

City of Monticello, Iowa

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Posted on September 2, 2021 at 10:00 a.m.

Monticello City Council Meeting September 7, 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	August	16, 2021
Approval of Payroll	August	26, 2021
Approval of Bill List		
Approval of Treasurers Report	July	2021
Approval of Northside Bar liquor license		

Presentation:

1. **Presentation** 5-2-1-0 Healthy Choices Count! – Jess Wiedenhoff
2. **Presentation** Enterprise Rental – Brandon Gish

Resolutions:

3. **Resolution** approving the final plat of Northridge Estates Third Addition, City of Monticello, Jones County, Iowa, a subdivision of Lot 11 in Industrial Park Third Addition, except for the North 145 feet and Parcel 97-31, all in the City of Monticello, Jones County, Iowa

4. **Resolution** approving the final plat of Northridge Estates Third Addition, City of Monticello, Jones County, Iowa, a subdivision of Outlot "A" in Northridge Estates, Second Addition, all in the City of Monticello, Jones County, Iowa
5. **Resolution** to approve payment to Creative Adventure Lab in the amount of \$20,000 related to the Rural Innovation Grant for façade and entryway improvements at 101 E. 1st Street
6. **Resolution** to approve Deed, Declaration of Value, Groundwater Hazard Statement and Closing Statement associated with 449 North Sycamore Street sale and authorize City Administrator to close the Real Estate transaction
7. **Resolution** Approving Natasha & Grant Terry Tax Abatement Application related to Residential Improvements constructed at 216 S Maple Street, Monticello, Iowa
8. **Resolution** Approving Gary Anciaux Tax Abatement Application related to Residential Improvements constructed at 312 Faust Circle, Monticello, Iowa
9. **Resolution** entitled Business Authorization Resolution as related to City Credit cards

Motions:

10. **Motion** to schedule Trick or Treat Night and hours for Sunday October 31, 2021 from 6:00 to 8:00 PM
11. **Motion** to accept bid on the 2004 Ford F250

Ordinances:

12. **Ordinance** Amending Chapter 10, Urban Revitalization, Monticello Code, by Amending Section 10.10 Exemptions (2nd and/or 3rd & final reading)

Reports / Potential Actions:

13. City Engineer
14. Mayor
 - a. 202 N Main Hazard Mitigation
15. City Administrator
16. City Clerk
 - a. Clerk update
17. Public Works Director
18. Police Chief
19. Water/Wastewater Superintendent
 - a. Monthly Update
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. Mask is recommended but not required to attend the meeting and seating is limited

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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: September 7, 2021 City Council Meeting

Time: Sep 7, 2021 06:00 AM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83566327941>

Meeting ID: 835 6632 7941

One tap mobile

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Dial by your location

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Meeting ID: 835 6632 7941

Find your local number: <https://us02web.zoom.us/j/83566327941>

Regular Council Meeting
August 16, 2021 – 6:00 P.M.
Community Media Center

Mayor Pro Tem Dave Goedken called the meeting to order. Council present were: Brenda Hanken, Candy Langerman, Chris Lux, Tom Yeoman and Scott Brighton. Mayor Brian Wolken was absent. Also present were City Administrator Russell Farnum, City Clerk Sally Hinrichsen, Public Works Director Nick Kahler, Water/Wastewater Superintendent Jim Tjaden and Park & Rec Director Jacob Oswald. Library Director Michelle Turnis and Police Chief Britt Smith arrived during meeting. 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 amended agenda, adding Kardes C-Store liquor license and removing the closed session; Lux seconded, roll call unanimous.

Bud Coyle, 515 North Sycamore, questioned who did Harvey Johnson's lawn repairs following the water leak issue on Main Street. They did a really nice job and wanted to hire them to do his yard from the Sycamore project.

Brenda Hanken questioned where City was on the CDBG surveys. Farnum stated he would need to meet with Mayor Wolken to see where they are and then set a date to pick them up and Clerk's Office will resend out the letters.

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

Kaye Junion, 245 North Arminda, stated that Police Chief Smith meet with Bob Hendricks and Doug Herman to discuss the Heritage Museum plan to host a vendor fair during the Monti in Motion event. Council decided to follow-up on this after the Police Chief arrives.

Yeoman moved to approve Resolution #2021-89 Approving Ben Bollwitt Tax Abatement Application related to Residential Improvements constructed at 5 Spring Farm Lane, Unit #2, Monticello, Iowa, Brighton seconded. Roll call unanimous.

Farnum recommended the Council designate use of the American Rescue Plan (ARP) primarily for funding water and sewer capital improvements, in particular design and construction of the Waste Water Treatment Plant. City is estimated to get approximately \$500,000 in two tranches. City has until December 31, 2024 to obligate the funds and until 2026 to spend the funds. Langerman moved to approve Resolution #2021-90 Designating American Rescue Plan funding for use on the Waste Water Treatment Facility expansion and related Water and Sewer projects, Brighton seconded. Roll call unanimous.

Farnum reported the proposed easements formalize access to underground utilities the City owns and operates on Orbis and Energy properties on Plastic Lane. Langerman moved to approve Resolution #2021-91 to approve Public Utility and Storm Water Easement with Orbis Corporation and direct recordation of same, Lux seconded. Roll call unanimous.

Yeoman moved to approve Resolution #2021-92 to approve Public Sanitary Easement with Energy and direct recordation of same, Lux seconded. Roll call unanimous.

Langerman moved to approve Resolution #2021-93 to approve the acquisition of Credit Cards for various departments. Lux seconded. Roll call unanimous.

Farnum reported Iowa Department of Homeland Security and Emergency Mitigation has money for infrastructure and acquisition/demolition projects under its Mitigation Grant Program. The program provides FEMA grants at 75%, with Iowa grant of 10% and City match of 15%, which can be either cash or in-kind contributions. Farnum prepared applications for these eligible projects: 1) Backup generator for Fire Department; 2) Backup generator for West Well and 3) Acquisition and demolition of 202 North Main Street (flood plain property). In order to proceed Council must now commit to the local match and designate an Authorized Representative to work with the Iowa HSEMD to finalize the applications and execute all of the grant related documents. Due to last summer's derecho, FEMA and HSEMD have funding through the Hazard Mitigation Grant Program for projects that help communities be better prepared for future disastrous events. Farnum recommended using the natural gas generators for both the Fire Department and West Well. City share (15%) of each gas generator would be \$8,325. Farnum reviewed the proposed flood plain buyout of 202 North Main Street property, which is just north of the Hyvee Dollar Fresh site. The main building is on the fringe of the flood plain and the detached garage is in the flood plain. If bought out the City would not be allowed to build on the site, however, City would be allowed to extend a path of trail through this property in the future. Council questioned if anyone would be interested in purchasing the property, with Dollar Fresh next door. The estimated city share (15%) would be \$55,500. Property owner Richard Wolken was present and reported the building was flooded several times and it has flooded when Delhi dam broke, the downstairs apartments were 8 feet deep. Yeoman moved to approve Local Match Resolution #2021-94 for the Hazard Mitigation Assistance Program for Fire Department. Hanken seconded. Roll call unanimous.

Langerman moved to approve Resolution #2021-95 designating and authorizing Russell Farnum, City Administrator, as City Representative to sign all documents related to the Mitigation Project providing funding to assist with the Backup Generator for the Fire Department, Lux seconded. Roll call unanimous.

Lux moved to approve Local Match Resolution #2021-96 for the Hazard Mitigation Assistance Program for West Well. Brighton seconded. Roll call unanimous.

Yeoman moved to approve Resolution #2021-97 designating and authorizing Russell Farnum, City Administrator, as City Representative to sign all documents related to the Mitigation Project providing funding to assist with the Backup Generator for the West Well, Hanken seconded. Roll call unanimous.

Langerman moved to approve Local Match Resolution #2021-98 for the Hazard Mitigation Assistance Program for Flood Plain Buy-out of 202 North Main Street. Yeoman seconded. Roll call: Ayes: Langerman, Lux and Yeoman. Nays: Goedken, Hanken and Brighton. Motion failed.

Being previous resolution failed no action was taken on resolution designating and authorizing Russell Farnum, City Administrator, as City Representative to sign all documents related to the Mitigation Project providing funding to assist with the Flood Plain Buy-out of 202 North Main Street.

Farnum reported Council previously adopted ordinance limiting the time period for full exemption from taxation as set forth in Chapter 10, Urban Revitalization of the City Code. During the codification process, Ordinance #722 was inadvertently left out. Council needs to re-adopt the ordinance to have it be included in the Code Book. Langerman introduced and moved Ordinance #749 amending the Code of Ordinances of the City of Monticello, Iowa, by amending Chapter 10 Urban Revitalization, "Section 10.10 Exemption", first reading in title only. Hanken seconded. Roll call unanimous.

