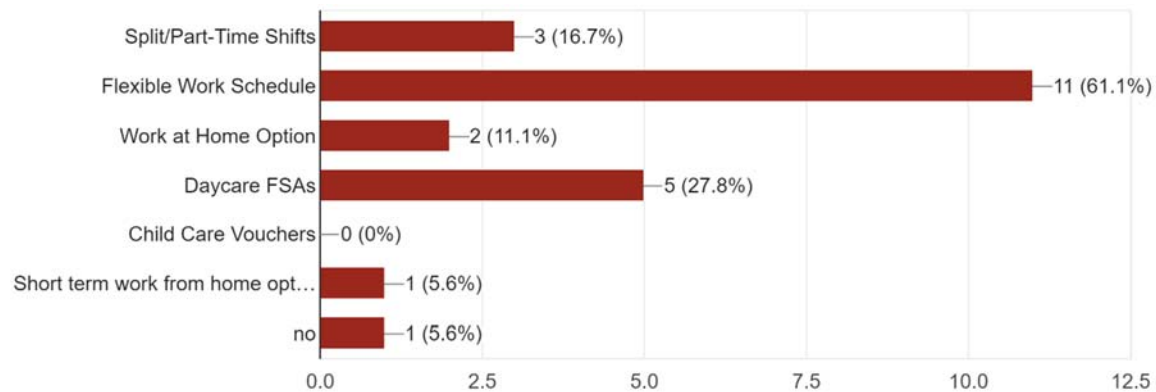


81.8% of Business reported turnover costs between \$0-\$50,000.

9.1% of Businesses reported turnover costs between \$100,000-\$150,000

9.1% were unsure on how to answer the question

Company Initiatives that are offered to employees that support child care



Survey comments: The survey asked businesses to share child care barriers. We heard a common theme from the comments of lack of child care availability, 2nd/3rd shift care needed, drop in care and sick care needs. These topics were discussed at the community meetings in Anamosa and Monticello, solutions were shared from Levi Architecture consultants sharing what other communities had looked at doing to elevate barriers. Some ideas that were shared were flexible schedules and business partnerships with child care programs to reserve spaces. A significant economic factor for Jones county is that many families commute out of county.

Conversations with Businesses:

Multiple businesses responded they were interested to receive a follow-up phone call or more information regarding the child care challenges of the community and how it impacts their employees. Of the businesses that we connected with most were engaged and aware of the child care need and employers were seeing a fairly stable workforce. Most of the businesses contacted were utilizing flexible schedules as their business model would allow.

Several employers were acutely aware of the transportation challenge in the rural communities. It is fairly typical to see families with longer transportation times within rural communities.

Community meeting feedback: Community meetings were held in two communities within Jones county. Jones County Economic Development office and Levi Architecture co-hosted the meeting. Meetings were held May 11, 2021 in Monticello and May 18 in Anamosa. Child Care data from Jones county was shared along with an overview of the survey. The meetings were an open forum and community members could share thoughts and feedback.

Comments from the meeting: A local resident and grandfather shared he cares for his grandchildren on a regular basis during the week, the reason is the lack of care available care. He is retired and able to do this for his family. It is time consuming and the grandfather shared if there more child care availability it would support their family needs and allow him to have a more flexible schedule.

During the Monticello community meeting, there was a robust conversation around the public/private partnership opportunities. Examples of partnerships were discussed with several ideas of how other communities' private employers have engaged the childcare industry to support their employees. Our team offered to continue to help community engagement group(s) with ideas or partnership structures.

Another community member and local child care advocate shared that in the last few years, 3 child care centers have closed. The advocate shared that the fear of community members is that a child care center will not stay open. This is a great opportunity for community education on the need for more child care opportunities for families. In other communities, the child care industry has been successful with strong partnerships, including private employers supporting the child care industry. School Districts also can play a major role in the success of child care providers by supporting them with transportation, shared facility space, professional development opportunities, etc. Many school districts see child care programs as a means to strengthen their districts growth and education preparedness.

Additional comments and concerns were shared about the child care workforce and the need to recruit child care workforce. A child care center was present at the Monticello meeting and shared they struggle to recruit and retain staff due to lack of pay and benefits.

Feasibility feedback from Levi Architecture:

The following three ideas are in result to the feasibility study and the direction we believe key next steps.

1. Continue community engagement in Jones county with businesses and community partners. We encourage community partners to share the survey results and the key findings from the Child Care feasibility study and assess the needs of businesses, child care programs and families within Jones county. The recording for the Anamosa meeting was shared with the Economic Development office, this meeting highlights community conversations and questions. Based on the information gathered during this study, our recommendation is to form countywide Child Care Task force to engage employers in the effort to form partnerships within the private sector to support the child care industry. Task Force members should include but not limited to, representatives from businesses who have expressed child care needs for their staff, Child Care Resource and Referral, Early Childhood Iowa, local School Districts, local foundations, parents, child care providers, county and city representatives, economic development staff, chamber and alliance staff and any interested child care advocates.

2. Suggestion to increase spaces: Create a Child Development Home incentive package for new registered homes. This initiative would allow for growth of child care spaces and create incentive for non-registered providers to become registered or recruit new providers to the field. The incentive package could also create parent education around choosing quality child care while partnering with Child Care Resource and Referral of Southeast Iowa.

Example: Dubuque county in 2020 released an incentive for new child development homes to increase spaces. Child Development Homes that became registered within the year were offered \$5,000 in items and stipends to support their new business. The items included: fire extinguisher, emergency preparedness first aid kit, dual smoke detector, carbon monoxide detector, crib with sheets, 4 cots with sheets. The Dubuque ECI partnered alongside of CCR&R consultants who navigated the new programs through the process. A goal of recruiting 10 new Child Development Homes was created, 7 new programs have opened since the start of the stipend in June 2020.

Recruitment: partner with community partners to market the incentive program. Financial support: local funders, businesses pool money to support this idea. Consider a \$2,000 stipend to start and increase 5 Child Development Homes by end of 2022.

3. Investigate a 5-year plan to develop a new Child Care Center on the western edge of the county geographically located that will support commuters to and from Linn county. With the continued assessment of the need of the county and continued community conversations, Jones county community members will be able to assess the needs of child care based on the projected capacity of this center, child rates, staff wages and partnerships needed to allow this program to succeed. Doing a community survey every 2 years will allow Jones county to assess their evolving child care needs (survey includes participation from businesses, community partners, families and child care programs). Survey questions could be as simple as some of the questions that were a part of this feasibility study.

County Childcare Data Comparison

Exhibit 1

	State of Iowa		Jones Co.		Delaware Co.		Jackson County		Buchanan County	
	2020	5 - year trend	2020	5 - year trend	2020	5 - year trend	2020	5 - year trend	2020	5 - year trend
Total Population	3,166,015		20,757		17,035		19,407		21,228	
0-5 years	238,569		1,292		1,256		1,313		1,682	
6-9 years	160,341		965		839		885		1,177	
Total Number of Programs	5,101	-33%	35	-10%	18	-44%	10	-52%	23	-49%
Registered Child Development Homes	2,518		19		3				12	
Child Care Homes	675		2		3				0	
Dept. of Ed. Operated Preschools	398		4		4				2	
DHS Licensed Centers/Preschools	1,510		10		8				9	
Number of Spaces	173,253	1%	859	-3%	500	-36%	708	7%	787	-12%
Child Care Average Rates (0-5)	\$139.54		\$119.00		N/A		\$135.00		\$136.80	
Before & After School	\$64.71		\$75.00		N/A		N/A		\$60.80	
FullTime School-Age Kids	\$124.53		\$112.50		N/A		\$135.00		\$136.80	

Exhibit A State of Iowa - July 2020

Total State Population	3,166,015
Children ages 0 through 5	238,569
Children ages 6 through 9	160,341
Children ages 10 through 12	125,252

Data source: Woods & Poole Population Estimates as of Dec 31, 2019.

Families with all parents working & children under age 6	75%
Median Family Income	\$74,794
Average Weekly Income	\$1,438

Data source: State Library of Iowa, www.iowadatecenter.org



www.iowaccrr.org

Child Care Rates Average Per Week	Infant (0-12 Months)	Toddler (13-23 Months)	Two Year Olds	Three Year Olds	Four & Five Year Olds	Before & After School	Full Time School-Age
Registered Child Development Homes	\$142.72	\$141.55	\$139.19	\$137.78	\$136.45	\$64.71	\$124.53
DHS Licensed Centers/Preschools	\$209.70	\$208.83	\$189.27	\$179.76	\$173.78	\$81.52	\$154.39

Providers may charge by the month, week, day or hour.

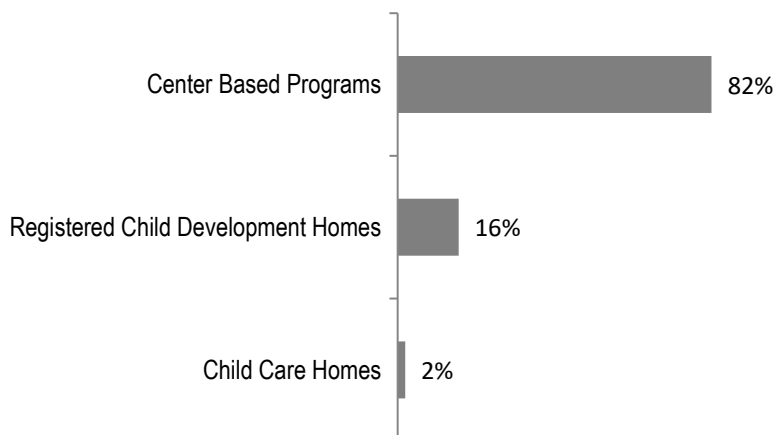
Data Source: Iowa NACCRRAware database for this reporting year.

For a family earning the median income with an infant in child care they would pay:

- 10% of their income before taxes, if their child was in a registered home
 - 15% of their income before taxes, if their child was in a licensed center
- 7% is considered affordable according to a study from Child Care Aware of America "US and the High Price of Child Care 2019"

CCR&R referred 3,550 families with 5,293 children to child care providers.

Percent of Program Spaces



5,101 Total PROGRAMS listed with CCR&R

- 2,518 Registered Child Development Homes
- 675 Child Care Homes
- 398 Dept. of Education Operated Preschools
- 1,510 DHS Licensed Centers/Preschools

173,253 Total SPACES listed with CCR&R

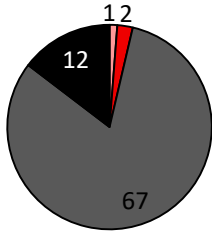
- 27,661 Registered Child Development Homes
- 3,375 Child Care Homes
- 13,729 Dept. of Education Operated Preschools
- 128,488 DHS Licensed Centers/Preschools

School District Dept of Education (DOE) programs are not licensed by DHS but meet Standards for Child Care adopted by the State Board of Education.

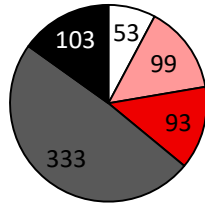
CCR&R may not have all DOE programs and Child Care Homes listed since they are not regulated by DHS.

Quality Rating System (QRS) Participation

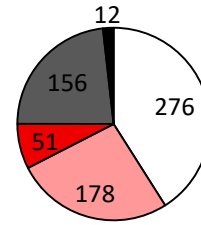
Dept. of Education Preschools



Centers/Preschools



Registered Child Development Homes



- Level 1
- Level 2
- Level 3
- Level 4
- Level 5

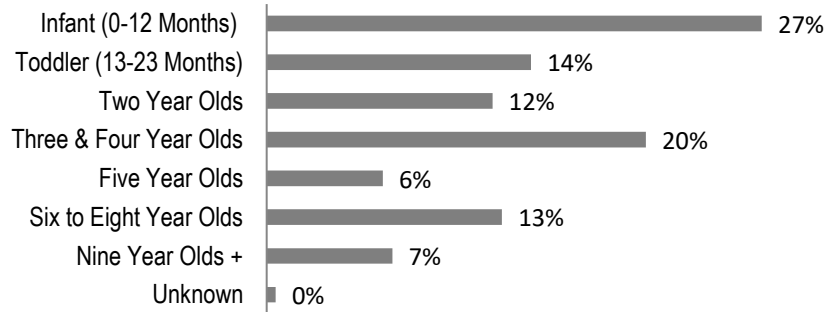
The number of QRS Providers changes monthly. Go to <https://dhs.iowa.gov/quality-rating-system> for up-to-date information.

ChildNet is a series of 25 hours of voluntary training for Registered Child Development Home providers. Providers commit to meeting additional requirements to become certified.	Eligible Programs	% ChildNet Certified
	2,518	16%

Out of 5,101 child care programs, 3,510 programs report they are willing to discuss accepting DHS Child Care Assistance funded children.

Of these, 1,274 are centers or preschools, 1,982 are registered child care homes, and 254 are child care homes.

Percent of Requests for Child Care by Age



Services to Child Care Programs

	Technical Assistance Contacts	On-Site and Virtual Consultation Visits
Center Based	11,987	2,951
Home Based	25,475	4,165

Connect with us:



State of Iowa

Funding for CCR&R services provided in part by the Iowa Department of Human Services through the Child Care Development Fund. Data provided by Child Care Resource & Referral using NACCRRAware as of July 1, 2020 unless otherwise noted.

Exhibit B

Jones County - July 2020

Total County Population	20,757
Children ages 0 through 5	1,292
Children ages 6 through 9	965
Children ages 10 through 12	758

Data source: Woods & Poole Population Estimates as of Dec 31, 2019.

Families with all parents working & children under age 6	65%
Median Family Income	\$72,970
Average Weekly Income	\$1,403

Data source: State Library of Iowa, www.iowadatecenter.org



Child Care Rates Average Per Week	Infant (0-12 Months)	Toddler (13-23 Months)	Two Year Olds	Three Year Olds	Four & Five Year Olds	Before & After School	Full Time School-Age
Registered Child Development Homes	\$135.00	\$135.00	\$112.50	\$112.50	\$100.00	\$75.00	\$112.50
DHS Licensed Centers/Preschools	\$165.00	\$165.00	\$156.67	\$153.33	\$145.00	\$60.00	\$125.00

Providers may charge by the month, week, day or hour.

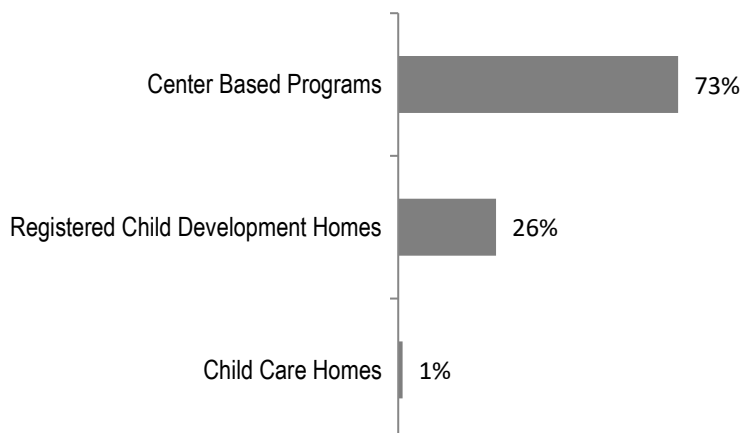
Data Source: Iowa NACCRRAware database for this reporting year.

For a family earning the median income with an infant in child care they would pay:

- 10% of their income before taxes, if their child was in a registered home
 - 12% of their income before taxes, if their child was in a licensed center
- 7% is considered affordable according to a study from Child Care Aware of America "US and the High Price of Child Care 2019"

CCR&R referred 4 families with 7 children to child care providers.

Percent of Program Spaces



35 Total PROGRAMS listed with CCR&R

- 19 Registered Child Development Homes
- 2 Child Care Homes
- 4 Dept. of Education Operated Preschools
- 10 DHS Licensed Centers/Preschools

859 Total SPACES listed with CCR&R

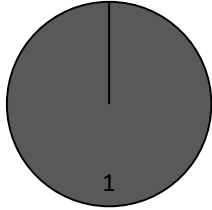
- 220 Registered Child Development Homes
- 10 Child Care Homes
- 152 Dept. of Education Operated Preschools
- 477 DHS Licensed Centers/Preschools

School District Dept of Education (DOE) programs are not licensed by DHS but meet Standards for Child Care adopted by the State Board of Education.

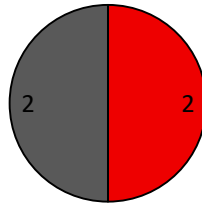
CCR&R may not have all DOE programs and Child Care Homes listed since they are not regulated by DHS.