Smith reported the Heritage Museum is planning an open house and on-site vendors to coincide with Monti in Motion. Smith met with Bob Hendricks and Doug Herman to discuss the Heritage Museum plans. It was decided to keep the cars on First Street for Monti in Motion's event. Plans are to close Second Street from alleyway behind Kardes C-Store and Sycamore Street and Sycamore Street from Second Street to northern line of the Museum property, thus keeping the intersection of Sycamore and Second Streets open to traffic. They will set up vendors on the grass lot and the two sections of closed streets. Smith felt being Monti in Motion was not required to get vendor permits that the Museum vendors would not also. Langerman moved to authorized the Heritage Museum vendors to setup without vendor permits, like the Monti in Motion vendors. Brighton seconded. Roll call unanimous.

Farnum reported the Northridge plats would be on the next P & Z Board meeting and then the Council meeting. Farnum is waiting for the new plans from Dollar Fresh. Much of the lot has been filled in. Farnum reported City Engineer contacted contractor for Sycamore Street Project and attempting to reach agreement on how to proceed with proposed repairs.

Hinrichsen advised the next Council meeting would be held on September 7th, as the 6th is Labor Day. Hinrichsen stated the Iowa Government Services had a "Buy It" program that allowed every City to purchase up to \$9,500 of computer hardware. Deadline to submit order

Regular Council Meeting
August 16, 2021

was August 15th. Computer packages were ordered for Police Department and Parks Department and two additional laptops were ordered.

Hinrichsen reported the City 2020 Census numbers have been released and Monticello population increased 244 people and the total is now 4040.

Tjaden reported Eastern Iowa fixed the manhole on Second Street and will pour concrete in morning. Eastern Iowa also fixed the water valve on Buckeye Street. He advised there has been a leak on Cedar Street and are looking to hydro-excavate to find what is leaking and will determine route to repair from there.

Smith gave an update on the sidewalk repairs being made on Linden Street, North Cedar Street and Maple Street. Ward 3 residents were given 90 days to make repairs, if not completed they will be sent a reminder giving them an additional 30 days and if not completed, the City will hire a contractor to complete the work.

Oswald stated the Monticello Pickle Ball Courts were submitted to the Iowa League of Cities – People’s Choice project and voting began. To vote, go to the “Iowa League of Cities” facebook page and “like” our picture.

Turnis reported the permanent story walk was ordered and plan to install this fall.

Brighton moved to adjourn at 7:05 PM.

Brian Wolken, Mayor

Sally Hinrichsen, City Clerk

PAYROLL - AUGUST 26, 2021

DEPARTMENT	GROSS PAY	OT PAY	COMP HRS. ACCRUED	COMP TOTAL	NET PAY
AMBULANCE	August 9 - 22, 2021				
Jacob Gravel	\$ 1,699.28	\$ 31.28	0.00	0.00	\$ 1,231.12
David Husmann	2,050.79	222.79	0.00	0.00	1,202.03
Mary Intlekofer	178.88	-	0.00	0.00	86.56
Brandon Kent	190.80	-	0.00	0.00	164.35
Lori Lynch	2,268.88	194.48	0.00	0.00	1,535.92
Chloe Mogensen	182.80	-	0.00	0.00	157.47
Shelly Searles	1,908.00	-	0.00	0.00	1,304.78
Jenna Weih	2,170.75	342.75	0.00	0.00	1,571.30
Curtis Wyman	2,185.49	453.49	0.00	164.63	1,468.07
TOTAL AMBULANCE	\$ 12,835.67	\$ 1,244.79	0.00	164.63	\$ 8,721.60
CEMETERY	August 7 - 20, 2021				
Caleb Bowser-Etten	\$ 550.00	\$ -	0.00	0.00	\$ 501.19
Kade Hermsen	400.00	-	0.00	0.00	364.40
Dan McDonald	1,744.00	-	0.00	0.00	1,263.32
TOTAL CEMETERY	\$ 2,694.00	\$ -	0.00	0.00	\$ 2,128.91
CITY HALL	August 8 - 21, 2021				
Cheryl Clark	\$ 1,772.00	\$ -	0.00	10.50	\$ 1,202.60
Russ Farnum	3,903.85	-	0.00	0.00	2,643.54
Sally Hinrichsen	2,614.03	-	0.00	0.00	1,648.61
Nanci Tuel	1,626.06	51.66	0.00	0.00	1,093.38
TOTAL CITY HALL	\$ 9,915.94	\$ 51.66	0.00	10.50	\$ 6,588.13
COUNCIL / MAYOR					
Scott Brighton	\$ 100.00	\$ -	0.00	0.00	\$ 92.26
Dave Goedken	100.00	-	0.00	0.00	92.26
Brenda Hanken	100.00	-	0.00	0.00	92.35
Candy Langerman	100.00	-	0.00	0.00	92.35
Chris Lux	100.00	-	0.00	0.00	92.26
Brian Wolken	300.00	-	0.00	0.00	274.78
Tom Yeoman	100.00	-	0.00	0.00	92.35
TOTAL COUNCIL / MAYOR	\$ 900.00	\$ -	0.00	0.00	\$ 828.61
LIBRARY	August 9 - 22, 2021				
Molli Hunter	\$ 1,005.71	\$ 18.51	0.00	0.00	\$ 788.20
Caroline Olson	247.00	-	0.00	0.00	228.11
Penny Schmit	1,188.81	-	0.00	0.00	684.05
Michelle Turnis	1,705.44	-	0.00	0.00	1,084.35
TOTAL LIBRARY	\$ 4,146.96	\$ 18.51	0.00	0.00	\$ 2,784.71
MBC	August 9 - 22, 2021				
Kegan Arduser	\$ 250.13	\$ -	0.00	0.00	\$ 228.99
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	\$ 4,004.39	\$ -	0.00	0.00	\$ 2,941.60
POLICE	August 9 - 22, 2021				
Zachary Buehler	\$ 2,258.36	\$ -	0.00	0.00	\$ 1,669.79
Peter Fleming	2,314.20	-	0.00	23.25	1,623.88
Dawn Graver	2,469.61	-	0.00	0.00	1,777.64
Erik Honda	2,509.08	-	0.00	12.75	1,862.40
Jordan Koos	2,568.82	-	6.00	9.75	1,844.45
Britt Smith	3,071.06	-	0.00	0.00	2,249.23
Madonna Staner	1,576.00	-	0.00	0.00	1,192.70

PAYROLL - AUGUST 26, 2021

DEPARTMENT	GROSS PAY	OT PAY	COMP HRS. ACCRUED	COMP TOTAL	NET PAY
POLICE (cont.)					
Brian Tate	2,530.08	-	0.00	0.00	1,869.62
TOTAL POLICE	\$ 19,297.21	\$ -	6.00	45.75	\$ 14,089.71
ROAD USE					
August 7 - 20, 2021					
Zeb Bowser	\$ 1,744.00	\$ -	0.00	0.00	\$ 1,282.77
Jasper Scott	1,723.47	39.47	0.00	0.00	1,222.67
TOTAL ROAD USE	\$ 3,467.47	\$ 39.47	0.00	0.00	\$ 2,505.44
SANITATION					
August 7 - 20, 2021					
Michael Boyson	\$ 1,784.88	\$ 40.88	0.00	0.00	\$ 1,255.45
Nick Kahler	2,131.80	-	0.00	0.00	1,466.35
TOTAL SANITATION	\$ 3,916.68	\$ 40.88	0.00	0.00	\$ 2,721.80
SEWER					
August 7 - 20, 2021					
Tim Schultz	\$ 2,066.70	\$ 74.70	4.50	7.50	\$ 1,436.78
Jim Tjaden	2,461.54	-	0.00	0.00	1,781.80
TOTAL SEWER	\$ 4,528.24	\$ 74.70	4.50	7.50	\$ 3,218.58
SWIMMING POOL					
August 6 - 19, 2021					
Harrison Ahlrichs	\$ 26.65	\$ -	0.00	0.00	\$ 24.61
Lydia Ahlrichs	61.50	-	0.00	0.00	56.80
Mya Boffeli	29.74	-	0.00	0.00	27.47
Chesney Capron	58.50	-	0.00	0.00	54.02
Autry Fasnacht	97.35	-	0.00	0.00	89.90
Jill Flynn	202.41	-	0.00	0.00	186.93
Sullivan Flynn	785.08	-	0.00	0.00	694.79
Taylor Gassman	126.00	-	0.00	0.00	116.36
Ella Glawatz	440.75	-	0.00	0.00	407.03
Reeve Graver	87.00	-	0.00	0.00	80.35
Karle Kramer	415.31	-	0.00	0.00	383.54
Megan Mahoney	224.70	-	0.00	0.00	207.51
Jacob Miller	570.90	-	0.00	0.00	527.22
Cole Nietert	94.50	-	0.00	0.00	87.27
Cord Nietert	66.00	-	0.00	0.00	60.95
Elizabeth Petersen	121.50	-	0.00	0.00	112.21
Dylan Ponder	532.21	-	0.00	0.00	476.54
Lake Schnoor	208.00	-	0.00	0.00	191.08
Emma Schwendinger	350.00	-	0.00	0.00	323.22
Madeline Stadtmueller	501.38	-	0.00	0.00	461.15
Ian Temple	404.00	-	0.00	0.00	347.88
Hayden Tomkins	436.00	-	0.00	0.00	402.65
Maci Welter	456.25	-	0.00	0.00	413.34
Brock Westphal	196.00	-	0.00	0.00	180.01
TOTAL SWIMMING POOL	\$ 6,491.73	\$ -	0.00	0.00	\$ 5,912.83
WATER					
August 7 - 20, 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.	\$ 74,154.29	\$ 1,470.01	10.50	234.88	\$ 53,844.95

CLAIMS REPORT

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
GENERAL					
POLICE DEPARTMENT					
ALL SEASONS AUTO BODY INC	PD VEHICLE OPERATING	12,291.53			
ALTORFER INC.	PD EQUIP REPAIR/MAINT	157.00			
AT&T MOBILITY	PD TELEPHONE	3.27			
BAKER PAPER CO INC	PD BUILDING SUPPLIES	40.53			
CENTRAL IOWA DISTRIBUTING INC	PD BUILDING SUPPLIES	29.50			
JOHN DEERE FINANCIAL	PD SUPPLIES	6.87			
KEVIN'S GUNS	PD WEAPONS/AMMUNITION	853.80			
THE PRAETORIAN GROUP	PD POLICEONE ACADEMY	714.00			
LYNCH DALLAS, P.C.	PD ATTORNEY FEES	107.25			
DAVID B MCNEILL	PD SUPPLIES	6.29			
MONTICELLO COMM SCHOOL DISTRICT	PD FUEL	1,153.85			
	110 POLICE DEPARTMENT TOTAL		15,363.89		
AQUATIC CENTER					
BAKER PAPER CO INC	POOL BUILDING SUPPLIES	89.16			
SYDNEY BALLOU	POOL PRIVATE LESSONS	93.75			
ELSMORE SPORTS INC	POOL SWIM TEAM	383.25			
AUBREE FAIRLEY	POOL PRIVATE LESSONS	93.75			
FAREWAY STORES #840-1	POOL CONCESSIONS	98.66			
JILL FLYNN	POOL PRIVATE LESSONS	420.20			
SULLIVAN FLYNN	POOL PRIVATE LESSONS	187.50			
TAYLOR E GASSMAN	POOL LIFEGUARD CERTIFICATION	116.16			
GABRIELLE A GUILFORD	POOL LIFEGUARD CERTIFICATION	60.00			
IOWA PARK & RECREATION ASSN	AQUATIC CEU WORKSHOP - POE	135.00			
KARLE J KRAMER	POOL WSI CERTIFICATION	190.00			
MEGAN MAHONEY	POOL LIFEGUARD CERTIFICATION	60.00			
NEXT GENERATION PLBG & HTG LLC	POOL BUILDING REPAIR/MAINT	109.95			
ELIZABETH PETERSEN	POOL PRIVATE LESSONS	187.50			
LAKE M SCHNOOR	POOL LIFEGUARD CERTIFICATION	116.16			
EMMA J SCHWENDINGER	POOL LIFEGUARD CERTIFICATION	60.00			
MADELINE STADTMUELLER	POOL PRIVATE LESSONS	281.25			
IAN C TEMPLE	POOL LIFEGUARD CERTIFICATION	83.90			
HAYDEN M TOMKINS	POOL LIFEGUARD CERTIFICATION	82.90			
BROCK A WESTPHAL	POOL LIFEGUARD CERTIFICATION	60.00			
	440 AQUATIC CENTER TOTAL		2,909.09		
CEMETERY					
JOHN DEERE FINANCIAL	CEMETERY GROUNDS SUPPLIES	59.99			
MONTICELLO COMM SCHOOL DISTRICT	CEMETERY FUEL	417.76			
	450 CEMETERY TOTAL		477.75		
ENGINEER					
SNYDER & ASSOCIATES, INC	ENGINEERING FEES	7,871.71			
	640 ENGINEER TOTAL		7,871.71		
ATTORNEY					
LYNCH DALLAS, P.C.	ATTORNEY FEES	1,097.25			

CLAIMS REPORT

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
	641 ATTORNEY TOTAL		1,097.25		
CITY HALL/GENERAL BLDGS					
BAKER PAPER CO INC	CH BUILDING SUPPLIES		81.15		
RUSSELL W FARNUM	CH CELL PHONE STIPEND		150.00		
FP MAILING SOLUTIONS	CH CONTRACTS		98.85		
LADCO	CH BUILDING REPAIR/MAINT		2,628.33		
PREGLER OVERHEAD DOOR COMPANY	CH BUILDING REPAIR/MAINT		127.50		
U.S. POSTAL SERVICE(CMRS-FP)	CH POSTAGE		1,500.00		
	650 CITY HALL/GENERAL BLDGS TOTAL		4,585.83		
	001 GENERAL TOTAL		32,305.52		
MONTICELLO BERNDES CENTER					
PARKS					
FAREWAY STORES #840-1	MBC SPECIAL EVENTS		11.97		
DENNIS J GRAY	MBC BUILDING REPAIR/MAINT		160.00		
MARIA HERNANDEZ	MBC DAMAGE DEPOSIT REFUND		200.00		
JOHN DEERE FINANCIAL	MBC GROUNDS SUPPLIES		10.58		
LAPORTE MOTOR SUPPLY	MBC EQUIP REPAIR/MAINT		136.62		
MONTICELLO COMM SCHOOL DISTRICT	MBC FUEL		332.84		
MONTICELLO SPORTS	MBC LEAGUE SUPPLIES		227.00		
KAYLA PIKE	MBC DAMAGE DEPOSIT REFUND		200.00		
WELLS FARGO VENDOR FINANCIAL	2020 TOOLCAT PAYMENT		1,048.95		
WHITE HAWK PLUMBING & HEATING	MBC BUILDING REPAIR/MAINT		374.04		
	430 PARKS TOTAL		2,702.00		
	005 MONTICELLO BERNDES CENTER TOTAL		2,702.00		
POLICE CANINE UNIT					
POLICE DEPARTMENT					
AMERICAN ALUMINUM ACCESSORIES	PD CANINE SUPPLIES		188.00		
JOHN DEERE FINANCIAL	PD CANINE SUPPLIES		98.98		
	110 POLICE DEPARTMENT TOTAL		286.98		
	009 POLICE CANINE UNIT TOTAL		286.98		
FIRE					
FIRE					
BAKER PAPER CO INC	FIRE BUILDING SUPPLIES		62.88		
BRIAN CROWLEY	FIRE EQUIP REPAIR/MAINT		32.50		
FIRE SERVICE TRAINING BUREAU	FIRE TRAINING - BOWSER		100.00		
LAPORTE MOTOR SUPPLY	FIRE VEHICLE OPERATING		20.22		
MONTICELLO COMM SCHOOL DISTRICT	FIRE FUEL		296.22		
SANDRY FIRE SUPPLY	FIRE SUPPLIES		226.50		