Quality Rating System (QRS) Participation

Dept. of Education Preschools



Centers/Preschools



Registered Child Development Homes

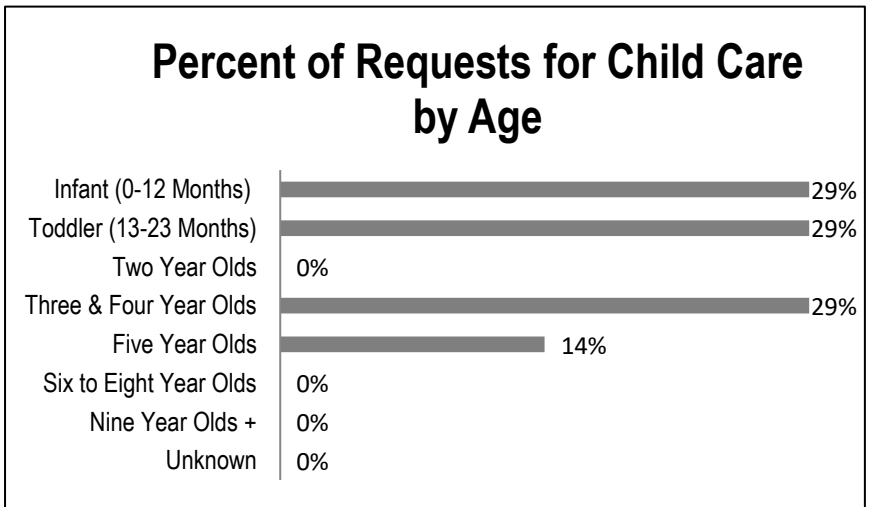
No QRS Rated Registered Child Development Homes in the County

- Level 1
- Level 2
- Level 3
- Level 4
- Level 5

The number of QRS Providers changes monthly. Go to <https://dhs.iowa.gov/quality-rating-system> for up-to-date information.

ChildNet is a series of 25 hours of voluntary training for Registered Child Development Home providers. Providers commit to meeting additional requirements to become certified.	Eligible Programs	% ChildNet Certified
	19	0%

Out of 35 child care programs, 24 programs report they are willing to discuss accepting DHS Child Care Assistance funded children. Of these, 10 are centers or preschools, 13 are registered child care homes, and 1 is a child care homes.



Services to Child Care Programs

	Technical Assistance Contacts	On-Site and Virtual Consultation Visits
Center Based	28	14
Home Based	57	5

Connect with us:



Jones County

Funding for CCR&R services provided in part by the Iowa Department of Human Services through the Child Care Development Fund. Data provided by Child Care Resource & Referral using NACCRRAware as of July 1, 2020 unless otherwise noted.



5 Year Child Care Data

Jones County

Supply & Demand Comparisons	2015	2020	% Change
Total number of child care programs listed with CCR&R	39	35	-10%
Total number of child care spaces listed with CCR&R	883	859	-3%
Total number of children age 0-5	1,297	1,292	0%
Families with all parents working and children under age 6	79%	65%	-14%
Total children x percentage of families with all parents in the workforce	1,025	840	-18%
Total number of programs reporting they accept DHS child care assistance	33	24	-27%

Cost of Child Care			
Weekly cost for an infant in a Child Development Home	\$130.00	\$135.00	4%
Percentage of income if child was in a Child Development Home	10%	10%	0%
Weekly cost for an infant in a Licensed Center	\$145.00	\$165.00	14%
Percent of income if child was in a Licensed Center	12%	12%	0%

State of Iowa

Supply & Demand Comparisons	2015	2020	% Change
Total Number of Child Care Programs	7,560	5,101	-33%
Total Number of Child Care Spaces	170,777	173,253	1%
Total Number of Children age 0-5	236,256	238,569	1%
Families with all parents working and children under age 6	75%	75%	0%
Total children x percentage of families with all parents in the workforce	177,192	178,927	1%
Total number of programs reporting they accept DHS child care assistance	5,704	3,510	-38%

Cost of Child Care			
Weekly cost for an infant in a Child Development Home	\$132.58	\$142.72	8%
Percentage of income if child was in a Child Development Home	11%	10%	-1%
Weekly cost for an infant in a Licensed Center	\$184.93	\$209.70	13%
Percentage of income if child was in a Licensed Center	16%	15%	-1%

Exhibit C Delaware County - July 2020

Total County Population	17,035
Children ages 0 through 5	1,256
Children ages 6 through 9	839
Children ages 10 through 12	676

Data source: Woods & Poole Population Estimates as of Dec 31, 2019.

Families with all parents working & children under age 6	83%
Median Family Income	\$75,410
Average Weekly Income	\$1,450

Data source: State Library of Iowa, www.iowadatecenter.org



Child Care Rates Average Per Week	Infant (0-12 Months)	Toddler (13-23 Months)	Two Year Olds	Three Year Olds	Four & Five Year Olds	Before & After School	Full Time School-Age
Registered Child Development Homes	NA	NA	NA	NA	NA	NA	NA
DHS Licensed Centers/Preschools	\$194.85	\$194.85	\$182.25	\$182.25	\$182.25	\$80.00	\$144.00

Providers may charge by the month, week, day or hour.

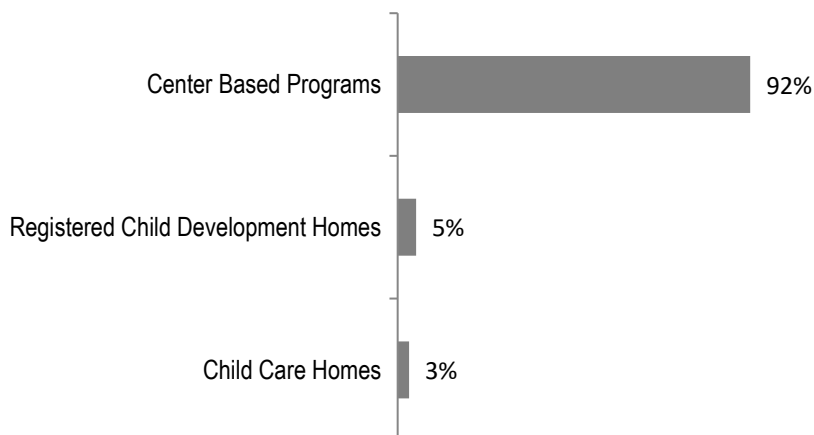
Data Source: Iowa NACCRRAware database for this reporting year.

For a family earning the median income with an infant in child care they would pay:

- NA% of their income before taxes, if their child was in a registered home
 - 13% of their income before taxes, if their child was in a licensed center
- 7% is considered affordable according to a study from Child Care Aware of America "US and the High Price of Child Care 2019"

CCR&R referred 8 families with 11 children to child care providers.

Percent of Program Spaces



18 Total PROGRAMS listed with CCR&R

- 3 Registered Child Development Homes
- 3 Child Care Homes
- 4 Dept. of Education Operated Preschools
- 8 DHS Licensed Centers/Preschools

500 Total SPACES listed with CCR&R

- 24 Registered Child Development Homes
- 15 Child Care Homes
- 80 Dept. of Education Operated Preschools
- 381 DHS Licensed Centers/Preschools

School District Dept of Education (DOE) programs are not licensed by DHS but meet Standards for Child Care adopted by the State Board of Education.

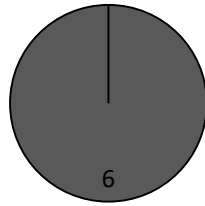
CCR&R may not have all DOE programs and Child Care Homes listed since they are not regulated by DHS.

Quality Rating System (QRS) Participation

Dept. of Education Preschools

No QRS Rated Department of Education Programs in the County

Centers/Preschools



Registered Child Development Homes

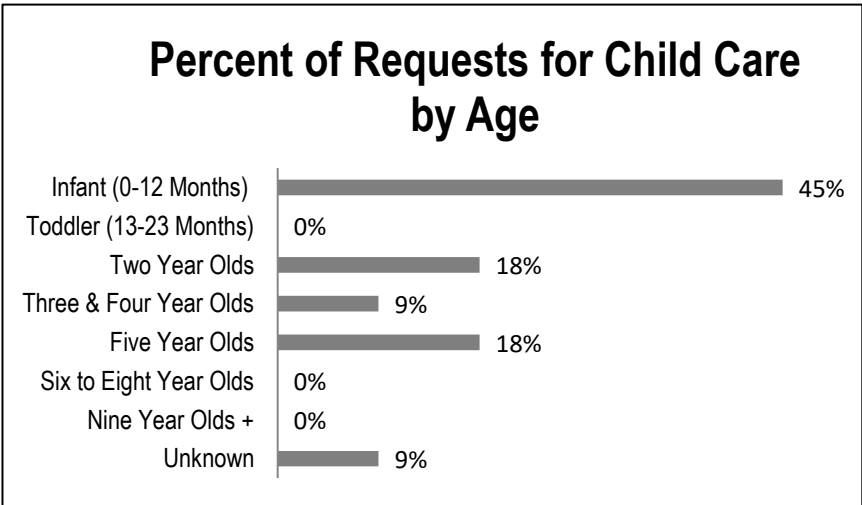
No QRS Rated Child Development Home Programs in the County

- Level 1
- Level 2
- Level 3
- Level 4
- Level 5

The number of QRS Providers changes monthly. Go to <https://dhs.iowa.gov/quality-rating-system> for up-to-date information.

ChildNet is a series of 25 hours of voluntary training for Registered Child Development Home providers. Providers commit to meeting additional requirements to become certified.	Eligible Programs	% ChildNet Certified
	3	0%

Out of 18 child care programs, 12 programs report they are willing to discuss accepting DHS Child Care Assistance funded children. Of these, 7 are centers or preschools, 2 are registered child care homes, and 3 are child care homes.



Services to Child Care Programs

	Technical Assistance Contacts	On-Site and Virtual Consultation Visits
Center Based	122	11
Home Based	61	13

Connect with us:



Delaware County

Funding for CCR&R services provided in part by the Iowa Department of Human Services through the Child Care Development Fund. Data provided by Child Care Resource & Referral using NACCRRAware as of July 1, 2020 unless otherwise noted.



5 Year Child Care Data

Delaware County

Supply & Demand Comparisons	2015	2020	% Change
Total number of child care programs listed with CCR&R	32	18	-44%
Total number of child care spaces listed with CCR&R	778	500	-36%
Total number of children age 0-5	1,190	1,256	6%
Families with all parents working and children under age 6	82%	83%	1%
Total children x percentage of families with all parents in the workforce	976	1,042	7%
Total number of programs reporting they accept DHS child care assistance	22	12	-45%

Cost of Child Care			
Weekly cost for an infant in a Child Development Home	\$111.73	N/A	N/A
Percentage of income if child was in a Child Development Home	9%	N/A	N/A
Weekly cost for an infant in a Licensed Center	\$135.62	\$194.85	44%
Percent of income if child was in a Licensed Center	10%	13%	3%

State of Iowa

Supply & Demand Comparisons	2015	2020	% Change
Total Number of Child Care Programs	7,560	5,101	-33%
Total Number of Child Care Spaces	170,777	173,253	1%
Total Number of Children age 0-5	236,256	238,569	1%
Families with all parents working and children under age 6	75%	75%	0%
Total children x percentage of families with all parents in the workforce	177,192	178,927	1%
Total number of programs reporting they accept DHS child care assistance	5,704	3,510	-38%

Cost of Child Care			
Weekly cost for an infant in a Child Development Home	\$132.58	\$142.72	8%
Percentage of income if child was in a Child Development Home	11%	10%	-1%
Weekly cost for an infant in a Licensed Center	\$184.93	\$209.70	13%
Percentage of income if child was in a Licensed Center	16%	15%	-1%

Exhibit D Jackson County - July 2020

Total County Population	19,407
Children ages 0 through 5	1,313
Children ages 6 through 9	885
Children ages 10 through 12	741

Data source: Woods & Poole Population Estimates as of Dec 31, 2019.

Families with all parents working & children under age 6	78%
Median Family Income	\$69,011
Average Weekly Income	\$1,327

Data source: State Library of Iowa, www.iowadatecenter.org



www.iowaccrr.org

Child Care Rates Average Per Week	Infant (0-12 Months)	Toddler (13-23 Months)	Two Year Olds	Three Year Olds	Four & Five Year Olds	Before & After School	Full Time School-Age
Registered Child Development Homes	\$135.00	\$135.00	\$135.00	\$135.00	\$135.00	NA	\$135.00
DHS Licensed Centers/Preschools	\$153.90	\$153.90	\$146.25	\$137.70	\$137.70	NA	\$131.40

Providers may charge by the month, week, day or hour.

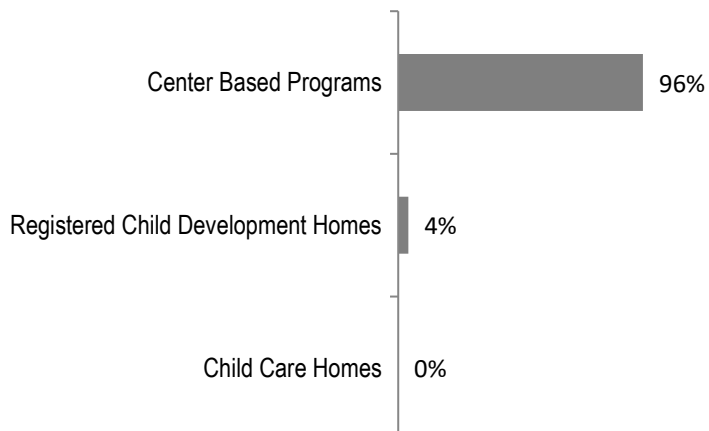
Data Source: Iowa NACCRRAware database for this reporting year.

For a family earning the median income with an infant in child care they would pay:

- 10% of their income before taxes, if their child was in a registered home
 - 12% of their income before taxes, if their child was in a licensed center
- 7% is considered affordable according to a study from Child Care Aware of America "US and the High Price of Child Care 2019"

CCR&R referred 7 families with 7 children to child care providers.

Percent of Program Spaces



10 Total PROGRAMS listed with CCR&R

- 2 Registered Child Development Homes
- 0 Child Care Homes
- 2 Dept. of Education Operated Preschools
- 6 DHS Licensed Centers/Preschools

708 Total SPACES listed with CCR&R

- 28 Registered Child Development Homes
- 0 Child Care Homes
- 40 Dept. of Education Operated Preschools
- 640 DHS Licensed Centers/Preschools

School District Dept of Education (DOE) programs are not licensed by DHS but meet Standards for Child Care adopted by the State Board of Education.

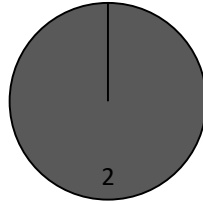
CCR&R may not have all DOE programs and Child Care Homes listed since they are not regulated by DHS.

Quality Rating System (QRS) Participation

Dept. of Education Preschools

No QRS Rated
Dept. of Education
Preschools in the
County

Centers/Preschools



Registered Child Development Homes

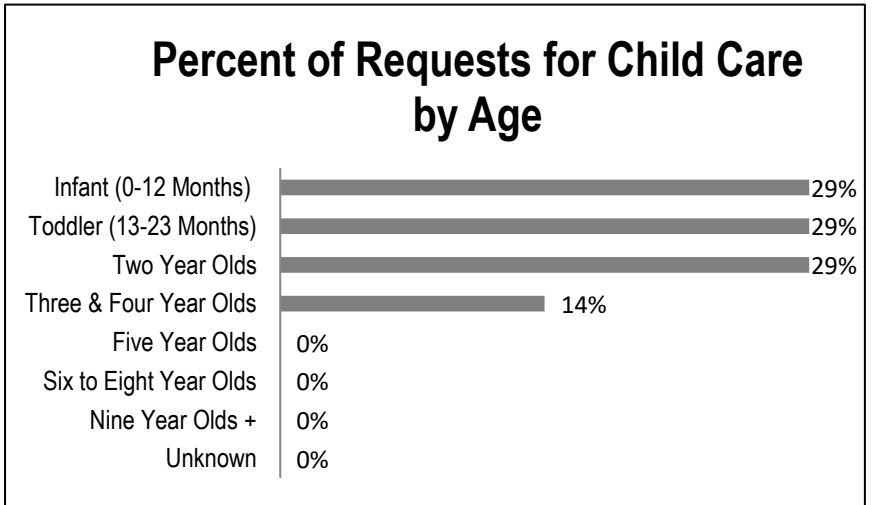
No QRS Rated Child
Development Homes
in the County

- Level 1
- Level 2
- Level 3
- Level 4
- Level 5

The number of QRS Providers changes monthly. Go to <https://dhs.iowa.gov/quality-rating-system> for up-to-date information.

ChildNet is a series of 25 hours of voluntary training for Registered Child Development Home providers. Providers commit to meeting additional requirements to become certified.	Eligible Programs	% ChildNet Certified
	2	50%

Out of 10 child care programs, 7 programs report they are willing to discuss accepting DHS Child Care Assistance funded children. Of these, 5 are centers or preschools, 2 are registered child care homes, and 0 are child care homes.



Services to Child Care Programs

	Technical Assistance Contacts	On-Site and Virtual Consultation Visits
Center Based	36	5
Home Based	21	2

Connect with us:



Jackson County

Funding for CCR&R services provided in part by the Iowa Department of Human Services through the Child Care Development Fund.
Data provided by Child Care Resource & Referral using NACCRRAware as of July 1, 2020 unless otherwise noted.