CLAIMS REPORT

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
	150 FIRE TOTAL		738.32		
	015 FIRE TOTAL		738.32		
AMBULANCE					
AMBULANCE					
AIRGAS USA, LLC	AMB MEDICAL SUPPLIES		56.60		
ALTORFER INC.	AMB EQUIP REPAIR/MAINT		157.00		
BAKER PAPER CO INC	AMB BUILDING SUPPLIES		40.54		
BOUND TREE MEDICAL, LLC	AMB MEDICAL SUPPLIES		443.99		
CENTRAL IOWA DISTRIBUTING INC	AMB BUILDING SUPPLIES		29.50		
DAN'S OVERHEAD DOORS & MORE	AMB BUILDING REPAIR/MAINT		207.00		
FREESE MOTORS INC	AMB VEHICLE REPAIR/MAINT		272.20		
LAPORTE MOTOR SUPPLY	AMB EQUIP REPAIR/MAINT		20.41		
MONTICELLO COMM SCHOOL DISTRICT	AMB FUEL		1,147.09		
STERICYCLE, INC.	AMB PHARMACEUTICAL DISPOSAL		79.35		
UNITY POINT HEALTH	AMB MEDICAL SUPPLIES		1,009.46		
ZOLL MEDICAL CORPORATION	AMB MEDICAL SUPPLIES		129.78		
	160 AMBULANCE TOTAL		3,592.92		
	016 AMBULANCE TOTAL		3,592.92		
TRUST FUND/STREET BOND					
PUBLIC WORKS					
MICHELLE ALVAREZ	STREET BOND REFUND- 700 W 1ST		250.00		
NANCI TUEL	STREET BOND REFUND-105 E BURRO		250.00		
	299 PUBLIC WORKS TOTAL		500.00		
	023 TRUST FUND/STREET BOND TOTAL		500.00		
LIBRARY IMPROVEMENT					
LIBRARY					
BAKER & TAYLOR BOOKS	LIB IMP PROGRAMS/PROMOTIONS		28.81		
DEMCO INC	LIB IMP PROGRAMS/PROMOTIONS		42.61		
KOCH BROTHERS, INC.	LIB IMP SUMMER READING		44.40		
	410 LIBRARY TOTAL		115.82		
	030 LIBRARY IMPROVEMENT TOTAL		115.82		
LIBRARY					
LIBRARY					
BAKER & TAYLOR BOOKS	LIB BOOKS		380.37		
BIBLIONIX	LIB DATA PROCESSING		2,000.00		
DEMCO INC	LIB OFFICE SUPPLIES		13.58		
KOCH BROTHERS, INC.	LIB OFFICE SUPPLIES		82.03		
OVERDRIVE	LIB PROCESSING		983.28		

CLAIMS REPORT

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
	410 LIBRARY TOTAL		3,459.26		
	041 LIBRARY TOTAL		3,459.26		
AIRPORT					
AIRPORT					
BAKER PAPER CO INC	AIRPORT BUILDING SUPPLIES		55.86		
HELLE FARM EQUIPMENT, INC.	AIRPORT EQUIP REPAIR/MAINT		430.92		
MONTICELLO AVIATION INC	AIRPORT GROUNDS SUPPLIES		304.54		
MONTICELLO COMM SCHOOL DISTRICT	AIRPORT FUEL		136.01		
	280 AIRPORT TOTAL		927.33		
	046 AIRPORT TOTAL		927.33		
ROAD USE					
STREETS					
ACCENT CONSTRUCTION	RU STREET MAINTENANCE CONTRACT		559.00		
ALTORFER INC.	RU STREET MAINTENANCE SUPPLIES		472.00		
BEHREND CRUSHED STONE	RU STREET MAINTENANCE SUPPLIES		198.25		
RODNEY COOHEY	RU STREET MAINTENANCE SUPPLIES		2,646.00		
W.W. GRAINGER, INC	RU TREE REMOVAL & PLANTING		752.40		
JOHN DEERE FINANCIAL	RU SUPPLIES		341.24		
JONES CO SECONDARY ROAD DEPT	RU STREET MAINTENANCE CONTRACT		4,059.89		
KROMMINGA MOTORS INC	RU STREET MAINTENANCE SUPPLIES		368.00		
LAPORTE MOTOR SUPPLY	RU EQUIP REPAIR/MAINT		477.20		
DAVID B MCNEILL	RU SUPPLIES		1.60		
MONTICELLO COMM SCHOOL DISTRICT	RU FUEL		1,111.67		
MONTICELLO MACHINE SHOP INC	RU EQUIP REPAIR/MAINT		200.62		
	210 STREETS TOTAL		11,187.87		
	110 ROAD USE TOTAL		11,187.87		
TRUST/CEMETERY IMPROVEMEN					
CEMETERY					
ACCENT CONSTRUCTION	CEMETERY PAVEMENT		44,781.00		
	450 CEMETERY TOTAL		44,781.00		
	326 TRUST/CEMETERY IMPROVEMEN TOTAL		44,781.00		
TRUST/IOMA MARY BAKER					
LIBRARY					
CENTER POINT PUBLISHING	LIB BAKER BOOKS		44.34		
	410 LIBRARY TOTAL		44.34		

CLAIMS REPORT

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
	503 TRUST/IOMA MARY BAKER TOTAL		44.34		
WATER					
WATER					
HAROLD DEVILBISS	OVERPAYMENT REFUND		3.36		
HAWKINS WATER TREATMENT	WATER SYSTEM		20.00		
IOWA ONE CALL	WATER SYSTEM		23.45		
J&R SUPPLY INC	WATER SYSTEM		161.00		
JOHN DEERE FINANCIAL	WATER BOOTS - PIKE		112.50		
MONTICELLO COMM SCHOOL DISTRICT	WATER FUEL		163.79		
MUNICIPAL SUPPLY INC	WATER SYSTEM		205.70		
U.S. POSTAL SERVICE(CMRS-FP)	WATER POSTAGE		500.00		
WHITE HAWK PLUMBING & HEATING	WATER SYSTEM		2,797.51		
MARIA T WHITE	OVERPAYMENT REFUND		20.66		
	810 WATER TOTAL		4,007.97		
	600 WATER TOTAL		4,007.97		
CUSTOMER DEPOSITS					
WATER					
CITY OF MONTICELLO	WATER DEPOSIT REFUNDS		468.04		
MARY NOSBISH	WATER DEPOSIT REFUND		46.96		
	810 WATER TOTAL		515.00		
	602 CUSTOMER DEPOSITS TOTAL		515.00		
SEWER					
SEWER					
FAREWAY STORES #840-1	SEWER LAB SUPPLIES		8.91		
HACH COMPANY	SEWER LAB SUPPLIES		372.43		
IOWA ONE CALL	SEWER SYSTEM		23.45		
JOHN DEERE FINANCIAL	SEWER BOOTS - PIKE		124.47		
LAPORTE MOTOR SUPPLY	SEWER EQUIP REPAIR/MAINT		111.41		
MONTICELLO COMM SCHOOL DISTRICT	SEWER FUEL		163.76		
THOMPSON TRUCK & TRAILER, INC.	SEWER EQUIP REPAIR/MAINT		594.25		
U.S. POSTAL SERVICE(CMRS-FP)	SEWER POSTAGE		500.00		
USA BLUE BOOK	SEWER LAB SUPPLIES		743.29		
	815 SEWER TOTAL		2,641.97		
	610 SEWER TOTAL		2,641.97		
SEWER CAPITAL IMPROVEMENT					
SEWER					
SNYDER & ASSOCIATES, INC	SEWER FACILITY EVALUATION		45,200.00		

CLAIMS REPORT

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
	815 SEWER TOTAL		45,200.00		
	613 SEWER CAPITAL IMPROVEMENT TOTAL		45,200.00		
SANITATION					
SANITATION					
ALLIANT ENERGY-IES	22411 BUSINESS HWY 151		32.95		
JONES COUNTY SOLID WASTE	1ST QTR '22 ASSESSMENT		4,745.00		
REPUBLIC SERVICES	RESIDENTIAL GARBAGE		23,433.42		
U.S. POSTAL SERVICE(CMRS-FP)	SANITATION POSTAGE		500.00		
	840 SANITATION TOTAL		28,711.37		
	670 SANITATION TOTAL		28,711.37		
	Accounts Payable Total		181,717.67		

**CLAIMS REPORT
CLAIMS FUND SUMMARY**

FUND NAME	AMOUNT
001 GENERAL	32,305.52
005 MONTICELLO BERNDES CENTER	2,702.00
009 POLICE CANINE UNIT	286.98
015 FIRE	738.32
016 AMBULANCE	3,592.92
023 TRUST FUND/STREET BOND	500.00
030 LIBRARY IMPROVEMENT	115.82
041 LIBRARY	3,459.26
046 AIRPORT	927.33
110 ROAD USE	11,187.87
326 TRUST/CEMETERY IMPROVEMEN	44,781.00
503 TRUST/IOMA MARY BAKER	44.34
600 WATER	4,007.97
602 CUSTOMER DEPOSITS	515.00
610 SEWER	2,641.97
613 SEWER CAPITAL IMPROVEMENT	45,200.00
670 SANITATION	28,711.37

TOTAL FUNDS	181,717.67

City of Monticello - Monthly Summary - July 1st thru 31st, 2021

Reviewed by: *[Signature]* Date: *8-23-21*

Fund	Activity	Beginning Fund Balance	Revenue	Interest Earned	Transfers In	Expenses	Transfers Out	Ending Fund Balance	Cash on Hand	Clerk's Cash In Bank	Clerk's Cash In Bank	Clerk's Cash In Bank	Investments	Investments	Ending Fund Balance
GENERAL FUNDS:															
	General	786675.06	119494.79	1756.04	1756.04	232185.52	29375.00	646365.37	775.00	592756.49	52831.88	12322.80			646365.37
	Soldiers Memorial Board	12649.92	625.00			952.12		12322.80							12322.80
	Monticello Bemdes Center	25319.39	5816.13	23.84		28655.86		2503.50	100.00	2403.50					2503.50
	Dare	6820.78		5.03				6825.81		6825.81					6825.81
	Canine	7695.95		7.69		98.98		7604.66		7604.66					7604.66
	Insurance Fund	40292.73		39.60		2386.67		37965.66		17334.75	20630.91				37965.66
	Monticello Trees Forever	23128.91		21.86				23150.77		23150.77					23150.77
	Fire	124534.00	105.00	122.50		14105.46		110656.04		64960.53					110656.04
	Ambulance Operating	96527.57	35958.01	93.62	18750.00	85547.50		65781.70		33545.14	32236.56				65781.70
	Hotel/Motel Tax Fund	16869.81		15.95				16885.76		16885.76					16885.76
	Earl F Lehmann Trust	238.29						238.29				238.29			238.29
	Street Bond	1300.00						1300.00		1300.00					1300.00
	Police Improvement	499.52	21.00	0.47				520.99		520.99					520.99
	Library Improvement	32002.39	1814.53	32.35		5662.47		28186.80		-250.69	28437.49				28186.80
	Library	25675.05	438.63	24.82	10625.00	16725.55		20037.95	75.00	14861.28	5101.67				20037.95
	Equipment Set-A-Side	37264.14		35.85				37299.99		19738.26	17561.73				37299.99
	Super Mac	18811.87	17.78	17.78		2576.93		16252.72		16252.72					16252.72
	Airport	89007.11	21781.12	84.13		3494.44		107377.92		107377.92					107377.92
	Revolving Loan Fund	42102.61		41.76				42144.37		15478.47	26665.90				42144.37
SPECIAL REVENUE FUNDS:															
	Road Use Tax	563025.67	59380.13			80894.41	80000.00	461511.39		76937.82	384573.57				461511.39
	Road Use Tax Set Aside	65.19		0.06	80000.00			80065.25		80065.25					80065.25
	Employee Benefits	385677.86	2058.59			93903.47	67.50	293832.98		-6436.98	300269.96				293832.98
	TIF Tax Collections	72583.67	4254.91	164.84				76935.92		51410.43	25525.49				76935.92
	Slavka Gehret Trust	205106.57		205.23		74.95		205236.85		18107.66	187129.19				205236.85
	Police Forfeiture Acct	1167.73		1.10				1168.83		1168.83					1168.83
DEBT SERVICE FUNDS:															
	Debt Service	117437.09	2012.70	119.68	22.50	182.50	67.50	119409.47		1852.70	117556.77				119409.47
	TIF - Debt Payments	0.00						0.00		0.00					0.00
	Park Improvements	33612.91	635.00	31.77				34279.68		34279.68					34279.68
	Library Capital Improvements	11900.10	1000.00	11.00				11911.10		11911.10					11911.10
	Ambulance Improvements	93556.76		93.51				94650.27		17182.89	77467.38				94650.27
	TIF Projects	113265.95						113265.95		34765.95	78500.00				113265.95
	Cemetery Improvements	60303.29	97.20	233.47				60633.96		11062.90	49571.06				60633.96
	Capital Improvements	354805.77	189.00	358.03				355352.80		48551.57	306801.23				355352.80
	Low Income Housing	15279.85		15.57				15295.42		15295.42					15295.42
	Baby Disc Golf Course	5456.72		5.17				5461.89		5283.20	178.69				5461.89
	Mary Maxine Redmond Trust	7807.06		7.95				7815.01		7815.01					7815.01
	Pocket Park	10451.75		10.24				10461.99		5436.99	5025.00				10461.99
PERMANENT FUNDS:															
	Cemetery Perpetual Care	171699.10	357.20					172056.30		29569.50	142486.80				172056.30
	Charles S Bidwell Book Trust	82819.55		84.22		793.78		82109.99		1745.99	80364.00				82109.99
	Ioma Mary Baker Trust	38161.32		38.89		44.34		38155.87		-44.34	38200.21				38155.87
ENTERPRISE FUNDS:															
	Water Operating	136901.59	38184.06	138.92		29345.37		145859.20		16953.00	128906.20				145859.20
	Customer Deposits	94090.70	360.00			710.00		93740.70		12168.14	81572.56				93740.70
	Water Capital Improvements	14845.56	526.77	61.94				15434.27		9460.83	5973.44				15434.27
	Sewer Operating	284569.66	49611.15	284.43		76804.94	22.50	257637.80		48427.98	209209.82				257637.80
	Sewer Capital Improvements	19589.70	526.78	67.33				20183.81		2044.98	18138.83				20183.81
	Sanitation	67172.42	50244.62	63.49		47977.44		69503.09		69503.09					69503.09
	Sanitation Capital Improvements	8509.42		8.04				8517.46		8517.46					8517.46
	Yard Waste	27203.13	3661.43	25.71		7736.63		23153.64		23153.64					23153.64
	Storm Water fund	4712.32	2513.59	4.63		159.76		7070.78		4548.33	2522.45				7070.78
	Self Funded Insurance	0.00	3792.37				3792.37	0.00							0.00
AGENCY FUNDS															
	Flex Spending	161.02						161.02		161.02					161.02
	Enterprise Flex Spending	107.48						107.48		107.48					107.48
INTERNAL REVENUE FUND															
		4389462.01	405439.71	4358.51	109465.00	731066.59	113257.37	4064401.27	950.00	1539380.43	2511509.75	12561.09	0.00	0.00	4064401.27

City of Monticello
Bank Reconciliation Report
For the Month of July 2021

Bank Balance		
General Checking	\$1,592,150.82	
Property Tax & Water	\$2,511,509.75	
Soldiers Memorial Ckg	\$12,322.80	
Earl F Lehmann Trust	\$238.29	
Soldier Memorial Money Market	\$0.00	
		<hr/>
Soldier Memorial Money Market		
Total Bank Balance		\$4,116,221.66
Plus (Minus) Adjustment:		
Bank Charge/Error	\$0.00	
		<hr/>
Total Adjustment		\$0.00
Plus Outstanding Credit Card Pymt:		
Credit Card Payments	\$432.83	
		<hr/>
Total Outstanding Credit Card Pymts		\$432.83
Less Outstanding Checks:		
Financial/Payroll	\$53,203.22	
Soldiers Memorial	\$0.00	
		<hr/>
Total Outstanding Checks		\$53,203.22
Plus Investments:		
Time Certificates	\$0.00	
Petty Cash	\$950.00	
		<hr/>
Total Investments		\$950.00
Treasurer's Balance		<hr/> <hr/>
		\$4,064,401.27

Prepared By: Sally Hinrichsen 8/12/2021
Sally Hinrichsen, City Clerk

Reviewed by: Russell Farnum 8-12-21
Russell Farnum, City Administrator

City of Monticello
Cash On Hand By Bank
For July 31st, 2021

Bank	Amount	Interest rate	Maturity date	Length of investment	Purpose
F & M Bank					
Total by Bank	\$0.00				
Citizens State Bank					
Savings # 6025641	\$238.29	0.050	N/A N/A		Earl F Lehmann Trust Soldier Memorial
Checking #694486	\$12,322.80				
Total by Bank	\$12,561.09				
Dutrac Credit Union					
Total by Bank	\$0.00				
Regions Banks					
Money Market #0087688689	\$0.00				Soldiers Memorial
Total by Bank	\$0.00				
Fidelity Bank & Trust					
	\$0.00				
Ohnward Bank & Trust					
General Ckg/Sweep #40002008	\$1,592,150.82		N/A N/A		General Checking General Savings
Property Tax & Water #40001992	\$2,511,509.75				
Total by Bank	\$4,103,660.57				
Total Cash on Hand- All Banks	\$4,116,221.66				
Plus Petty Cash	\$950.00				Clerk's Office, Library, Aquatic Center and Berndes Center
Adjust Bank Error	\$0.00				
Plus Outstanding Credit Card Pymt	\$432.83				
Less Outstanding Checks	\$53,203.22				
Treasurer's Balance	\$4,064,401.27				

All of the accounts referenced above are "City" accounts, reported under the City Federal I.D. #. This is an all inclusive list of such accounts, including all Clerk's Office and Departmental Checking Accounts, same being subject to review during the annual City audit. In addition to the above accounts, the following component units, while legally separate entities from the City, are considered by the auditor to be "so intertwined with the City" that they are also subject to review during the City audit.