5 Year Child Care Data

Jackson County

Supply & Demand Comparisons	2015	2020	% Change
Total number of child care programs listed with CCR&R	21	10	-52%
Total number of child care spaces listed with CCR&R	664	708	7%
Total number of children age 0-5	1,278	1,313	3%
Families with all parents working and children under age 6	70%	78%	8%
Total children x percentage of families with all parents in the workforce	895	1,024	14%
Total number of programs reporting they accept DHS child care assistance	19	7	-63%

Cost of Child Care			
Weekly cost for an infant in a Child Development Home	\$106.65	\$135.00	27%
Percentage of income if child was in a Child Development Home	10%	10%	0%
Weekly cost for an infant in a Licensed Center	\$138.60	\$153.90	11%
Percent of income if child was in a Licensed Center	13%	12%	-1%

State of Iowa

Supply & Demand Comparisons	2015	2020	% Change
Total Number of Child Care Programs	7,560	5,101	-33%
Total Number of Child Care Spaces	170,777	173,253	1%
Total Number of Children age 0-5	236,256	238,569	1%
Families with all parents working and children under age 6	75%	75%	0%
Total children x percentage of families with all parents in the workforce	177,192	178,927	1%
Total number of programs reporting they accept DHS child care assistance	5,704	3,510	-38%

Cost of Child Care			
Weekly cost for an infant in a Child Development Home	\$132.58	\$142.72	8%
Percentage of income if child was in a Child Development Home	11%	10%	-1%
Weekly cost for an infant in a Licensed Center	\$184.93	\$209.70	13%
Percentage of income if child was in a Licensed Center	16%	15%	-1%

Exhibit E Buchanan County - July 2020

Total County Population	21,228
Children ages 0 through 5	1,682
Children ages 6 through 9	1,177
Children ages 10 through 12	977

Data source: Woods & Poole Population Estimates as of Dec 31, 2019.

Families with all parents working & children under age 6	76%
Median Family Income	\$74,432
Average Weekly Income	\$1,431

Data source: State Library of Iowa, www.iowadatecenter.org



Child Care Rates Average Per Week	Infant (0-12 Months)	Toddler (13-23 Months)	Two Year Olds	Three Year Olds	Four & Five Year Olds	Before & After School	Full Time School-Age
Registered Child Development Homes	\$136.80	\$136.80	\$136.80	\$136.80	\$136.80	\$60.80	\$136.80
DHS Licensed Centers/Preschools	\$154.80	\$154.80	\$148.05	\$145.80	\$145.80	\$62.60	\$135.90

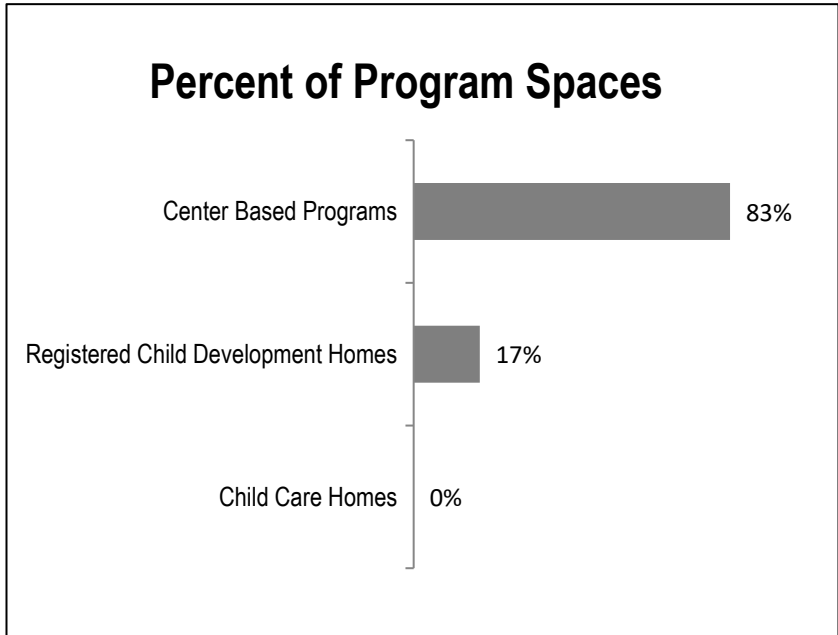
Providers may charge by the month, week, day or hour.

Data Source: Iowa NACCRRAware database for this reporting year.

For a family earning the median income with an infant in child care they would pay:

- 10% of their income before taxes, if their child was in a registered home
 - 11% of their income before taxes, if their child was in a licensed center
- 7% is considered affordable according to a study from Child Care Aware of America "US and the High Price of Child Care 2019"

CCR&R referred 27 families with 40 children to child care providers.



23 Total PROGRAMS listed with CCR&R

- 12 Registered Child Development Homes
- 0 Child Care Homes
- 2 Dept. of Education Operated Preschools
- 9 DHS Licensed Centers/Preschools

787 Total SPACES listed with CCR&R

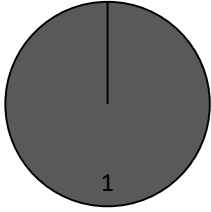
- 136 Registered Child Development Homes
- 0 Child Care Homes
- 40 Dept. of Education Operated Preschools
- 611 DHS Licensed Centers/Preschools

School District Dept of Education (DOE) programs are not licensed by DHS but meet Standards for Child Care adopted by the State Board of Education.

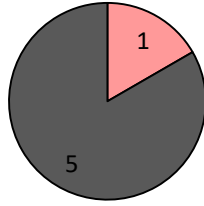
CCR&R may not have all DOE programs and Child Care Homes listed since they are not regulated by DHS.

Quality Rating System (QRS) Participation

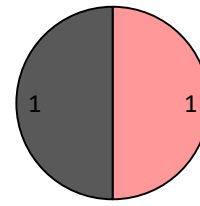
Dept. of Education Preschools



Centers/Preschools



Registered Child Development Homes



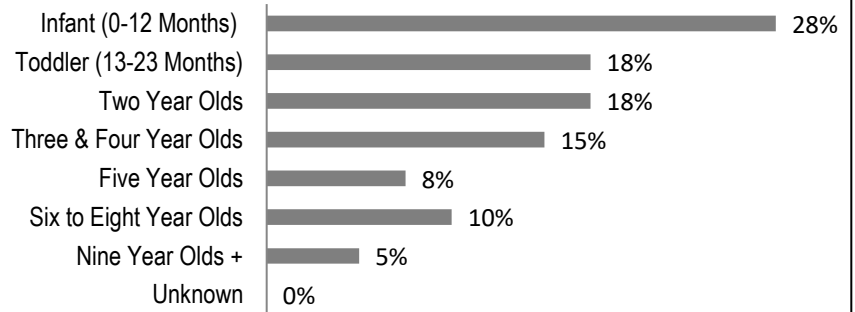
- Level 1
- Level 2
- Level 3
- Level 4
- Level 5

The number of QRS Providers changes monthly. Go to <https://dhs.iowa.gov/quality-rating-system> for up-to-date information.

ChildNet is a series of 25 hours of voluntary training for Registered Child Development Home providers. Providers commit to meeting additional requirements to become certified.	Eligible Programs	% ChildNet Certified
	12	33%

Out of 23 child care programs, 17 programs report they are willing to discuss accepting DHS Child Care Assistance funded children. Of these, 11 are centers or preschools, and 6 are registered child care homes.

Percent of Requests for Child Care by Age



Services to Child Care Programs

	Technical Assistance Contacts	On-Site and Virtual Consultation Visits
Center Based	149	27
Home Based	267	32

Connect with us:



Buchanan County

Funding for CCR&R services provided in part by the Iowa Department of Human Services through the Child Care Development Fund. Data provided by Child Care Resource & Referral using NACCRRAware as of July 1, 2020 unless otherwise noted.



5 Year Child Care Data

Buchanan County

Supply & Demand Comparisons	2015	2020	% Change
Total number of child care programs listed with CCR&R	45	23	-49%
Total number of child care spaces listed with CCR&R	890	787	-12%
Total number of children age 0-5	1,733	1,682	-3%
Families with all parents working and children under age 6	80%	76%	-4%
Total children x percentage of families with all parents in the workforce	1,386	1,278	-8%
Total number of programs reporting they accept DHS child care assistance	37	17	-54%

Cost of Child Care			
Weekly cost for an infant in a Child Development Home	\$111.66	\$136.80	23%
Percentage of income if child was in a Child Development Home	8%	10%	2%
Weekly cost for an infant in a Licensed Center	\$149.40	\$154.80	4%
Percent of income if child was in a Licensed Center	11%	11%	0%

State of Iowa

Supply & Demand Comparisons	2015	2020	% Change
Total Number of Child Care Programs	7,560	5,101	-33%
Total Number of Child Care Spaces	170,777	173,253	1%
Total Number of Children age 0-5	236,256	238,569	1%
Families with all parents working and children under age 6	75%	75%	0%
Total children x percentage of families with all parents in the workforce	177,192	178,927	1%
Total number of programs reporting they accept DHS child care assistance	5,704	3,510	-38%

Cost of Child Care			
Weekly cost for an infant in a Child Development Home	\$132.58	\$142.72	8%
Percentage of income if child was in a Child Development Home	11%	10%	-1%
Weekly cost for an infant in a Licensed Center	\$184.93	\$209.70	13%
Percentage of income if child was in a Licensed Center	16%	15%	-1%

Monticello Community Building Improvement Committee

Report to the Monticello City Council

August 2nd, 2021

Introduction

In 2014, the first phase of a major renovation project took place on the first floor of the Monticello Community Building. This renovation included structural improvements, office space improvements and bringing the electrical infrastructure up to code. However, since this time, there has been very little done to renovate the second floor and mezzanine area of the Community Building. With the exception of window replacements, new south entry doors and an improved heating and cooling system, the second floor and mezzanine areas continue to decline in disrepair.

Concerned about this decline of one of Monticello's important historic buildings, a group of individuals began meeting in 2019 to look at what improvements and repairs needed to be done to reverse this decline so this facility might be better utilized by our community. However, with the onset of the Covid-19 pandemic, the work of this committee was put on hold.

In February 2021 our committee began work again, with the help of Zoom. Meeting many times since February, our work continued to focus on identifying improvements and repairs to the second floor and mezzanine areas of the Community Building and to share our findings with the City Council for their determination. Along the way, we shared our meeting notes with the mayor and city administrator to keep them informed of our progress.

Our intent is to raise awareness of the condition of our Community Building and to look for ways to return this structure to the jewel it once was. Our findings are not prioritized, nor a request for all items to be addressed immediately. We certainly understand the budgetary process. However, we do believe it is the responsibility of our city leaders to address this issue and establish a plan for improvement sooner, rather than later. We hope our findings will help with this process.

2019 Committee Members:

Kim Brooks
Jan Cratsenberg
Steve Clemmons
Bob Furino
Dave Goedken
Sally Hinrichsen
Jan Hoag

2021 Committee Members:

Tony Amsler
Jan Cratsenberg
Steve Clemmons
Dave Goedken
Sally Hinrichsen
Debbie Moser

Why Improvements and Repairs?

- a. The Community Building is a historical landmark and an integral part of Monticello's history and must be preserved and maintained for use in our community. Funded by the PWA (Public Works Administration) in 1939, the Community Building has long been the center of our community.
- b. Once improved, this hall can be used to hold special events for the city and represent our community with pride.
- c. Once improved, this hall can be used for performances and the arts, with easy access to downtown. Starlighters production company has pledged the permanent use of donated lighting and sound system for general use.
- d. Once improved, this hall can be used for Continuing Education Programs for the residents of Monticello.
- e. Once improved, this hall will be more attractive to individuals or groups looking to rent this facility.
- f. Once improved, this hall will provide the community with an additional events center on busy days and holidays.
- g. Once improved, this area of the Community Building will be brought up to Code and thus safer for everyone using this facility.
- h. The second floor and mezzanine is part of an unfinished renovation project begun by the City back in 2014. It's time to complete this project.

Findings of Needed Improvement and Repairs

Before we look at specific areas for improvement and repairs, here are a few items we believe need to be addressed that impact multiple areas of the second floor and mezzanine areas. With the exception of the wiring, we obtained estimates from contractors to give the Council an idea of possible costs. All documentation for costing estimates will be provided to the City Council.

1. Purchase window covering for the main hall. With glaring sun from the west window in the afternoon and without shades on the windows, it is impossible to darken the room for presentations and performances. With estimates from both Monticello Interiors and Eastern Iowa Blinds the approximate costs range from \$6,000 for manual blinds, to \$8,000 for motorized blinds.

2. Professionally paint all parts of the second floor and mezzanine areas. Professional painter Lynn Weber estimated this cost to be around \$6,000. Mr. Weber's estimate was also broken down by rooms and areas to be painted.
3. Repair stage storage area. Contractor Tony Kraus roughly estimates this cost to be about \$7,500. Once completed, chairs and tables can be stored there, rather in the Coat Room, freeing this space to be better utilized.
4. Professionally repair all plaster cracks in kitchen, scout storage room, stairways, restrooms, northeast stairway and plaster exposed bricks in the main hall. Contractor Bob Felton estimates this cost to be around \$2,000.
5. Use epoxy floor covering where cement has been painted. Contractor Robert Claussen estimates this project to cost \$15,625. The epoxy selected could closely match or compliment the existing terrazzo flooring.
6. Bring the wiring up to code on the second floor and mezzanine. We do not have an estimate on this project yet. However, we would highly recommend this be a priority before any electrical improvements are made.

Here is a list of recommended improvements/repairs by area:

Main Hall

- A. Plaster exposed bricks & replace missing baseboards where former heat registers were removed.
- B. Refinish existing doors and woodwork where necessary and remove paint splashing from previous paint job.
- C. Replace ceiling fans.
- D. Replace main lighting with "dimmable" lights.
- E. Replace water damaged ceiling tiles. Might consider a completely new ceiling given the various replacements over the years.
- F. Cover or paint the exposed HVAC ductwork on the south wall.

Stage

- A. Removal of old piano.
- B. Replace side & back curtains (black).
- C. Paint stage walls (black).
- D. Fill floor crack with wood filler to prevent tripping and possible injury.
- E. Replace main curtain or remove.
- F. Floor Foot Lights - Clean area and replace incandescent bulbs with LED. Could be a fire hazard if unattended.

- G. Test Rolling Screen on stage to see if it still is functioning and if it has any historical significance.
- H. Rollaway steps (with rail) are needed for access to the stage from the main floor.
- I. Install Stair Climber, or equivalent, in south stairs to stage for ADA compliance.

Kitchen

- A. Replace counter outlets with 30amp outlets, with a separate circuit, to accommodate roasters and appliances used by renters.
- B. Build a storage area for mops, brooms, and cleaning supplies.
- C. Update Counter top.
- D. Repair/replace lower cabinet doors.
- E. Consider an “on demand” hot water heater to meet washing needs.

Restrooms (2nd floor)

- A. Check for ADA Compliance
- B. Possibly convert to Uni-sex - with “occupied” lock
- C. Replace light fixtures

Coat Check Room

- A. Refinish existing doors and woodwork where necessary (and remove paint).
- B. Repair door and frame to main hall. Damage caused by table and chair carts.
- C. Remove radiator no longer used.

Mezzanine Balcony Area

- A. Install sound reducing curtains in front of HVAC systems. Either install directly in front of the HVAC system, or install balcony railing, thus closing off this area during performances and events.
- B. Remove unused electronics in storage room (Tech room)
- C. Remove and store old light fixtures to another location to protect them.
- D. Remove drinking fountain

Restrooms (Mezzanine)

- A. Replace all toilet tissue dispensers in both Mens & Womens restrooms.
- B. Evaluate sinks in both units
- C. In Men’s restroom, window tint or covering is needed.

Scout Storage Room (Mezzanine)

- A. Repair large plaster cracks along the east wall of the room.

Summary

We respectfully submit this report with the hope that the Monticello City Council begins to take steps to improve the condition of the upper floors of our Community Building and complete the renovation project started seven years ago. We fully understand that a project like this will not happen overnight. However, the first step in solving any problem is to identify the problem itself openly and begin taking planned steps to solve the problem. This is what we hope you will do.

Thank you for your consideration.

Members of the Monticello Community Building Committee - 2021

Tony Amsler
Jan Cratsenberg
Steve Clemmons
Dave Goedken
Sally Hinrichsen
Debbie Moser

City Council Meeting
Prep. Date: 7/28/2021
Preparer: Sally Hinrichsen



Agenda Item: # 4-6
Agenda Date: 08/02/2021

Communication Page

Agenda Items Description:

Resolution to approve Maintenance & Repairs to North Well as proposed by Cahoy Group

Resolution approving internal loan from the General Fund to the Water Operating Fund in an amount not to exceed \$69,784

Resolution related to the financing of a project proposed to be undertaken by the City of Monticello, Iowa; establishing compliance with reimbursement bond regulations under the Internal Revenue Code

Type of Action Requested: Motion; **Resolution**; Ordinance; Report; Public Hearing; Closed Session

Attachments & Enclosures:

Resolutions
Cahoy Group quote & report

Fiscal Impact:

Budget Line Item:	
Budget Summary:	
Expenditure:	
Revenue:	

Synopsis: Cahoy Group proposes maintenance to North well after a complete inspection of well during regularly scheduled maintenance.

Background Information: A portion of the proposed maintenance and improvements falls in the “standard” category while another portion falls into non-standard or not regular maintenance associated with the age of the well.

Cahoy Group representative Mike Whittenbaugh prepared a written report on the condition of the well and their proposal.

Mike will be present at the meeting to review his proposal and condition of the well with the Council.

Covering the expense:

1. We have limited money in the Water Capital Improvement Fund, around \$14,800.
2. The Water Operating Budget has \$74,000 remaining in their budget for this year’s routine maintenance.
3. Water Operating cash balance as of June 30, 2021 is \$136,901.59

While they have enough cash to pay for the project, barring any more unforeseen issues. It would limit funds available.

We may be bonding for various projects in the near future and could add the cost of this project to that bond. In the meantime, we could loan, if necessary, sums from the General Fund to Water Operating to be repaid either with bond proceeds or Water Operating funds. This would only be done, if needed.