- Riverside Gardeners, Inc
- Monticello Firefighters Organization, Inc
- Monticello Emergency Medical Team
- Friends of the Monticello Public Library
- Monticello Youth Baseball & Softball Assn

JONES COUNTY PUBLIC HEALTH WORKGROUP

Vision:

A community where all individuals are able to achieve their full potential of health & well-being throughout their lifetime.

Mission:

Cohesive actions to prevent, promote and protect the health & well-being of all individuals who live, work or play across Jones County.

AREAS OF FOCUS

We are an evidence-based and data driven group



Promote Healthy Living

- Physical activity, nutrition, and overweight & obesity
- Mental health & illness
- Addictive behaviors
- Chronic conditions
- Older adults
- Oral health
- Maternal & child health
- Adolescent health
- Clinical preventative services
- Sexual & reproductive health



Prepare for, respond to, & recover from Public Health emergencies

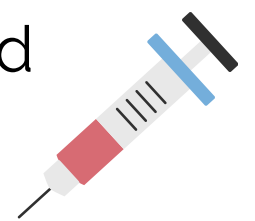
- Communication
- Planning & Response
- Individual Preparedness



Strengthen Health Infrastructure

- Financial stability
- Education
- Housing
- Food systems & food security
- Health care access

Prevent Epidemics & Spread of Disease



- Immunizations & mitigation
- STIs and HIV/AIDS

Protect Against Environmental Hazards



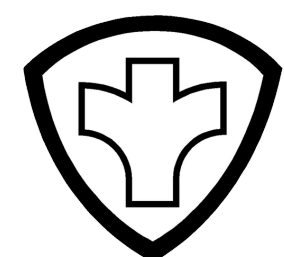
- Drinking water
- Lead
- Radon
- Air quality

Prevent Injury & Violence



- Unintentional injuries
- Intentional injuries

Want to learn more or get involved?
Please call, (319) 462-6945



Public Health
Prevent. Promote. Protect.
Jones County, Iowa

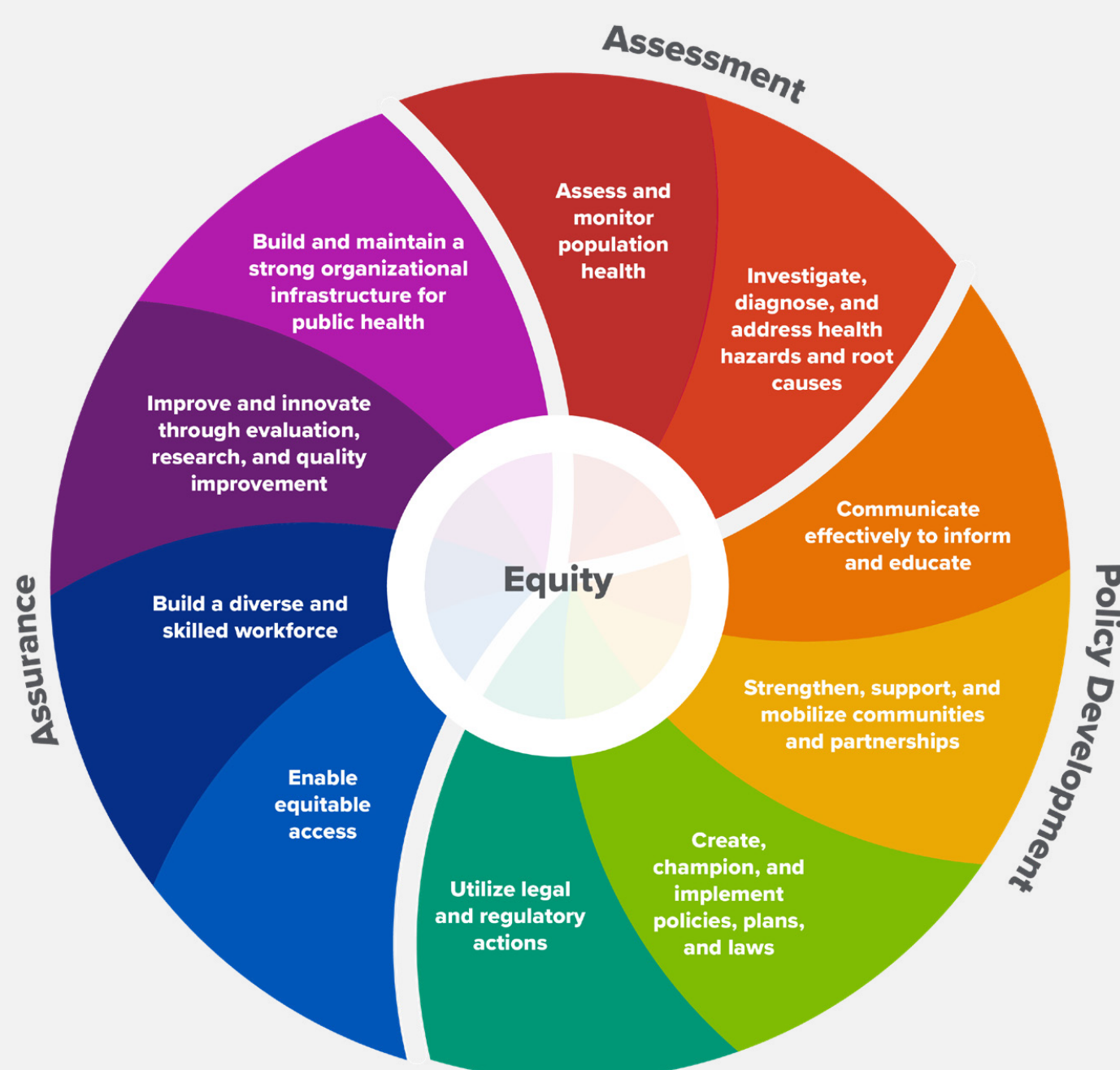
JONES COUNTY PUBLIC HEALTH WORKGROUP

What is Public Health?

THE 10 ESSENTIAL PUBLIC HEALTH SERVICES

To protect and promote the health of all people in all communities

The 10 Essential Public Health Services provide a framework for public health to protect and promote the health of all people in all communities. To achieve equity, the Essential Public Health Services actively promote policies, systems, and overall community conditions that enable optimal health for all and seek to remove systemic and structural barriers that have resulted in health inequities. Such barriers include poverty, racism, gender discrimination, ableism, and other forms of oppression. Everyone should have a fair and just opportunity to achieve optimal health and well-being.



ESSENTIAL PUBLIC HEALTH SERVICE #1
Assess and monitor population health status, factors that influence health, and community needs and assets

ESSENTIAL PUBLIC HEALTH SERVICE #2
Investigate, diagnose, and address health problems and hazards affecting the population

ESSENTIAL PUBLIC HEALTH SERVICE #3
Communicate effectively to inform and educate people about health, factors that influence it, and how to improve it

ESSENTIAL PUBLIC HEALTH SERVICE #4
Strengthen, support, and mobilize communities and partnerships to improve health

ESSENTIAL PUBLIC HEALTH SERVICE #5
Create, champion, and implement policies, plans, and laws that impact health

ESSENTIAL PUBLIC HEALTH SERVICE #6
Utilize legal and regulatory actions designed to improve and protect the public's health

ESSENTIAL PUBLIC HEALTH SERVICE #7
Assure an effective system that enables equitable access to the individual services and care needed to be healthy

ESSENTIAL PUBLIC HEALTH SERVICE #8
Build and support a diverse and skilled public health workforce

ESSENTIAL PUBLIC HEALTH SERVICE #9
Improve and innovate public health functions through ongoing evaluation, research, and continuous quality improvement

ESSENTIAL PUBLIC HEALTH SERVICE #10
Build and maintain a strong organizational infrastructure for public health

City Council Meeting
Prep. Date: 08/31/21
Preparer: Russell Farnum



Agenda Item: # 3 & 4
Agenda Date: 09/07/2021

Communication Page

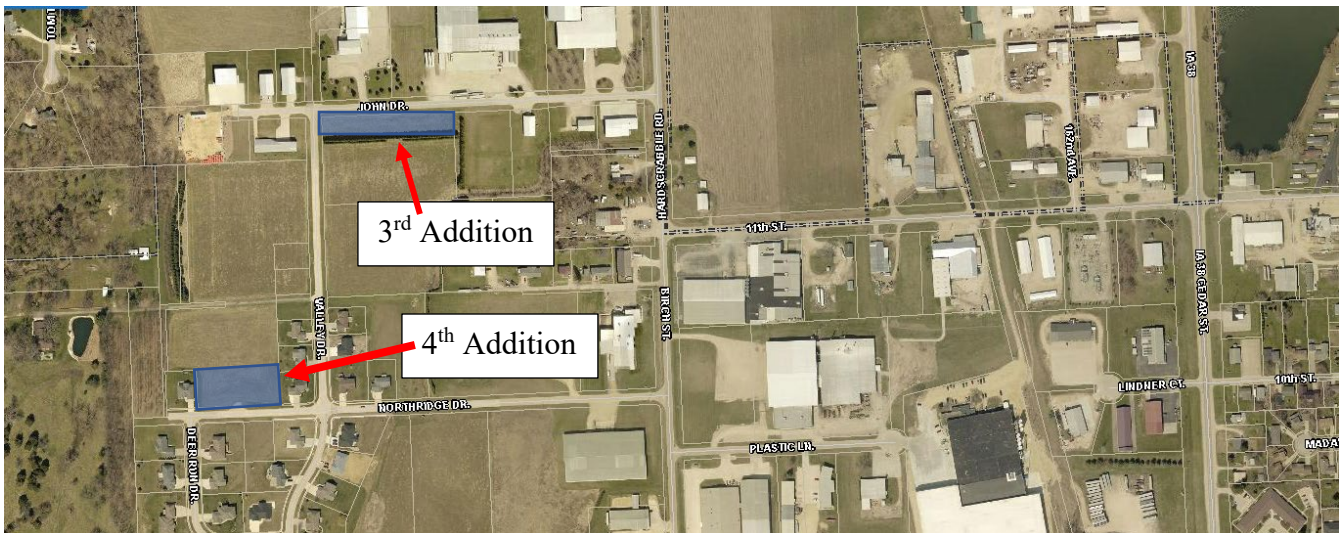
Agenda Items Description: Final Plats of North Ridge 3rd Addition and 4th Addition

Type of Action Requested: Motion; Resolutions (2); Ordinance; Report; Public Hearing; Closed

Attachments & Enclosures:
(2) Resolutions with Final Plats (2) for North Ridge 3rd Addition and North Ridge 4th Addition

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

Synopsis: The developers of North Ridge have provided Final Plats of their 3rd and 4th Additions for review and approval. The areas are shown on the aerial map below:



Background Information: The 3rd Addition to North Ridge is at the southeast corner of the intersection of John Drive and Valley Drive. The single lot being created with this plat is under construction for a self-storage facility. The remainder of the property will be a future single family home addition to North Ridge with a cul-de-sac extending from Valley Drive and curving north. This cul-de-sac was granted preliminary approval in January of 2021.

The 4th Addition to North Ridge is located on the north side of North Ridge Drive, west of Valley Drive. This is a 2-lot subdivision with residential homesites. Between the two lots lies an open area that will be a future street extension for additional lots to the north.

Both plats have been reviewed by City Staff, Jones County staff, and the City Engineer. The plats were revised to take into account the staff comments, although some minor issues remain as outlined in the City Engineer's memos; which are explained below:

1. Utility concurrence that the easements are located correctly and reflect actual utility placements is recommended;
2. In the 3rd Addition, portions of the John Drive and Valley Drive right of way need to be dedicated. Nick Kahler and AJ Barry have completed a walk through of the area to make sure everything is acceptable, and it is;
3. In the 4th Addition, future "Hillside Drive" will extend northerly from North Ridge Drive, between the two new lots. Initially this was shown on the plat, which would have required the developer to construct the roadway prior to recording the plat. At Staff's recommendation, the plat was amended to show that area instead as an access easement and future right of way. That way the builder can get the lots platted and build homes, with the future street construction to occur when the land to the north is platted.

The Planning and Zoning Commission reviewed these plats at their regular meeting of August 24, 2021, and recommended approval by unanimous votes.

Staff Recommendation:

Approval of the Final Plats for the 3rd and 4th Additions to North Ridge is recommended.

The City of Monticello, Iowa

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

RESOLUTION NO. _____

A RESOLUTION approving the final plat of Northridge Estates Third Addition, City of Monticello, Jones County, Iowa, a subdivision of Lot 11 in Industrial Park Third Addition, except for the North 145 feet and Parcel 97-31, all in the City of Monticello, Jones County, Iowa

WHEREAS, There has been filed with the City Clerk a final plat of Northridge Estates Third Addition, City of Monticello, Jones County, Iowa, a subdivision of Lot 11 in Industrial Park Third Addition, except for the North 145 feet and Parcel 97-31, all in the City of Monticello, Jones County, Iowa

WHEREAS, The City Planning and Zoning Board has reviewed the Final Plat and recommends that it be approved, and

WHEREAS, Said final plat has been examined by the City Council and they find that the same conforms to the statutes and ordinances relating thereto; and

WHEREAS, The City Council concurs that the final plat of Northridge Estates Third Addition, City of Monticello, Jones County, Iowa, a subdivision of Lot 11 in Industrial Park Third Addition, except for the North 145 feet and Parcel 97-31, all in the City of Monticello, Jones County, Iowa, should be approved.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Monticello, Jones County, Iowa,

SECTION 1: That the dedication to the public of all services to the premises encompassed by the Subdivision including, but not limited to John Drive and Valley Drive (Lot A in Northridge Estates Third Addition, City of Monticello, Jones County, Iowa), which are streets included within and adjacent to said plat, and all curb, gutter, paving, storm sewer, sanitary sewer, water, utilities, and illustrated utility easements are approved and hereby accepted and,

SECTION 2: That the final plat of Northridge Estates Third Addition, City of Monticello, Jones County, Iowa, a subdivision of Lot 11 in Industrial Park Third Addition, except for the North 145 feet and Parcel 97-31, all in the City of Monticello, Jones County, Iowa, to be, and the same is hereby acknowledged,

Approved and accepted on the part of the City of Monticello, Jones County, Iowa. The Mayor and City Clerk are hereby directed to certify this approval and affix the same to said Final Plat as by law provided.

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 _____ day of _____, 2021.

Brian Wolken, Mayor

Attest:

Sally Hinrichsen, City Clerk

State of Iowa)
) ss:
Jones County)

On this _____ day of _____, 2021, before me, a Notary Public in and for the
State of Iowa, personally appeared _____ and
_____, to me personally know, and, who, being by me duly
sworn, did say that they are the Mayor and City Clerk, respectively, of the City of
Monticello, Iowa; that the seal affixed to the foregoing instrument is the Corporate seal of
the City Council, as contained in Resolution Number _____ adopted by the City
Council on the _____ day of _____, 2021, and that
_____ and _____ acknowledged the execution of
the instrument to be their voluntary act and deed of the corporation, by it voluntarily
executed.

Notary Public in the State of Iowa
My Commission Expires _____

RECORDER'S INDEX

LOCATION: LOT 11 IN INDUSTRIAL PARK THIRD ADDITION, CITY OF MONTICELLO, JONES COUNTY, IOWA, EXCEPT THE NORTH 145 FEET AND PARCEL 97-31 IN THE CITY OF MONTICELLO, JONES COUNTY, IOWA, AS ILLUSTRATED ON A PLAT OF SURVEY FILED ON APRIL 25, 1997 IN PLAT BOOK M, PAGE 71

REQUESTOR: HIGHLAND CORPORATION c/o JOSEPH N. OSWALD

PROPRIETOR: HIGHLAND CORPORATION

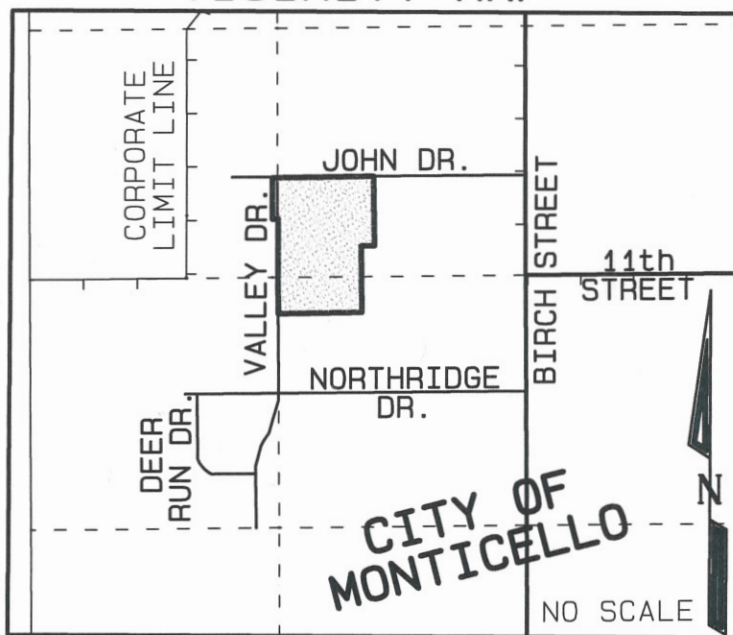
SURVEYOR: DAVID P. SCHNEIDER
SURVEYOR COMPANY: SCHNEIDER LAND SURVEYING AND PLANNING, INC.