Staff Recommendation: Staff feels the proposed maintenance and repairs are appropriate and in the best interest of the City, in that it will definitely lengthen the life of the North Well and avoid the more significant investment of another or a replacement well.

Staff recommends the approval of the three resolutions.



CAHOY PUMP SERVICE

The Premier Provider of Municipal, Industrial, & Environmental Water Well Services

July 19, 2021

City of Monticello
200 E. 1st Street
Monticello, IA 52310

Attn: Mr. Jim Tjaden
Re: North Well Findings

Greetings Jim:

We have completed the inspection & video log on the North Well. The pump gear was not coated & the shafting was all carbon steel, we can reuse some of the pipe & need to replace 11 pieces & the shafting all needs to be replaced with SS, we also recommend epoxy coating the gear for longer life expectancy going forward, like we did with the West well. The following is our report on the inspection of the pumping equipment & North Well condition:

NORTH WELL:

MOTOR:

The motor has been torn down, inspected & found to be repairable & able to be reused.
The motor is in need of a rebuild to include an oil change, painting, new main bearing, & thrust bearing

PUMP DISCHARGE HEAD:

The base has been sand blasted and inspected. The base itself is in good shape and needs to be re-epoxy coated. The base pipe can be blasted coated & reused, the chime bronze needs to be replaced with a new machined bearing..

PUMP:

The pump can be rebuilt & coated & reinstalled, it will require new wear rings & machining on the internals prior to blast & coat.

PACKING/MOTOR SHAFT / LINESHAFT / COUPLINGS:

The shafting is in need of full replacement due to it being carbon steel, we will replace with SS shafting throughout.

LINESHAFT SLEEVES:

All have grooving in them and need to be replaced.

SPIDER BEARINGS:

The spiders are deteriorated & will need to be replaced w/SS spiders w/ new rubber bearings.

Cahoy Corporate Office:
24568 150th Street – Suite 200
Sumner, Iowa 50674
(563) 578-1130

Cahoy West:
200 Grant Street
Marne, Iowa 51552

Cahoy Illinois South:
1822 North Lincoln Parkway
Lincoln, Illinois 62656

CPS – IL North:
202 West Howard St.
Durand, Illinois 61024

WWW.CAHOYPUMP.COM

COLUMN PIPE:

The column pipe has been sandblasted and inspected. 11 pieces of the 27 need to be replaced with new pipe & couplings, the rest can be blasted coated & reinstalled.

OTHER:

New Toro airline, Chime Gland, discharge gasket kits, and altitude gauge will need to be installed as well.

VIDEO LOG:

This well was televised & found to be in overall good condition, there is build up on the casing that should be removed along with the approximate 6’ of fill in the bottom of the well. We also recommend shock chlorination after the cleaning to ensure the well is properly disinfected after the cleaning process.

SUMMARY COST ESTIMATE – NORTH WELL:

#	DESCRIPTION	U	Q	UNIT PRICE	TOTAL PRICE
1	Job Prep & Mobilization	EA	1	\$ 2,892.00	\$ 2,892.00
2	Brush Casing	HR	6	\$ 255.00	\$ 1,530.00
3	Bail well to bottom	HR	4	\$ 255.00	\$ 1,020.00
4	Motor repairs to include rebuild & replacement of main bearing & thrust bearing	LS	1	xxxxxxxxxx	\$ 2,080.00
5	Rebuild of Pump	EA	1	xxxxxxxxxx	\$ 4,790.00
6	Material Cost to replace 11 pieces of column, all new SS spider bearings with new internal rubber inserts, all new SS line shaft with SS sleeves & couplings, gages, & epoxy coat per recommendation	LS	1	xxxxxxxxxx	\$ 44,691.00
7	Provide & install 5,000 gallon of 200PPM disinfection solution	EA	1	\$ 4,953.00	\$ 3,953.00
8	Labor to re-install pumping equipment (est. 12)	HR	16	\$ 225.00	\$ 3,600.00
9	Test Pump to waste	HR	4	\$ 225.00	\$ 900.00
10	New miscellaneous components & installation	LS	1	\$ 968.00	\$ 968.00
11	Shipping – NOT OT EXCEED	LS	1	xxxxxxxxxx	\$ 2,250.00
12	Per Diems	EA	6	\$ 185.00	\$ 1,110.00
	TOTAL ESTIMATED COST				\$ 69,784.00

Notes;

- Proposal is valid for 30 days. After 30 days we reserve the right to re-visit our material and fuel costs and adjust our pricing structure accordingly.
- Additional Per Diems, if required, will be invoiced at a rate of \$185.00 per man
- Any hours unused or in excess of estimate hours will be credited/invoiced at the applicable rate
- Additional hours beyond estimate for fishing &/or brushing /bailing will be approved by owner prior to proceeding
- This proposal is for one well

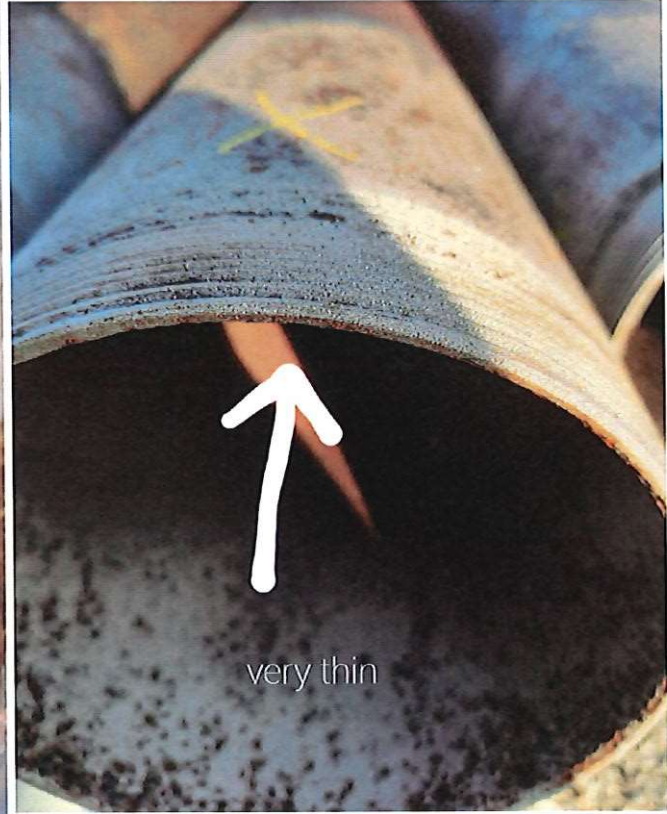
Jim, we sincerely appreciate our opportunity to provide you with this information and to work with you and your staff to solve your water well problems.

Please feel free to contact me if you have any questions whatsoever.

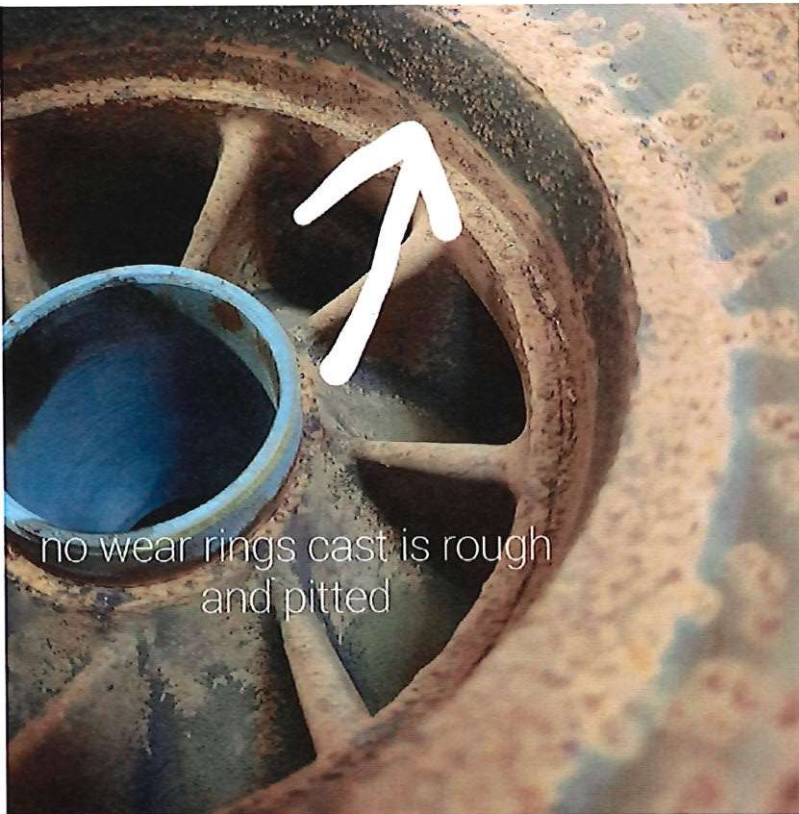
Sincerely,

Mike Whittenbaugh

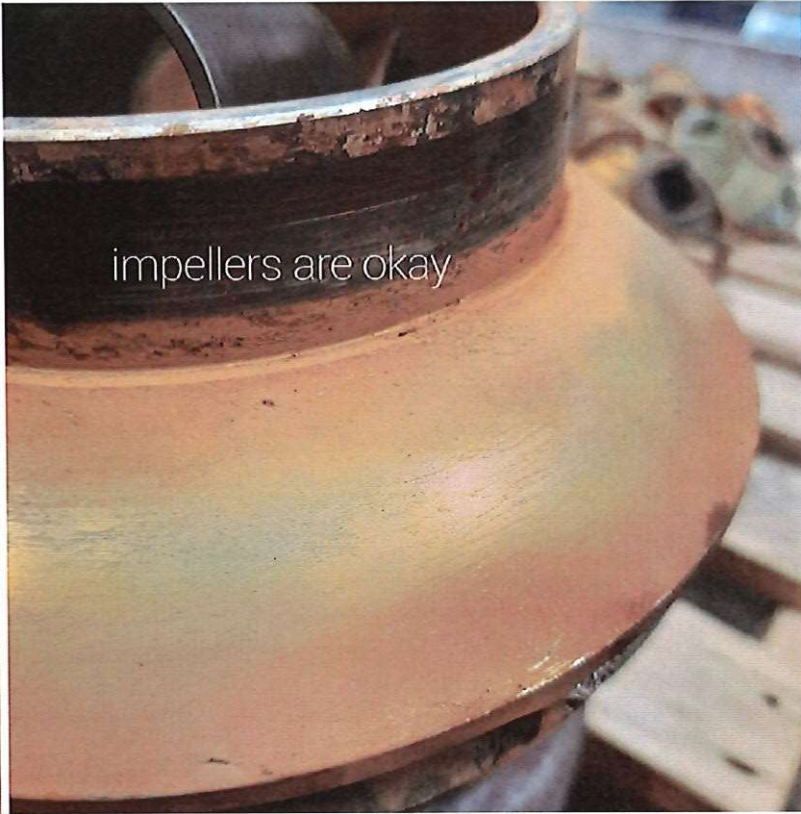
Mike Whittenbaugh
President



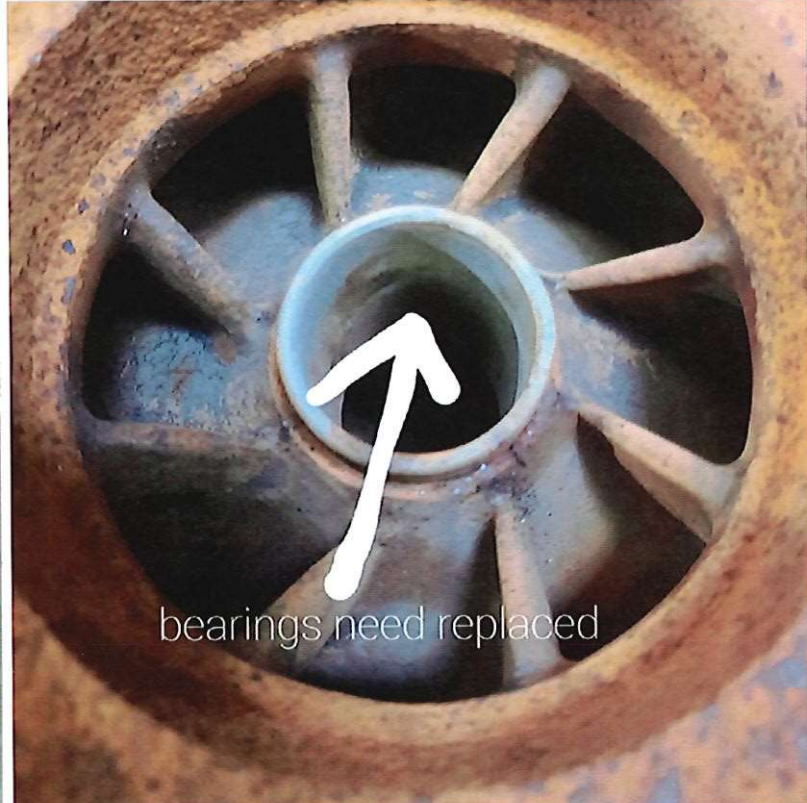




no wear rings cast is rough and pitted



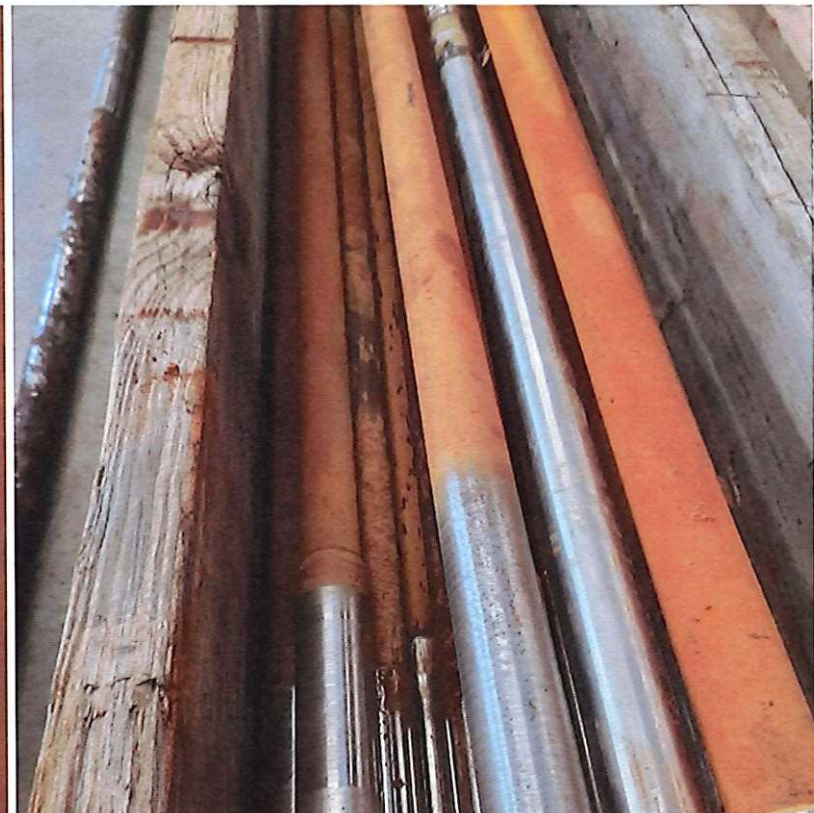
impellers are okay

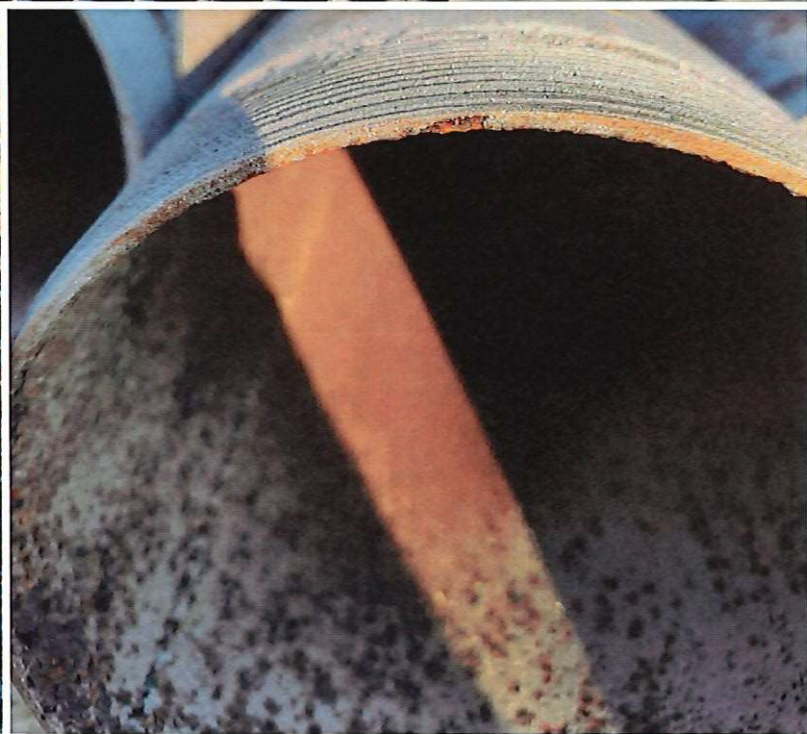
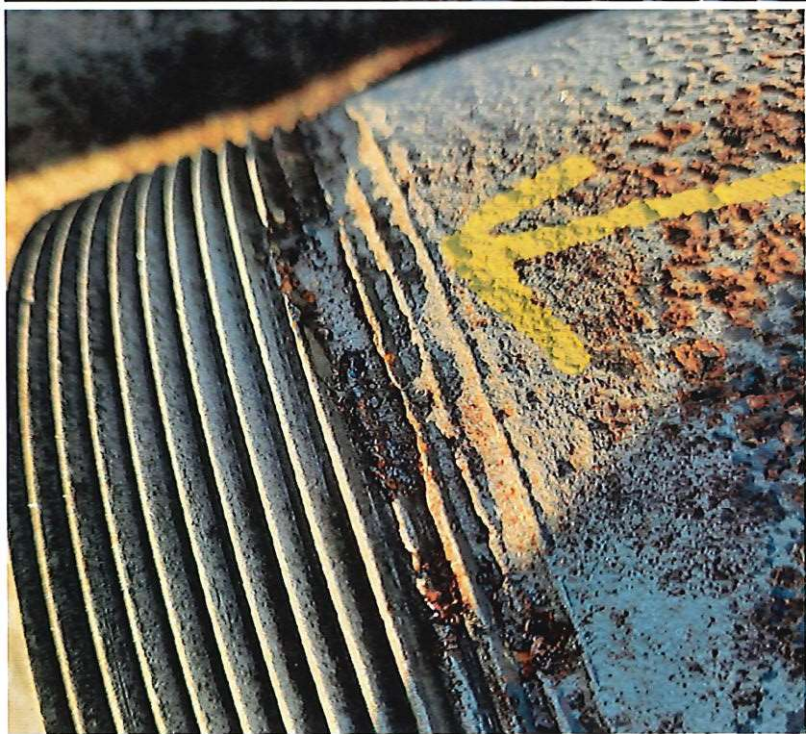
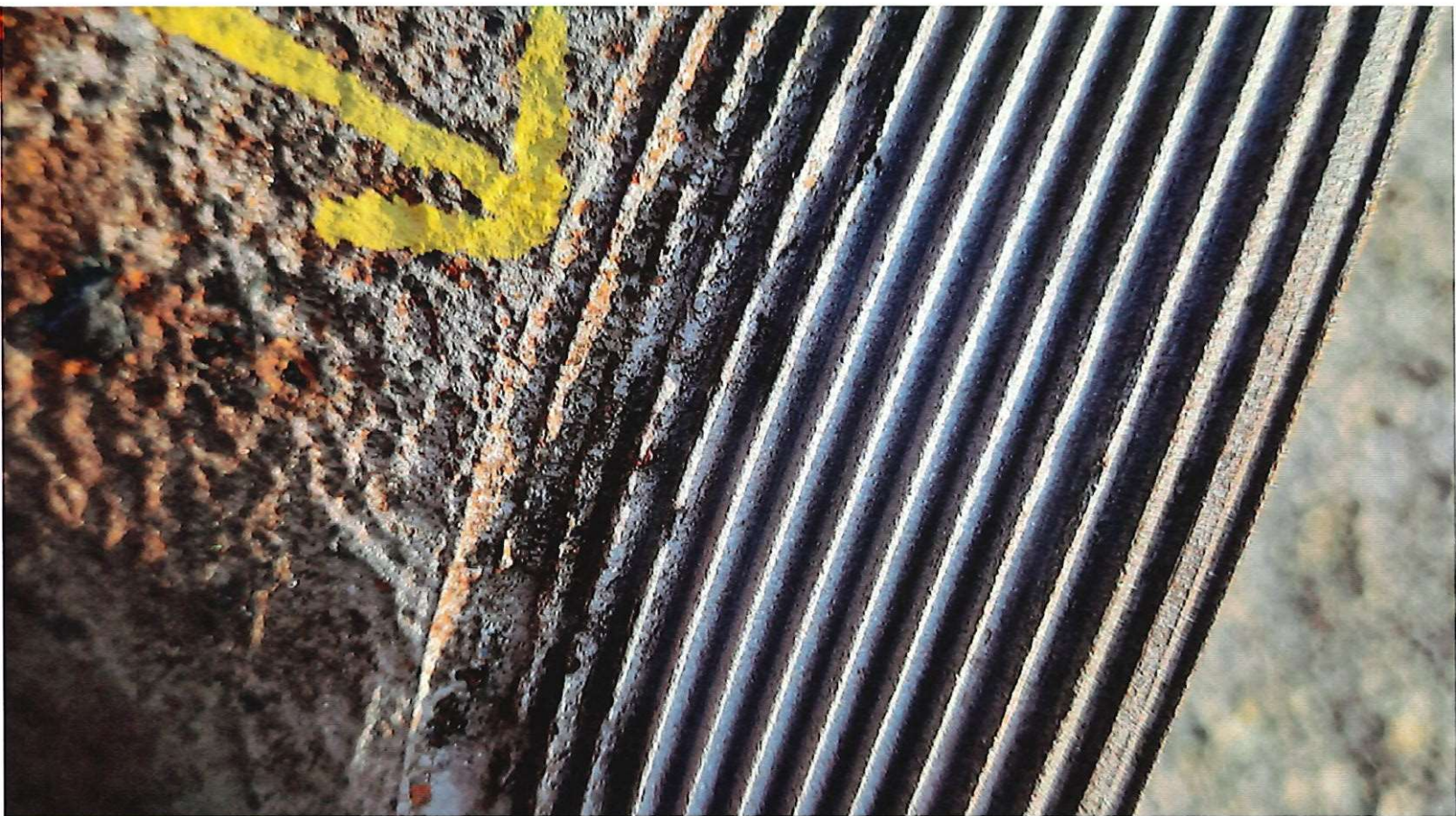


bearings need replaced



bowl shaft is fine





The City of Monticello, Iowa

IN THE NAME AND BY THE AUTHORITY OF THE CITY OF MONTICELLO, IOWA

RESOLUTION

To Approve Maintenance & Repairs to North Well as
proposed by Cahoy Group

WHEREAS, The City of Monticello has received an estimate from Cahoy Group to maintain and repair the North Well, the estimate totaling \$69,784.00, and

WHEREAS, The Water/Wastewater has met with Cahoy President, Mike Whittenbaugh, and has considered all elements of the estimate and options listed therein, and

WHEREAS, Cahoy President, Mike Whittenbaugh attended Council meeting to discuss and review all elements of the estimate and options in the estimate, and

WHEREAS, The Council finds that best interests of the City would be served by hiring Cahoy Group to perform all work estimated by Cahoy in the amount of \$69,784.00.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby approve the Maintenance & Repairs to North Well as proposed by Cahoy Group in the estimated sum of \$69,784.00.

IN TESTIMONY WHEREOF, I have hereunto
subscribed my name and caused the Great Seal of
the City of Monticello, Iowa to be affixed hereto.
Done this 2nd Day of August, 2021.

Brian Wolken, Mayor

Attest:

Sally Hinrichsen, Monticello City Clerk

The City of Monticello, Iowa

IN THE NAME AND BY THE AUTHORITY OF THE CITY OF MONTICELLO, IOWA

RESOLUTION

Approving internal loan from the General Fund to the Water Operating Fund in an amount not to exceed \$69,784

WHEREAS, Costs related to the maintenance of the North Well have come in well above estimates and based thereon it appears that the Water Operating Fund will need funds transferred in from the General Fund to cover the maintenance and repairs approved by the City Council, and

WHEREAS, A loan from the General Fund to the Water Operating Fund in an amount not to exceed \$69,784, the approximate total project cost, will provide the flexibility necessary to pay for the project with available water funds with the balance to be covered by way of a transfer/loan from the General Fund to the Water Operating Fund, and

WHEREAS, The General Fund loan will be repaid with Bond proceeds and/or water operating funds, and

WHEREAS, The Council finds that a loan from the General Fund to the Water Operating Fund in an amount not to exceed \$69,784, at _____% interest, to cover the costs associated with the North Well Maintenance and Repair project is appropriate and further finds that said internal loan should be repaid from Bond revenues anticipated to be received during FY '22 and /or water operating funds.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby approve of a transfer/loan from the General Fund to the Water Operating Fund in an amount not to exceed \$69,784, the exact amount to be determined at or about project completion, at _____% interest per annum, to cover the costs related to the North Well Maintenance and Repair project, the principal of same to be repaid to the General Fund as soon as is practicable.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and caused the Great Seal of the City of Monticello, Iowa to be affixed hereto.
Done this 2nd day of August, 2021.

Brian Wolken, Mayor

Attest:

Sally Hinrichsen, Monticello City Clerk

The City of Monticello, Iowa

IN THE NAME AND BY THE AUTHORITY OF THE CITY OF MONTICELLO, IOWA

RESOLUTION #

Resolution related to the financing of a project proposed to be undertaken by the City of Monticello, Iowa; establishing compliance with reimbursement bond regulations under the Internal Revenue Code

BE IT RESOLVED by the City Council (the “Council”) of the City of Monticello, Iowa (the “City”), as follows:

Section 1. Recitals:

- (a) The Internal Revenue Service has issued Section 1.150-2 of the Income Tax Regulations (the “Regulations”) dealing with the issuance of bonds, all or a portion of the proceeds of which are to be used to reimburse the City for project expenditures made by the City prior to the date of issuance.
- (b) The Regulations generally require that the City make a prior declaration of its official intent to reimburse itself for such prior expenditures out of the proceeds of a subsequently issued borrowing and that the borrowing occur and the reimbursement allocation be made from the proceeds of such borrowing within a certain period after the payment of the expenditure or the date the project is placed in service; and
- (c) The City desires to comply with requirements of the Regulations with respect to the project hereinafter identified.

Section 2. Declaration of Intent:

- (a) The City proposes to undertake the following project and to make original expenditures with respect thereto prior to the issuance of bonds, notes or other obligations (the “Bonds”) and reasonably expects to issue the Bonds for such project in the maximum principal amount shown below:

<u>Project</u>	<u>Maximum Amount of Bond Expected to be Issued</u>
FY 2022 North Well Maintenance & Repair Project	\$ 69,784.00

Other than (i) expenditures to be paid or reimbursed from sources other than the Bonds or (ii) expenditures made not earlier than sixty days prior to the date of this Resolution or (iii) expenditures amounting to the lesser of \$100,000 or 5% of the proceeds of the Bonds or (iv) expenditures constituting preliminary expenditures as defined in Section 1.150-2(f)(2) of the Regulations, no expenditures for the project have heretofore been made by the City for which the City will seek reimbursement from the proceeds of the Bonds.

(b) This declaration is a declaration of official intent adopted pursuant to Section 1.150-2 of the Regulations.

Section 3. Budgetary Matters.

As of the date hereof, there are no City funds reserved, allocated on a long term basis or otherwise set aside (or reasonably expected to be reserved, allocated on a long term basis or otherwise set aside) to provide permanent financing for the expenditures related to the project, other than pursuant to the issuance of the Bonds. The City may choose to cover preliminary expenses related to this project from cash on hand, as a loan to the project, to be repaid from bond proceeds, as previously noted, or to be repaid from Tax Increment Financing funds on hand or yet to be collected. This resolution, therefore, is determined to be consistent with the City's budgetary and financial circumstances as they exist or are reasonably foreseeable on the date hereof, all within the meaning and content of the Regulations.

Section 4. Reimbursement Allocations.

The City's financial officer shall be responsible for making the "reimbursement allocations" described in the Regulations, being generally the transfer of the appropriate amount of proceeds of the Bonds to reimburse the source of temporary financing used by the City to make payment of the prior costs of the project. Each allocation shall be evidenced by an entry on the official books and records of the City maintained for the Bonds, shall specifically identify the actual prior expenditure being reimbursed or, in the case of reimbursement of a fund or account, the fund or account from which the expenditure was paid, and shall be effective to relieve the proceeds of the Bonds from any restriction under the bond resolution or other relevant legal documents for the Bonds, and under any applicable state statute, which would apply to the unspent proceeds of the Bonds.

Section 5. Repealer.

All resolutions, parts of resolutions, or actions of the Council in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved the 2nd day of August, 2021

Brian Wolken, Mayor

Attest:

Sally Hinrichsen, City Clerk

City Council Meeting
Prep. Date: July 29, 2021
Preparer: Nick Kahler



Agenda Item: 7
Agenda Date: August 2, 2021

Communication Page

Agenda Items Description: Resolution approving installation of Flood light at the Park & Ride

Type of Action Requested: Motion; **Resolution**; Ordinance; Report; Public Hearing; Closed Session

Attachments & Enclosures:

Fiscal Impact:

Budget Line Item:
Budget Summary:
Expenditure:
Revenue:

Synopsis: The park and ride is very dark.

Background Information: We have been dealing with garbage on the ground, rock being torn up, and just a lot of messing around at the park and ride. We feel that adding a light that will light up the parking lot will deter some of that behavior as well as give the people who use it for its intended purpose some light out there. The light would be a 119 watt flood light at a cost of \$40 a month to have. We will also be replacing the picnic tables that are out there with one that is bolted down and not able to be moved around.

Staff Recommendation: I recommend the approval of adding a light at the park and ride

Form 801
Revised 02/97

STREET LIGHTING RESOLUTION
(Prepare in Triplicate)

Alliant Energy
105 Kraiburg Blvd
Lisbon, IA 52253

The following Resolution was adopted by the City Council of Monticello, Iowa at a regular meeting held on August 2, 2021.

Be it resolved by the City Council of Monticello, Iowa, that Alliant Energy (IES Utilities Inc.) is hereby directed to make the following changes to the existing system, all the locations described herein (or shown on an attached map made a part of this Resolution) according to the terms expressed in the existing street light contract:

NEW INSTALLATION OR CHANGES IN EXISTING SYSTEM:

Add Number	Delete Number	Wattage	Style of Luminaire	Type and Height of Pole	Wiring (check one)	
					OH	UG
1. 1		119	Flood			
2.						
3.						

LOCATION OF NEW INSTALLATION OR CHANGES

1. Monticello Park & Ride Park along Amber Road on the East of Hwy 151

2.

3.

Mayor Brian Wolken declared said Resolution duly passed and adopted the 2nd day of August, 2021.

Brian Wolken, Mayor

Attest: _____,
Sally Hinrichsen, City Clerk

COMPANY USE ONLY

Job Slip No.... Dated.... Completed By Date....

Date Map Revised _____ Signed by _____

After Map Revision - Return To

Fixture and Pole Code

City Council Meeting
Prep. Date: 7/28/2021
Preparer: Sally Hinrichsen



Agenda Item: # 8
Agenda Date: 08/02/2021

Communication Page

Agenda Items Description: Ordinance #744 amending the Code of Ordinances of The City of Monticello, Iowa, By Amending Provisions Pertaining to “Floodplain Management”

Type of Action Requested: Motion; Resolution; **Ordinance**; Report; Public Hearing; Closed Session

Attachments & Enclosures:

Proposed Ordinance

Fiscal Impact:

Budget Line Item:	
Budget Summary:	
Expenditure:	
Revenue:	

Synopsis FEMA mailed a letter to your community stating the new Jones County FIRMs have been finalized and will become effective on November 19, 2021. Among other things, the letter instructs the City to update its flood plain ordinance to ensure it is fully compliant with the regulations of the National Flood Insurance Program (NFIP) and to reference the new effective date of the maps.

Background Information:

The City of Monticello has participated in the NFIP since 1974. In order to remain in good standing with the program, FEMA is requiring the City to update its flood plain management ordinance prior to November 19, 2021, to ensure full compliance with the NFIP's regulations. Failure to do so will result in suspension from the NFIP.

The DNR has recently updated their model flood plain management ordinance to align its regulations more closely with the flood plain management criteria of the State of Iowa and FEMA. To ensure all the FEMA required updates get included, we recommend communities repeal the existing ordinance and replace it with the new template. I sent them a copy of our current ordinance

After sending the proposed ordinance changing the map information along with a copy of our current ordinance, Ken Bourma, with Iowa DNR sent the following response:

Hi Sally,

Unfortunately, that simple amendment won't cover off everything that needs to be updated. I'm assuming the City codified its codebook recently and got an early version of our updated floodplain ordinance template. In the last year or so, FEMA has requested some additional changes to meet their requirements.

I've attached a version of our latest template customized to what Monticello already has on the books, but with all the required updates **highlighted in yellow**. You'll find them throughout the template and see most of them are very simple language changes, like 'development' instead of 'use'. There's a few more words inserted here and there so the regulations apply to things they are supposed to as well. The biggest change is the splitting of the current subsection 160.07(2)(D)(3) into two separate subsections to better clarify the requirements. And, finally, the map reference section is updated with the correct panel numbers and date.

We've typically been recommending communities rescind their current ordinance and replace it with the new template to ensure all the required changes are incorporated, since an amendment document would get unwieldy. But I'll leave it up to you if you think you can capture these highlight changes in an amendment page. Either way is fine with me, we just need to be sure they all get in.

I'm happy to review any drafts before they go before the Council for a vote, that way we can make sure we have everything in place from the get go. If you have any questions about any of the changes or the process moving forward, please don't hesitate to reach out.

Thank you,
Ken

Ken Bourma at IDNR has completed the review of the ordinance language and has approved it.

Staff Recommendation: Staff recommends that the Council approve the Ordinance #744 amending the Code of Ordinances of The City of Monticello, Iowa, By Amending Provisions Pertaining to “Floodplain Management” (3rd & Final reading)

ORDINANCE NO. 744

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MONTICELLO, IOWA, BY AMENDING PROVISIONS PERTAINING TO FLOODPLAIN MANAGEMENT

BE IT ENACTED by the City Council of the City of Monticello, Iowa:

SECTION 1. SECTION MODIFIED. Chapter 160 of the Code of Ordinances of the City of Monticello, Iowa, is repealed and the following adopted in lieu thereof:

CHAPTER 160

FLOODPLAIN MANAGEMENT

160.01 Definitions	160.08 General Floodplain (Overlay) District FP
160.02 Statutory Authority, Findings of Fact and Purpose	160.09 Reserved
160.03 General Provisions	160.10 Establishment of Appeal and Variance Procedures
160.04 Administration	160.11 Nonconforming Uses
160.05 Establishment of Zoning (Overlay) Districts	160.12 Penalties for Violation
160.06 Floodway (Overlay) District (FW)	160.13 Amendments
160.07 Floodway Fringe (Overlay) District FF	

160.01 DEFINITIONS. Unless specifically defined below, words or phrases used in this chapter shall be interpreted so as to give them the meaning they have in common usage and to give this chapter its most reasonable application.

1. “Appurtenant structure” means a structure which is on the same parcel of the property as the principal structure to be insured and the use of which is incidental to the use of the principal structure
2. “Base flood” means the flood having one percent chance of being equaled or exceeded in any given year and is also commonly referred to as the “100-year flood.”
3. “Base flood elevation” (BFE) means the elevation floodwaters would reach at a particular site during the occurrence of a base flood event.
4. “Basement” means any enclosed area of a building which has its floor or lowest level below ground level (subgrade) on all sides. Also see “lowest floor.”
5. “Development” means any man-made change to improved or unimproved real estate, including (but not limited to) buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations or storage of equipment or materials. “Development” does not include minor projects or routine maintenance of existing buildings and facilities, as defined in this section. It also does not include gardening, plowing, and similar practices that do not involve filling or grading.
6. “Enclosed area below lowest floor” means the floor of the lowest enclosed area in a building when all the following criteria are met:
 - A. The enclosed area is designed to flood to equalize hydrostatic pressure during flood events with walls or openings that satisfy the provisions of Subsection 160.07(2)(D)(1) of this chapter.

- B. The enclosed area is unfinished (not carpeted, drywalled, etc.) and used solely for low damage potential uses such as building access, parking, or storage.
 - C. Machinery and service facilities (e.g., hot water heater, furnace, electrical service) contained in the enclosed area are located at least one foot above the base flood elevation.
 - D. The enclosed area is not a basement as defined in this section.
7. “Existing construction” means any structure for which the start of construction commenced before the effective date of the first floodplain management regulations adopted by the community.
8. “Existing factory-built home park or subdivision” means a factory-built home park or subdivision for which the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the first floodplain management regulations adopted by the community.
9. “Expansion of existing factory-built home park or subdivision” means the preparation of additional sites by the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).
10. “Factory-built home” means any structure, designed for residential use which is wholly or in substantial part, made, fabricated, formed or assembled in manufacturing facilities for installation or assembly and installation, on a building site. For the purpose of this chapter, factory-built homes include mobile homes, manufactured homes, and modular homes; and also include recreational vehicles which are placed on a site for greater than 180 consecutive days and not fully licensed for and ready for highway use.
11. “Factory-built home park” means a parcel or contiguous parcels of land divided into two or more factory-built home lots for sale or lease.
12. “Five Hundred (500)-year flood” means a flood, the magnitude of which has a two-tenths percent chance of being equaled or exceeded in any given year or which, on average, will be equaled or exceeded at least once every 500 years.
13. “Flood” means a general and temporary condition of partial or complete inundation of normally dry land areas resulting from the overflow of streams or rivers or from the unusual and rapid runoff of surface waters from any source.
14. “Flood insurance rate map” (FIRM) means the official map prepared as part of (but published separately from) the Flood Insurance Study which delineates both the flood hazard areas and the risk premium zones applicable to the community.
15. “Flood insurance study” (FIS) means a report published by FEMA for a community issued along with the community’s Flood Insurance Rate Maps. The study contains such background data as the base flood discharge and water surface elevations that were used to prepare the FIRM.
16. “Floodplain” means any land area susceptible to being inundated by water as a result of a flood.
17. “Floodplain management” means an overall program of corrective and preventive measures for reducing flood damages and promoting the wise use of floodplains, including (but not limited to) emergency preparedness plans, flood control works, floodproofing and floodplain management regulations.

18. “Floodproofing” means any combination of structural and nonstructural additions, changes, or adjustments to structures, including utility and sanitary facilities, which will reduce or eliminate flood damage to such structures.
19. “Floodway” means the channel of a river or stream and those portions of the floodplains adjoining the channel, which are reasonably required to carry and discharge flood waters or flood flows so that confinement of flood flows to the floodway area will not cumulatively increase the water surface elevation of the base flood by more than one foot.
20. “Floodway fringe” means those portions of the Special Flood Hazard Area outside the floodway.
21. “Highest adjacent grade” means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.
22. “Historic structure” means any structure that is:
 - A. Listed individually in the National Register of Historic Places, maintained by the Department of Interior, or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing of the National Register.
 - B. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district.
 - C. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior.
 - D. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either: (i) by an approved State program as determined by the Secretary of the Interior; or (ii) directly by the Secretary of the Interior in states without approved programs.
23. “Lowest floor” means the floor of the lowest enclosed area in a building including a basement except when the criteria listed in the definition of enclosed area below lowest floor in Subsection 160.01(6) are met.
24. “Maximum damage potential development” means hospitals and like institutions; buildings or building complexes containing documents, data, or instruments of great public value; buildings or building complexes containing materials dangerous to the public or fuel storage facilities; power installations needed in emergency or other buildings or building complexes similar in nature or use.
25. “Minor projects” means small development activities (except for filling, grading, and excavating) valued at less than \$500.00.
26. “New construction” (new buildings, factory-built home parks, accessory structures) means those structures or development for which the start of construction commenced on or after the effective date of the first floodplain management regulations adopted by the community.
27. “New factory-built home park or subdivision” means a factory-built home park or subdivision for which the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of the effective date of the first floodplain management regulations adopted by the community.

28. “Recreational vehicle” means a vehicle which is:
- A. Built on a single chassis.
 - B. Four hundred (400) square feet or less when measured at the largest horizontal projection.
 - C. Designed to be self-propelled or permanently towable by a light duty truck.
 - D. Designed primarily not for use as a permanent dwelling but as a temporary living quarters for recreational, camping, travel, or seasonal use.
29. “Routine maintenance of existing buildings and facilities” means repairs necessary to keep a structure in a safe and habitable condition that do not trigger a building permit, provided they are not associated with a general improvement of the structure or repair of a damaged structure. Such repairs include:
- A. Normal maintenance of structures such as re-roofing, replacing roofing tiles and replacing siding.
 - B. Exterior and interior painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
 - C. Basement sealing.
 - D. Repairing or replacing damaged or broken window panes.
 - E. Repairing plumbing systems, electrical systems, heating or air conditioning systems, and repairing wells or septic systems.
30. “Special flood hazard area” (SFHA) means the land within a community subject to the base flood. This land is identified on the community’s Flood Insurance Rate Map as Zone A, A1-30, AE, AH, AO, AR, and/or A99.
31. “Start of construction” includes substantial improvement, and means the date the development permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement, was within 180 days of the permit date. The actual start means either the first placement or permanent construction of a structure on a site, such as pouring of a slab or footings, the installation of pile, the construction of columns, or any work beyond the stage of excavation; or the placement of a factory-built home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of the building, whether or not that alteration affects the external dimensions of the building.
32. “Structure” means anything constructed or erected on the ground or attached to the ground, including (but not limited to) buildings, factories, sheds, cabins, factory-built homes, storage tanks, grain storage facilities, and/or other similar uses.
33. “Substantial damage” means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damage condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. Volunteer labor and donated materials shall be included in the estimated cost of repair. Substantial damage also means flood-related damages sustained by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time of such flood event, on the average, equals or exceeds 25

percent of the market value of the structure before the damage occurred. Volunteer labor and donated materials shall be included in the estimated cost of repair.

34. “Substantial improvement” means any improvement to a structure which satisfies either of the following criteria:

A. Any repair, reconstruction or improvement of a structure taking place during a 10-year period, the cumulative cost of which, equals or exceeds 50 percent of the market value of the structure either: (i) before the start of construction of the first improvement of the structure; or (ii) if the structure has been substantially damaged and is being restored, before the damage occurred. The term does not, however, include any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions. The term also does not include any alteration of a historic structure, provided the alteration will not preclude the structure’s designation as a historic structure.

B. Any addition which increases the original floor area of a building by 25 percent or more. All additions constructed after the effective date of the first floodplain management regulations adopted by the community shall be added to any proposed addition in determining whether the total increase in original floor space would exceed 25 percent.

35. “Variance” means a grant of relief by a community from the terms of the floodplain management regulations.

36. “Violation” means the failure of a structure or other development to be fully compliant with the community’s floodplain management regulations.

160.02 STATUTORY AUTHORITY, FINDINGS OF FACT AND PURPOSE.

1. The Legislature of the State of Iowa has in Chapter 414, *Code of Iowa*, as amended, delegated the power to cities to enact zoning regulations to secure safety from flood and to promote health and the general welfare.

2. Findings of Fact.

A. The flood hazard areas of the City are subject to periodic inundation which can result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base all of which adversely affect the public health, safety, and general welfare of the community.

B. These flood losses, hazards, and related adverse effects are caused by: (i) the occupancy of flood hazard areas by uses vulnerable to flood damages which create hazardous conditions as a result of being inadequately elevated or otherwise protected from flooding; and (ii) the cumulative effect of obstructions on the floodplain causing increases in flood heights and velocities.

C. This chapter relies upon engineering methodology for analyzing flood hazards which is consistent with the standards established by the Department of Natural Resources.

3. Statement of Purpose. It is the purpose of this chapter to protect and preserve the rights, privileges, and property of the City and its residents and to preserve and improve the peace, safety,

health, welfare, and comfort and convenience of its residents by minimizing those flood losses described in Paragraph 2(A) of this section with provisions designed to:

- A. Reserve sufficient floodplain area for the conveyance of flood flows so that flood heights and velocities will not be increased substantially.
- B. Restrict or prohibit uses which are dangerous to health, safety, or property in times of flood or which cause excessive increases in flood heights or velocities.
- C. Require that uses vulnerable to floods, including public facilities which serve such uses, be protected against flood damage at the time of initial construction or substantial improvement.
- D. Protect individuals from buying lands which may not be suited for intended purposes because of flood hazard.
- E. Assure that eligibility is maintained for property owners in the community to purchase flood insurance through the National Flood Insurance Program.

160.03 GENERAL PROVISIONS.

1. **Lands to Which Chapter Applies.** The provisions of this chapter shall apply to all lands within the jurisdiction of the City shown on the Official Floodplain Zoning Map as being within the boundaries of the Floodway, Floodway Fringe, General Floodplain, and Shallow Flooding (Overlay) Districts, as established in this section.
2. **Establishment of Official Floodplain Zoning Map.** The Flood Insurance Rate Maps (FIRM) for Jones County and Incorporated Areas, City of Monticello, Panels 19105C0039G, 19105C0043G, 19105C0127G, 19105C0129F, 19105C0131G, 19105C0133F, and 19105C0150G, dated November 19, 2021, which were prepared as part of the Flood Insurance Study for Jones County are hereby adopted by reference and declared to be the Official Floodplain Zoning Map. The Jones County Flood Insurance Study is hereby adopted by reference and is made a part of this chapter for the purpose of administering floodplain management regulations. The flood profiles and all explanatory material contained with the Flood Insurance Study are also declared to be a part of this chapter.
3. **Rules for Interpretation of District Boundaries.** The boundaries of the zoning district areas shall be determined by scaling distances on the Official Floodplain Zoning Map. When an interpretation is needed as to the exact location of a boundary, the Floodplain Administrator shall make the necessary interpretation. The Board of Adjustment shall hear and decide appeals when it is alleged that there is an error in any requirement, decision, or determination made by the Floodplain Administrator in the enforcement or administration of this chapter.
4. **Compliance.** No structure or land shall hereafter be used, and no structure shall be located, extended, converted, or structurally altered, without full compliance with the terms of this chapter and other applicable regulations which apply to uses within the jurisdiction of this chapter.
5. **Abrogation and Greater Restrictions.** It is not intended by this chapter to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this chapter imposes greater restrictions, the provision of this chapter shall prevail. All other ordinances inconsistent with this chapter are hereby repealed to the extent of the inconsistency only.
6. **Interpretation.** In their interpretation and application, the provisions of this chapter shall be held to be minimum requirements and shall be liberally construed in favor of the governing body and shall not be deemed a limitation or repeal of any other powers granted by State statutes.

7. Warning and Disclaimer of Liability. The standards required by this chapter are considered reasonable for regulatory purposes. This chapter does not imply that areas outside the designated Floodplain (Overlay) District areas will be free from flooding or flood damages. This chapter shall not create liability on the part of the City, or any officer or employee thereof, for any flood damages that result from reliance on this chapter or on any administrative decision lawfully made thereunder.

8. Severability. If any section, clause, provision, or portion of this chapter is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this chapter shall not be affected thereby.

160.04 ADMINISTRATION.

1. Appointment, Duties and Responsibilities of Local Official. The City Administrator is hereby appointed to implement and administer the provisions of this chapter and will herein be referred to as the Floodplain Administrator. Duties and responsibilities of the Floodplain Administrator shall include (but not necessarily be limited to) the following:

A. Review all floodplain development permit applications to assure that the provisions of this chapter will be satisfied.

B. Review floodplain development applications to assure that all necessary permits have been obtained from federal, State, and local governmental agencies including approval when required from the Department of Natural Resources for floodplain construction.

C. Record and maintain a record of: (i) the elevation (in relation to North American Vertical Datum 1988) of the lowest floor (including basement) of all new or substantially improved structures; or (ii) the elevation to which new or substantially improved structures have been floodproofed.

D. Notify adjacent communities/counties and the Department of Natural Resources prior to any proposed alteration or relocation of a watercourse and submit evidence of such notifications to the Federal Emergency Management Agency.

E. Keep a record of all permits, appeals, and such other transactions and correspondence pertaining to the administration of this chapter.

F. Submit to the Federal Insurance Administrator an annual report concerning the community's participation, utilizing the annual report form supplied by the Federal Insurance Administration.

G. Notify the Federal Insurance Administrator of any annexations or modifications to the community's boundaries.

H. Review subdivision proposals to ensure such proposals are consistent with the purpose of this chapter and advise the Board of Adjustment of potential conflict.

I. Maintain the accuracy of the community's Flood Insurance Rate Maps when:

(1) Development placed within the Floodway (Overlay) District results in any of the following:

a. An increase in the base flood elevations; or

b. Alteration to the floodway boundary.

(2) Development placed in Zones A, AE, AH, and A1-30 that does not include a designated floodway that will cause a rise of more than one foot in the base elevation; or

- (3) Development relocates or alters the channel.

Within six months of the completion of the development, the applicant shall submit to FEMA all scientific and technical data necessary for a Letter of Map Revision.

J. Perform site inspections to ensure compliance with the standards of this chapter.

K. Forward all requests for variances to the Board of Adjustment for consideration. Ensure all requests include the information ordinarily submitted with applications as well as any additional information deemed necessary to the Board of Adjustment.

2. Floodplain Development Permit.

A. **Permit Required.** A Floodplain Development Permit issued by the Floodplain Administrator shall be secured prior to any floodplain development (any man-made change to improved and unimproved real estate, including but not limited to buildings or other structures, mining, filling, grading, paving, storage of materials and equipment, excavation, or drilling operations), including the placement of factory-built homes.

B. **Application for Permit.** Application shall be made on forms furnished by the Floodplain Administrator and shall include the following:

- (1) Description of the work to be covered by the permit for which application is to be made.

- (2) Description of the land on which the proposed work is to be done (e.g., lot, block, track, street address or similar description) that will readily identify and locate the work to be done.

- (3) Location and dimensions of all structures and additions.

- (4) Indication of the use or occupancy for which the proposed work is intended.

- (5) Elevation of the base flood.

- (6) Elevation (in relation to North American Vertical Datum 1988) of the lowest floor (including basement) of structure or of the level to which a structure is to be floodproofed.

- (7) For structures being improved or rebuilt, the estimated cost of improvements and market value of the structure prior to the improvements.

- (8) Such other information as the Floodplain Administrator deems reasonably necessary (e.g., drawings or a site plan) for the purpose of this chapter.

C. **Action on Permit Application.** The Floodplain Administrator shall, within a reasonable time, determine whether the proposed floodplain development meets the applicable standards of this chapter and shall approve or disapprove the application. For disapprovals, the applicant shall be informed, in writing, of the specific reasons therefor. The Floodplain Administrator shall not issue permits for variances except as directed by the Board of Adjustment.

D. **Construction and Use to Be as Provided in Application and Plans.** Floodplain development permits based on the basis of approved plans and applications authorize only the use, arrangement, and construction set forth in such approved plans and applications and no other use, arrangement, or construction. Any use, arrangement, or construction at variance with that authorized shall be deemed a violation of this chapter. The applicant shall be required to submit certification by a professional engineer or land surveyor, as

appropriate, registered in the State of Iowa, that the finished fill, structure floor elevations, floodproofing, or other flood protection measures were accomplished in compliance with the provisions of this chapter, prior to the use or occupancy of any structure.

160.05 ESTABLISHMENT OF ZONING (OVERLAY) DISTRICTS. The floodplain areas within the jurisdiction of this chapter are hereby divided into the following districts:

1. Floodway (Overlay) District (FW) – those areas identified as Floodway on the Official Floodplain Zoning Map.
2. Floodway Fringe (Overlay) District (FF) – those areas identified as Zone AE on the Official Floodplain Zoning Map but excluding those areas identified as Floodway.
3. General Floodplain (Overlay) District (GF) – those areas identified as Zone A on the Official Floodplain Zoning Map.

The boundaries shall be as shown on the Official Floodplain Zoning Map. Within these districts, all uses not allowed as permitted uses are prohibited unless a variance to the terms of this chapter is granted after due consideration by the Board of Adjustment.

160.06 FLOODWAY (OVERLAY) DISTRICT (FW).

1. Permitted Uses. All development within the Floodway District shall be permitted to the extent that they are not prohibited by any other ordinance (or underlying zoning district) and provided they meet applicable performance standards of the Floodway District.
2. Performance Standards. All Floodway District uses allowed as a permitted use shall meet the following standards.
 - A. No development shall be permitted in the Floodway District that would result in any increase in the base flood elevation. Consideration of the effects of any development on flood levels shall be based upon the assumption that an equal degree of development would be allowed for similarly situated lands.
 - B. All development within the Floodway District shall:
 - (1) Be consistent with the need to minimize flood damage.
 - (2) Use construction methods and practices that will minimize flood damage.
 - (3) Use construction materials and utility equipment that are resistant to flood damage.
 - C. No development shall affect the capacity or conveyance of the channel or floodway of any tributary to the main stream, drainage ditch, or any other drainage facility or system.
 - D. Structures, buildings, recreational vehicles, and sanitary and utility systems, if permitted, shall meet the applicable performance standards of the Floodway Fringe District, and shall be constructed or aligned to present the minimum possible resistance to flood flows.
 - E. Structures, if permitted, shall have a low flood damage potential and shall not be for human habitation.
 - F. Storage of materials or equipment that are buoyant, flammable, explosive or injurious to human, animal or plant life is prohibited. Storage of other material may be allowed if readily removable from the Floodway District within the time available after flood warning.

G. Watercourse alterations or relocations (channel changes and modifications) must be designed to maintain the flood carrying capacity within the altered or relocated portion. In addition, such alterations or relocations must be approved by the Department of Natural Resources.

H. Any fill allowed in the floodway must be shown to have some beneficial purpose and shall be limited to the minimum amount necessary.

I. Pipeline river or stream crossings shall be buried in the streambed and banks or otherwise sufficiently protected to prevent rupture due to channel degradation and meandering or due to the action of flood flows.

160.07 FLOODWAY FRINGE (OVERLAY) DISTRICT FF.

1. Permitted Uses. All development within the Floodway Fringe District shall be permitted to the extent that they are not prohibited by any other ordinance (or underlying zoning district) and provided they meet applicable performance standards of the Floodway Fringe District.

2. Performance Standards. All development must be consistent with the need to minimize flood damage and meet the following applicable performance standards. Until a regulatory floodway is designated, no development may increase the base flood elevation more than one foot. The applicant will be responsible for providing the Department of Natural Resources with sufficient technical information to make such determination.

A. All development shall:

(1) Be designed and adequately anchored to prevent flotation, collapse, or lateral movement.

(2) Use construction methods and practices that will minimize flood damage.

(3) Use construction materials and utility equipment that are resistant to flood damage.

B. Residential Structures. All new or substantially improved residential structures shall have the lowest floor, including basement, elevated a minimum of one foot above the base flood elevation. Construction shall be upon compacted fill which shall, at all points, be no lower than one foot above the base flood elevation and extend at such elevation at least 18 feet beyond the limits of any structure erected thereon. Alternate methods of elevating (such as piers or extended foundations) may be allowed, subject to favorable consideration by the Board of Adjustment, where existing topography, street grades, or other factors preclude elevating by fill. In such cases, the methods used must be adequate to support the structure as well as withstand the various forces and hazards associated with flooding. All new residential structures located in areas that would become isolated due to flooding of surrounding ground shall be provided with a means of access that will be passable by wheeled vehicles during the base flood. However, this criterion shall not apply where the Floodplain Administrator determines there is sufficient flood warning time for the protection of life and property. When estimating flood warning time, consideration shall be given to the criteria listed in 567-75.2(3), Iowa Administrative Code.

C. Nonresidential Structures. All new or substantially improved nonresidential structures shall have the lowest floor (including basement) elevated a minimum of one foot above the base flood elevation, or together with attendant utility and sanitary systems, be floodproofed to such a level. When floodproofing is utilized, a professional engineer registered in the State of Iowa shall certify that the floodproofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and

other factors associated with the base flood; and that the structure, below the base flood elevation is watertight with walls substantially impermeable to the passage of water. A record of the certification indicating the specific elevation (in relation to North American Vertical Datum 1988) to which any structures are floodproofed shall be maintained by the Floodplain Administrator.

D. All New and Substantially Improved Structures.

(1) Fully enclosed areas below the lowest floor (not including basements) that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or meet or exceed the following minimum criteria:

- a. A minimum of two openings, with positioning on at least two walls, having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.
- b. The bottom of all openings shall be no higher than one foot above grade.
- c. Openings may be equipped with screens, louvers, valves, or other coverings or devices, provided they permit the automatic entry and exit of floodwaters.

Such areas shall be used solely for parking of vehicles, building access, and low damage potential storage.

(2) New and substantially improved structures must be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

(3) New and substantially improved structures shall be constructed with electric meter, electrical service panel box, hot water heater, heating, air conditioning, ventilation equipment (including ductwork), and other similar machinery and equipment elevated (or, in the case of non-residential structures, optionally floodproofed to) a minimum of one foot above the base flood elevation.

(4) New and substantially improved structures shall be constructed with plumbing, gas lines, water meters, gas meters, and other similar service utilities either elevated (or in the case of non-residential structures, optionally floodproofed to) a minimum of one foot above the base flood elevation or designed to be watertight and withstand inundation to such a level.

E. Factory-Built Homes.

(1) All new and substantially improved factory-built homes, including those placed in existing factory-built home parks or subdivisions, shall be elevated on a permanent foundation such that the lowest floor of the structure is a minimum of one foot above the base flood elevation.

(2) All new and substantially improved factory-built homes, including those placed in existing factory-built home parks or subdivisions, shall be anchored to resist flotation, collapse, or lateral movement. Anchorage systems may include, but are not limited to, use of over-the-top or frame ties to ground anchors as required by the *State Building Code*.

F. Utility and Sanitary Systems.

(1) On-site waste disposal and water supply systems shall be located or designed to avoid impairment to the system or contamination from the system during flooding.

(2) All new and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system as well as the discharge of effluent into flood waters. Wastewater treatment facilities (other than on-site systems) shall be provided with a level of flood protection equal to or greater than one foot above the base flood elevation.

(3) New or replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system. Water supply treatment facilities (other than on-site systems) shall be provided with a level of protection equal to or greater than one foot above the base flood elevation.

(4) Utilities such as gas or electrical systems shall be located and constructed to minimize or eliminate flood damage to the system and the risk associated with such flood damaged or impaired systems.

G. Storage of Equipment and Materials. Storage of equipment and materials that are flammable, explosive, or injurious to human, animal, or plant life is prohibited unless elevated a minimum of one foot above the base flood elevation. Other material and equipment must either be similarly elevated or: (i) not subject to major flood damage and anchored to prevent movement due to flood waters; or (ii) readily removable from the area within the time available after flood warning.

H. Flood Control Structures. Flood control structural works such as levees, flood walls, etc. shall provide, at a minimum, protection from the base flood with a minimum of three feet of design freeboard and shall provide for adequate interior drainage. In addition, the Department of Natural Resources shall approve structural flood control works.

I. Watercourse Alterations. Watercourse alterations or relocations must be designed to maintain the flood carrying capacity within the altered or relocated portion. In addition, the Department of Natural Resources must approve such alterations or relocations.

J. Subdivision. Subdivisions (including factory-built home parks and subdivisions) shall be consistent with the need to minimize flood damages and shall have adequate drainage provided to reduce exposure to flood damage. Development associated with subdivision proposals (including the installation of public utilities) shall meet the applicable performance standards of this chapter. Subdivision proposals intended for residential use shall provide all lots with a means of access which will be passable by wheeled vehicles during the base flood. Proposals for subdivisions greater than five acres or 50 lots (whichever is less) shall include base flood elevation data for those areas located within the Floodway Fringe (Overlay) District.

K. Accessory Structures to Residential Uses.

(1) Detached garages, sheds, and similar structures that are incidental to a residential use are exempt from the base flood elevation requirements where the following criteria are satisfied:

a. The structure shall be designed to have low flood damage potential. Its size shall not exceed 600 square feet in size. Those portions of the structure located less than one foot above the base flood elevation must be constructed of flood-resistant materials.

b. The structure shall be used solely for low flood damage potential purposes such as vehicle parking and limited storage. The structure shall not be used for human habitation.

c. The structure shall be constructed and placed on the building site so as to offer minimum resistance to the flow of floodwaters.

d. The structure shall be firmly anchored to prevent flotation, collapse, and lateral movement, which may result in damage to other structures.

e. The structure's service facilities such as electrical and heating equipment shall be elevated or floodproofed to at least one foot above the base flood elevation.

f. The structure's walls shall include openings that satisfy the provisions of Paragraph D(1) of this subsection.

(2) Exemption from the base flood elevation requirements for such a structure may result in increased premium rates for flood insurance coverage of the structure and its contents.

L. **Recreational Vehicles.** Recreational vehicles are exempt from the requirements of Paragraph E of this subsection regarding anchoring and elevation of factory-built homes when the following criteria are satisfied.

(1) The recreational vehicle shall be located on the site for less than 180 consecutive days, and

(2) The recreational vehicle must be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system and is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions.

Recreational vehicles that are located on the site for more than 180 consecutive days or are not ready for highway use must satisfy requirements of Paragraph E of this subsection regarding anchoring and elevation of factory-built homes.

M. **Pipeline Crossings.** Pipeline river and stream crossings shall be buried in the streambed and banks, or otherwise sufficiently protected to prevent rupture due to channel degradation and meandering.

N. **Maximum Damage Potential Development.** All new or substantially improved maximum damage potential development shall have the lowest floor (including basement) elevated a minimum of one foot above the elevation of the 500-year flood, or together with attendant utility and sanitary systems, be floodproofed to such a level. When floodproofing is utilized, a professional engineer registered in the State of Iowa shall certify that the floodproofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the 0.2% annual chance flood; and that the structure, below the 0.2% annual chance flood elevation is watertight with walls substantially impermeable to the passage of water. A record of the certification indicating the specific elevation (in relation to North American Vertical Datum 1988) to which any structures are floodproofed shall be maintained by the Floodplain Administrator. Where a two-tenths percent chance flood elevation data has not been provided in the Flood Insurance Study, the Iowa Department of Natural Resources shall be contacted to compute such data. The applicant will be responsible for providing

the Department of Natural Resources with sufficient technical information to make such determinations.

160.08 GENERAL FLOODPLAIN (OVERLAY) DISTRICT FP.

1. Permitted Uses.

A. All development within the General Floodplain District shall be permitted to the extent that they are not prohibited by any other ordinance (or underlying zoning district) and provided they meet the applicable performance standards of the General Floodplain District.

B. Any development which involves placement of structures, factory-built homes, fill or other obstructions, storage of materials or equipment, excavation or alteration of a watercourse shall be reviewed by the Department of Natural Resources to determine: (i) whether the land involved is either wholly or partly within the floodway or floodway fringe; and (ii) the base flood elevation. The applicant shall be responsible for providing the Department of Natural Resources with sufficient technical information to make the determination.

C. Review by the Iowa Department of Natural Resources is not required for the proposed construction of new or replacement bridges or culverts where:

(1) The bridge or culvert is located on a stream that drains less than two square miles, and

(2) The bridge or culvert is not associated with a channel modification that constitutes a channel change as specified in 567-71.2(2), Iowa Administrative Code.

2. Performance Standards.

A. All development, or portions thereof, to be located in the floodway as determined by the Department of Natural Resources shall meet the applicable provisions and standards of the Floodway (Overlay) District (Section 160.06).

B. All development, or portions thereof, to be located in the floodway fringe as determined by the Department of Natural Resources shall meet the applicable provisions and standards of the Floodway Fringe (Overlay) District (Section 160.07).

160.09 RESERVED.

160.10 ESTABLISHMENT OF APPEAL AND VARIANCE PROCEDURES. The Board of Adjustment, hereinafter referred to as the Board, shall hear and decide: (i) appeals; and (ii) requests for variances to the provisions of this chapter, and shall take any other action which is required of the Board.

1. Appeals. Where it is alleged that there is any error in any order, requirement, decision, or determination made by an administrative official in the enforcement of this chapter, the aggrieved party may appeal such action. The notice of appeal shall be filed with the Board and with the official from whom the appeal is taken and shall set forth the specific reason for the appeal. The official from whom the appeal is taken shall transmit to the Board all the documents constituting the record upon which the action appealed from was taken.

2. Variance. The Board may authorize upon request in specific cases such variances from the terms of this chapter that will not be contrary to the public interest where, owing to special

conditions, a literal enforcement of the provisions of this chapter will result in unnecessary hardship. Variances granted must meet the following applicable standards.

A. Variances shall only be granted upon: (i) a showing of good and sufficient cause; (ii) a determination that failure to grant the variance would result in exceptional hardship to the applicant; and (iii) a determination that the granting of the variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public or conflict with existing local codes or ordinances.

B. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood would result. Consideration of the effects of any development on flood levels shall be based upon the assumption that an equal degree of development would be allowed for similarly situated lands.

C. Variances shall only be granted upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

D. In cases where the variance involves a lower level of flood protection for structures than what is ordinarily required by this chapter, the applicant shall be notified in writing over the signature of the Floodplain Administrator that: (i) the issuance of a variance will result in increased premium rates for flood insurance up to amounts as high as \$25.00 for \$100.00 of insurance coverage; and (ii) such construction increases risks to life and property.

E. All variances granted shall have the concurrence or approval of the Department of Natural Resources.

3. Hearings and Decisions of the Board.

A. Hearings. Upon the filing with the Board of an appeal or a request for a variance, the Board shall hold a public hearing. The Board shall fix a reasonable time for the hearing and give public notice thereof, as well as due notice to parties in interest. At the hearing, any party may appear in person or by agent or attorney and present written or oral evidence. The Board may require the appellant or applicant to provide such information as is reasonably deemed necessary and may request the technical assistance and/or evaluation of a professional engineer or other expert person or agency, including the Department of Natural Resources.

B. Decisions. The Board shall arrive at a decision on an appeal or variance within a reasonable time. In passing upon an appeal, the Board may, so long as such action is in conformity with the provisions of this chapter, reverse or affirm, wholly or in part, or modify the order, requirement, decision, or determination appealed from, and it shall make its decision, in writing, setting forth the findings of fact and the reasons for its decision. In granting a variance, the Board shall consider such factors as contained in this section and all other relevant sections of this chapter and may prescribe such conditions as contained in Subparagraph (2) of this paragraph.

(1) Factors Upon Which the Decision of the Board Shall Be Based. In passing upon applications for variances, the Board shall consider all relevant factors specified in other sections of this chapter and:

a. The danger to life and property due to increased flood heights or velocities caused by encroachments.

b. The danger that materials may be swept on to other land or downstream to the injury of others.

- c. The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination, and unsanitary conditions.
- d. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.
- e. The importance of the services provided by the proposed facility to the City.
- f. The requirements of the facility for a floodplain location.
- g. The availability of alternative locations not subject to flooding for the proposed use.
- h. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future.
- i. The relationship of the proposed use to the comprehensive plan and floodplain management program for the area.
- j. The safety of access to the property in times of flood for ordinary and emergency vehicles.
- k. The expected heights, velocity, duration, rate of rise and sediment transport of the flood water expected at the site.
- l. The cost of providing governmental services during and after flood conditions, including maintenance and repair of public utilities (sewer, gas, electrical, and water systems), facilities, streets, and bridges.
- m. Such other factors which are relevant to the purpose of this chapter.

(2) Conditions Attached to Variances. Upon consideration of the factors listed above, the Board may attach such conditions to the granting of variances as it deems necessary to further the purpose of this chapter. Such conditions may include, but not necessarily be limited to:

- a. Modification of waste disposal and water supply facilities.
- b. Limitation of periods of use and operation.
- c. Imposition of operational controls, sureties, and deed restrictions.
- d. Requirements for construction of channel modifications, dikes, levees, and other protective measures, provided such are approved by the Department of Natural Resources and are deemed the only practical alternative to achieving the purpose of this chapter.
- e. Floodproofing measures shall be designed consistent with the flood protection elevation for the particular area, flood velocities, duration, rate of rise, hydrostatic and hydrodynamic forces, and other factors associated with the regulatory flood. The Board shall require that the applicant submit a plan or document certified by a registered professional engineer that the floodproofing measures are consistent with the regulatory flood protection elevation and associated flood factors for the particular area.

4. Appeals to the Court. Any person or persons, jointly or severally, aggrieved by any decision of the Board may present to a court of record a petition, duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality. Such petition shall be presented to the court within thirty days after the filing of the decision in the office of the Board.

160.11 NONCONFORMING USES.

1. A structure or the use of a structure or premises which was lawful before the passage or amendment of the ordinance codified in this chapter, but which is not in conformity with the provisions of this chapter, may be continued subject to the following conditions:

A. If such use is discontinued for six consecutive months, any future use of the building premises shall conform to this chapter.

B. Uses or adjuncts thereof that are or become nuisances shall not be entitled to continue as nonconforming uses.

2. If any nonconforming use or structure is destroyed by any means, including flood, it shall not be reconstructed if the cost is more than 50 percent of the market value of the structure before the damage occurred, unless it is reconstructed in conformity with the provisions of this chapter. This limitation does not include the cost of any alteration to comply with existing State or local health, sanitary, building, or safety codes or regulations, or the cost of any alteration of a structure listed on the National Register of Historic Places, provided that the alteration shall not preclude its continued designation.

3. Except as provided in Subsection 1(B) of this section, any use which has been permitted as a variance shall be considered a conforming use.

160.12 PENALTIES FOR VIOLATION. Violations of the provisions of this chapter or failure to comply with any of the requirements (including violations of conditions and safeguards established in connection with grants of variances) shall constitute a misdemeanor. Any person who violates this chapter or fails to comply with any of its requirements shall upon conviction thereof be fined not more than \$500.00 or imprisoned for not more than 30 days. Each day such violation continues shall be considered a separate offense. Nothing herein contained prevent the City from taking such other lawful action as is necessary to prevent or remedy violation.

160.13 AMENDMENTS. The regulations and standards set forth in this chapter may from time to time be amended, supplemented, changed, or repealed. No amendment, supplement, change, or modification shall be undertaken without prior approval of the Department of Natural Resources.

SECTION 2. SEVERABILITY CLAUSE. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval, and publication as provided by law.

Passed by the Council the ___ day of _____, 20___, and approved this ___ day of _____, 20___.

Mayor

ATTEST:

City Clerk

First Reading: _____

Second Reading: _____

Third Reading: _____

I certify that the foregoing was published as Ordinance No. _____ on the ____ day of _____,
20____.

City Clerk

City Council Meeting
Prep. Date: 7/28/2021
Preparer: Sally Hinrichsen



Agenda Item: # 9
Agenda Date: 08/02/2021

Communication Page

Agenda Items Description: Ordinance #745 amending the Code of Ordinances of The City of Monticello, Iowa, By Amending Provisions Pertaining to “Liquor Licenses and Wine and Beer Permits” related to “Prohibited Sales and Acts”

Type of Action Requested: Motion; Resolution; **Ordinance**; Report; Public Hearing; Closed Session

Attachments & Enclosures:

Proposed Ordinance

Fiscal Impact:

Budget Line Item:	
Budget Summary:	
Expenditure:	
Revenue:	

Synopsis: HF384, changes several items that affect Iowa Code Chapter 123. One item included the hour of sales, which changes affects City Code 120.05, Subsection 2

Background Information:

Current section of City Code reads as follows:

120.05 PROHIBITED SALES AND ACTS.

A person holding a liquor license or retail wine or beer permit and the person's agents or employees shall not do any of the following:

2. Sell or dispense any alcoholic beverage on the premises covered by the license or permit, or permit its consumption thereon between the hours of 2:00 a.m. and 6:00 a.m. on a weekday, and between the hours of 2:00 a.m. on Sunday and 6:00 a.m. on the following Monday; however, a holder of a liquor control license or retail wine or beer permit granted the privilege of selling alcoholic liquor, wine, or beer on Sunday may sell or dispense alcoholic liquor, wine, or beer between the hours of 8:00 a.m. on Sunday and 2:00 a.m. of the following Monday, and further provided that a holder of any class of liquor control license or the holder of a class "B" beer permit may sell or dispense alcoholic liquor, wine, or beer for consumption on the premises between the hours of 8:00 a.m. on Sunday and 2:00 a.m. on Monday when that Monday is New Year's Day and beer for consumption off the premises between the hours of 8:00 a.m. on Sunday and 2:00 a.m. on the following Monday when that Sunday is the day before New Year's Day.

(Code of Iowa, Sec. 123.49[2b] & 123.150)

On June 8, 2021, the Governor signed a number of changes into law that affect Iowa Code Chapter 123, effective Thursday, July 1, 2021.

HF384 – ALCOHOLIC BEVERAGE CONTROL

House File 384 addresses alcoholic beverage control concerning class “C” liquor control licenses, hours of sale of alcoholic beverages on Sunday, and the delivery of certain alcoholic beverages.

Hours of Sale

- The sale of alcohol on Sunday can now begin at 6:00 a.m. The hours during which alcoholic beverages may be legally sold and served are now Monday through Sunday 6:00 a.m. to 2:00 a.m.

Staff Recommendation: Staff recommends that the Council approve the Ordinance amending the Code of Ordinances of The City of Monticello, Iowa, By Amending provisions pertaining to Section 120.05, Subsection 2 “Prohibited Sales and Acts”, (3rd & final)

ORDINANCE NO. 745

An Ordinance amending the Code of Ordinances of the City of Monticello, Iowa, by amending Provisions Pertaining to “Liquor Licenses and Wine and Beer Permits” related to “Prohibited Sales and Acts”

BE IT ENACTED by the City Council of the City of Monticello, Iowa:

SECTION 1. SECTION MODIFIED. Section 120.05, Subsection 2, of the Code of Ordinances of the City of Monticello, Iowa, is repealed and the following adopted in lieu thereof:

2. Sell or dispense any alcoholic beverage on the premises covered by the license or permit, or permit its consumption thereon between the hours of 2:00 a.m. and 6:00 a.m. on a weekday, and between the hours of 2:00 a.m. on Sunday and 6:00 a.m. on the following Monday; however, a holder of a liquor control license or retail wine or beer permit granted the privilege of selling alcoholic liquor, wine, or beer on Sunday may sell or dispense alcoholic liquor, wine, or beer between the hours of 6:00 a.m. on Sunday and 2:00 a.m. of the following Monday, and further provided that a holder of any class of liquor control license or the holder of a class "B" beer permit may sell or dispense alcoholic liquor, wine, or beer for consumption on the premises between the hours of 6:00 a.m. on Sunday and 2:00 a.m. on Monday when that Monday is New Year's Day and beer for consumption off the premises between the hours of 6:00 a.m. on Sunday and 2:00 a.m. on the following Monday when that Sunday is the day before New Year's Day.

(Code of Iowa, Sec. 123.49[2b] & 123.150)

SECTION 2. SEVERABILITY CLAUSE. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

1st reading passed by the Council on this _____ day of July, 2021.
2nd reading passed by the Council on this _____ day of _____, 2021.
3rd reading passed by the Council on this _____ day of _____, 2021.

Brain Wolken, Mayor

Attest:

Sally Hinrichsen, City Clerk

I, Sally Hinrichsen, Monticello City Clerk, do hereby certify that the above and foregoing Ordinance # _____ was published in the Monticello Express on the _____ day of _____, 2021.

Sally Hinrichsen, City Clerk

City Council Meeting
Prep. Date: 7/28/21
Preparer: Russell Farnum



Agenda Item: # 10-12
Agenda Date: 08/02/2021

Communication Page

Agenda Items Description: Updating the water, sewer and storm water utility fees

Type of Action Requested: Motion; Resolution; **Ordinance(s)**; Report; Public Hearing; Closed Session

Attachments & Enclosures:
(3) Ordinances

Fiscal Impact:
Budget Line Item:
Budget Summary:
Expenditure:
Revenue:

Synopsis: Due to the construction of the City’s new wastewater treatment facility, the 6th Street Ditch improvements, and other anticipated future projects, the City must update its capital and user fees to cover appropriate bonds and begin building a capital fund for future maintenance and improvement projects. This is Second Reading on three (3) ordinances that are necessary to provide sufficient revenues for these projects.

Background Information:

PFM Financial Advisor Matt Stoffel gave a power point presentation on Sewer Plant Plan of Finance Discussion at the February 15 City Council meeting. Stoffel reviewed various options on how the City could finance the upgrades to the Sewer Treatment Plant. Options included using sewer revenue only and raising the sewer rates to cover the cost. Another option is funding the treatment plant partially with sewer revenue and partially with TIF or other debt service, which would keep sewer rates lower. Stoffel recommended setting sewer rates separately and not tied to the water rates. Stoffel has been working with the City’s Bonding Attorney John Danos and city staff with the SRF loan and future funding of the sewer plant upgrades.

In addition, city staff have been working on a funding plan for the 6th Street Ditch project. At the June Council worksession on infrastructure projects, Council consensus was to update the City’s storm water utility fee, rather than ask for Special Assessments, to pay for the 6th St. Ditch project and other future storm water improvements.

In order to incorporate these necessary changes, the attached three ordinances make the following changes:

A. Updates to Chapter 92, Water Rates, keeps the existing water rates the same, but changes the flat monthly water/sewer equipment fee (#4, below), from fifty cents each to three dollars each (\$6.00 total). This is a small adjustment that will help begin to build a capital fund for future improvements.

92.02 RATES FOR SERVICE.

Water service shall be furnished at the following monthly rates within the City:

1. First 1,000 gallons used per month - \$6.17 (minimum bill).
2. Second to ninth 1,000 gallons used per month at \$4.00 per 1,000 gallons.
3. Tenth through infinity 1,000 gallons thereafter will be \$4.13 per 1,000 gallons.
4. A flat monthly water/sewer equipment replacement fee in the amount of 50 cents.

B. Updates to Chapter 99, Sewer Service Charges, eliminates the current sewer fee of 150% of the water fee, and creates a separate charge based upon consumption. For convenient billing, the proposed change keeps the same “splits” in use levels. The new fees are based upon the recommendations of PFM Financial Advisors.

The current code reads as follows:

99.01 SEWER SERVICE CHARGES REQUIRED.

Every customer shall pay to the City sewer service charges in the amount of 150 percent of the bill for water and water service attributable to the customer for the property served, rounded off to the nearest cent, as is accepted by general accounting practices.

The updated code changes the rate structure as follows:

Sewer Rate	(current *)	(proposed)
First 1000 gal	\$ 9.25	\$ 18.98
1001-9999 gal	\$ 6.00	\$ 12.30
10000+ gal	\$ 6.20	\$ 12.71

** current sewer rates calculated at 150% of water rates, proposed sewer rates would have a separate rate structure*

C. Updates to Chapter 100, Stormwater Drainage Utility, amends the current \$1 per month fee for residential units and \$2.50 per month fee for nonresidential units. The fee will adjust to \$3 per month for residential units and \$4.50 per month for nonresidential units. This is an adjustment across-the-board of \$2 per unit, whether residential, commercial, or industrial.

The current revenues generated by this fee are barely sufficient to pay for the USDA Financing for the 6th Street Ditch Project, which would tie up that complete revenue stream for 40 years. While staff is still considering more efficient financing options, it is best to update the fees to provide revenue for other storm projects throughout the community. This adjustment is based upon direction received at the June 21 worksession.

It is further recommended that these fees go into effect starting September 1, 2021. The fees would then start appearing on water bills at the end of October, payable in November. In addition, a 2% minimum escalator per year should be added, to assure that the rates keep up with inflation.

Staff Recommendation:

These ordinances are drafted in accordance with the recommendations of the City's financial advisors and prior direction from the Council. There are a multitude of other methods to increase revenues that will pay for the necessary infrastructure. Should the Council wish for further analysis, action on these ordinances should be continued, and Staff should be directed to work with PFM to return with further evaluation of specific scenarios.

However, the cleanest and most transparent option is to collect user fees that are directly tied to the projects. For this reason, approval of Second Reading of these ordinances is recommended. If that action is approved, the Ordinances will return to the Council for final approval at the August 2 City Council meeting.

ORDINANCE NO. 746

An Ordinance amending the Code of Ordinances of the City of Monticello, Iowa, by amending Provisions Pertaining to “Water Service System” related to “Rates For Services”.

BE IT ENACTED by the City Council of the City of Monticello, Iowa:

SECTION 1. SECTION MODIFIED. Chapter 92, Section 02, paragraphs 1 thru 4, of the Code of Ordinances of the City of Monticello are repealed and the following adopted in lieu thereof:

92.02 RATES FOR SERVICE. Water service shall be furnished at the following monthly rates within the City:

1. Rates in effect from November 1, 2021 billing on:
 - A. First 1,000 gallons used per month at \$6.17 (minimum bill).
 - B. Second to ninth 1,000 gallons used per month at \$4.00 per 1,000 gallons.
 - C. Tenth through infinity 1,000 gallons thereafter will be \$4.13 per 1,000 gallons.
 - D. A flat monthly Water/Sewer Equipment Replacement fee in the amount of \$6.00

2. Future Rates. The monthly per gallon rate set out in 92.02(1) shall be Adjusted annually as follows: On November 1, 2022 billing, all water rates shall be increased by 2.0% over the rates established in subsection 1 of this section. On each November 1 billing thereafter, said water rates shall be increased by 2.0% over the rates in effect during the preceding year.

SECTION 2. SEVERABILITY CLAUSE. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed by the Council the ____ day of _____, 2021.

Brian R. Wolken, Mayor

ATTEST:

Sally Hinrichsen, City Clerk

I certify that the foregoing was published as Ordinance No. ____ the ____ day of _____, 2021.

Sally Hinrichsen, City Clerk

ORDINANCE NO. 747

An Ordinance amending the Code of Ordinances of the City of Monticello, Iowa, by Amending Provisions Pertaining to “Sewer Service Charges”, Related to “Sewer Service Charges Required”

BE IT ENACTED by the City Council of the City of Monticello, Iowa:

SECTION 1. SECTION MODIFIED. Chapter 99, Section 01, of the Code of Ordinances of the City of Monticello are repealed and the following adopted in lieu thereof:

99.01 SEWER SERVICE CHARGES REQUIRED. Each customer shall pay sewer service charges for the use of and for the service supplied by the municipal sanitary sewer system based upon the amount of water consumed at the following monthly rates of within the City:

1. Rates in effect from November 1, 2021 billing on:
 - A. First 1,000 gallons used per month at \$18.98 (minimum bill).
 - B. Second to ninth 1,000 gallons used per month at \$12.30 per 1,000 gallons.
 - C. Tenth through infinity 1,000 gallons thereafter will be \$12.71 per 1,000 gallons.
2. Future Rates. The monthly per gallon rate set out in 99.01(1) shall be Adjusted annually as follows: On November 1, 2022 billing, all sewer rates shall be increased by 2.0% over the rates established in subsection 1 of this section. On each November 1 billing thereafter, said sewer rates shall be increased by 2.0% over the rates in effect during the preceding year.

SECTION 2. SEVERABILITY CLAUSE. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed by the Council the ____ day of _____, 2021.

Brian R. Wolken, Mayor

ATTEST:

Sally Hinrichsen, City Clerk

I certify that the foregoing was published as Ordinance No. ____ the ____ day of _____, 2021.

Sally Hinrichsen, City Clerk

ORDINANCE NO. 748

An Ordinance amending the Code of Ordinances of the City of Monticello, Iowa, by amending Provisions Pertaining to “Storm Water Drainage Utility”, Related to “Rates”

BE IT ENACTED by the City Council of the City of Monticello, Iowa:

SECTION 1. SECTION MODIFIED. Chapter 100, Section 04, of the Code of Ordinances of the City of Monticello, is repealed and the following adopted in lieu thereof:

100.04 RATES. Each user shall pay for storm and surface water drainage service provided by the City. The rates for the operation and maintenance of the storm water management facilities shall be collected by imposing a monthly rate on each “Unit”. The rates/charges shall be billed as part of the User’s combined service account. (*Combined Service Account* meaning a customer service account for the provision of two or more utility services.) The City may adopt rules, charges, rates, and fees for the use of the City’s storm and surface water system and for services provided by the City related thereto. Such rules may include delinquency fees, interest charges and/or penalties. Such charges and fees shall be just and equitable based upon the actual costs of operation, maintenance, acquisition, extension and replacement of the City’s Storm Water Management Facilities/Storm and Surface Water Drainage System(s), the costs of bond repayment, regulation, administration, and the services of the City. The rates for the foregoing functions shall be collected by imposing a monthly rate of three dollar (\$3.00) on every residential “unit”, and four dollars and fifty cents (\$4.50) on every other, non-residential “unit”.

SECTION 2. SEVERABILITY CLAUSE. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed by the Council the ____ day of _____, 2021.

Brian R. Wolken, Mayor

ATTEST:

Sally Hinrichsen, City Clerk

I certify that the foregoing was published as Ordinance No. ____ the ____ day of _____, 2021.

Sally Hinrichsen, City Clerk

City Council Meeting
Prep. Date: 7/28/2021
Preparer: Sally Hinrichsen



Agenda Item: # 13-21
Agenda Date: 08/02/2021

Communication Page

Agenda Items Description: Reports

Type of Action Requested: Motion; Resolution; Ordinance; **Reports**; Public Hearing; Closed Session

Attachments & Enclosures:

Fiscal Impact:

Budget Line Item:	
Budget Summary:	
Expenditure:	
Revenue:	

Reports / Potential Actions:

- 13. City Engineer
- 14. Mayor
- 15. City Administrator
- 16. City Clerk
- 17. Public Works Director
- 18. Police Chief
- 19. Water/Wastewater Superintendent
- 20. Park and Recreation Director
- 21. Library Director