RETURN TO: DAVID P. SCHNEIDER
 P.O. BOX 128 FARLEY, IOWA
 Ph#563-744-3631 daves@yousq.net

FINAL PLAT
NORTHRIDGE ESTATES THIRD ADDITION,
CITY OF MONTICELLO, JONES COUNTY, IOWA

LOT 11 IN INDUSTRIAL PARK THIRD ADDITION, CITY OF MONTICELLO, JONES COUNTY, IOWA, EXCEPT THE NORTH 145 FEET AND PARCEL 97-31 IN THE CITY OF MONTICELLO, JONES COUNTY, IOWA, AS ILLUSTRATED ON A PLAT OF SURVEY FILED ON APRIL 25, 1997 IN PLAT BOOK M, PAGE 71

VICINITY MAP



DEVELOPER:
 HIGHLAND CORPORATION
 c/o JOSEPH OSWALD
 935 DEER RUN DRIVE
 MONTICELLO, IOWA OR
 JEFF HINRICHS
 Ph#319-480-5744

BOUNDARY ACCURACY NOTE:
 THE UNADJUSTED ERROR OF CLOSURE SHALL NOT BE GREATER THAN ONE IN TEN THOUSAND FOR SUBDIVISION BOUNDARIES AND SHALL NOT BE GREATER THAN ONE IN FIVE THOUSAND FOR AN INDIVIDUAL LOT.

SURVEY DESCRIPTION - NORTHRIDGE ESTATES THIRD ADDITION, CITY OF MONTICELLO, JONES COUNTY, IOWA:

LOT 11, IN INDUSTRIAL PARK THIRD ADDITION, CITY OF MONTICELLO, JONES COUNTY, IOWA, EXCEPT THE NORTH 145 FEET AND PARCEL 97-31 IN THE CITY OF MONTICELLO, JONES COUNTY, IOWA, AS ILLUSTRATED ON A PLAT OF SURVEY FILED ON APRIL 25, 1997 IN PLAT BOOK M, PAGE 71, ALL IN THE CITY OF MONTICELLO, JONES COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 11; THENCE N00°59'49"W, 186.95 FEET ALONG THE WEST LINE OF SAID LOT 11; THENCE N00°15'59"W, 156.92 FEET ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID PARCEL 97-31; THENCE N00°14'34"W, 145.05 FEET ALONG THE WEST LINE OF SAID LOT 11 TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE S88°49'17"W, 30.00 FEET TO THE CENTERLINE OF VALLEY DRIVE; THENCE N00°15'14"W, 213.16 FEET ALONG SAID CENTERLINE OF VALLEY DRIVE TO THE NORTHWEST CORNER OF SAID PARCEL 97-31; THENCE N88°45'13"E, 523.11 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 97-31; THENCE S01°01'31"E, 359.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 97-31; THENCE S88°41'31"W, 67.79 FEET ALONG THE SOUTH LINE OF SAID PARCEL 97-31 TO THE EAST LINE OF SAID LOT 11; THENCE S01°01'55"E, 343.92 FEET ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID LOT 11; THENCE S88°49'52"W, 67.82 FEET ALONG THE SOUTH LINE OF SAID LOT 11 TO THE NORTHEAST CORNER OF OUTLOT B IN NORTHRIDGE ESTATE FIRST ADDITION TO THE CITY OF MONTICELLO, JONES COUNTY, IOWA; THENCE S88°53'17"W, 364.56 FEET ALONG THE NORTH LINE OF SAID OUTLOT B TO THE POINT OF BEGINNING, CONTAINING 7.636 ACRES, WHICH INCLUDES 0.489 ACRES OF EXISTING PUBLIC ROAD RIGHT OF WAY.

TOTAL AREA
 7.636 ACRES TOTAL
 0.489 ACRES ROAD
 7.147 ACRES NET

PLAT OF SURVEY:
 SEE SHEET 2



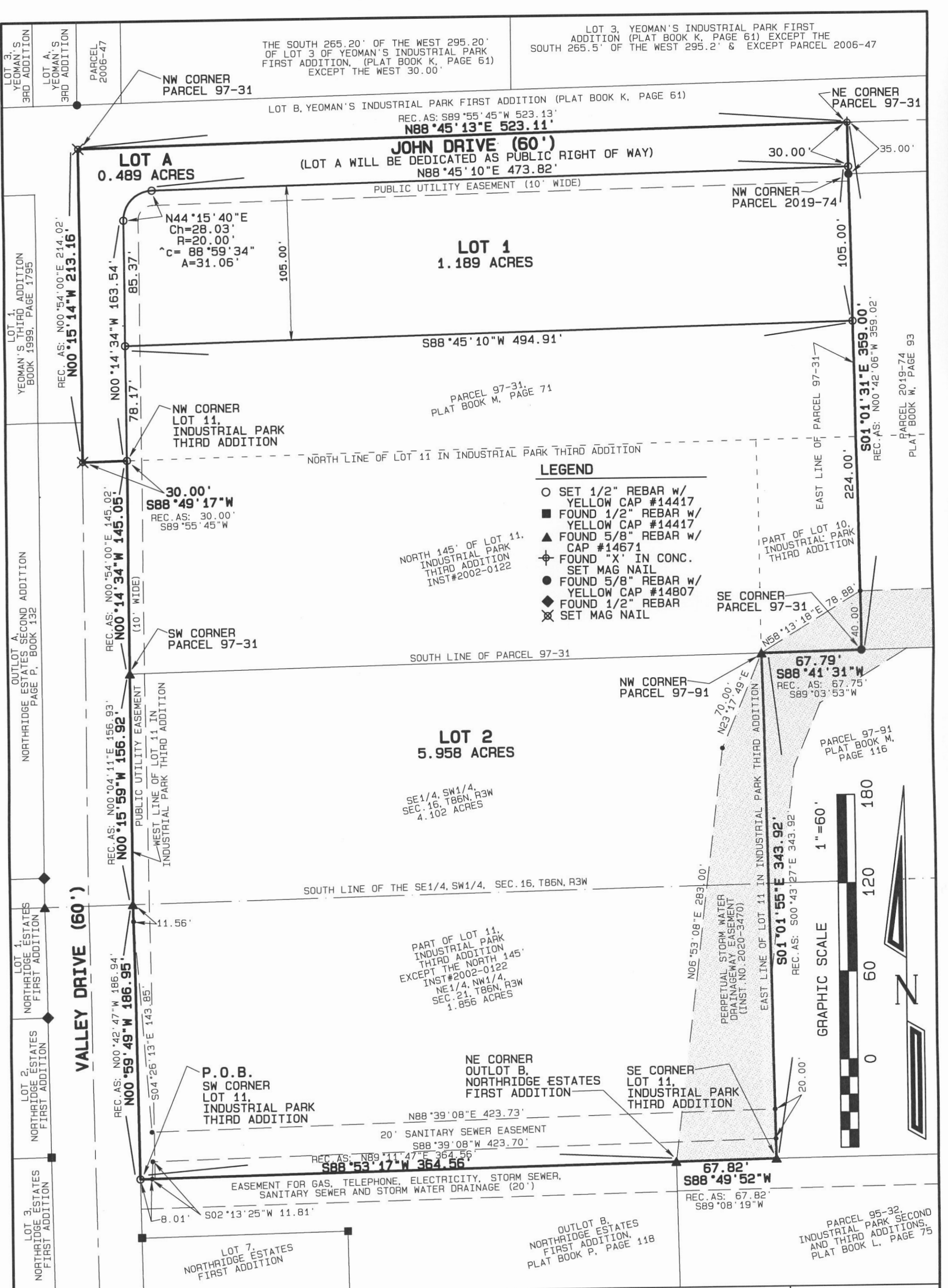
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

David P. Schneider P.L.S. P14417 Date: 8/23/2021
 My license renewal date is December 31, 2021.

Pages or sheets covered by this seal: SHEETS 1 & 2

SCHNEIDER
 Land Surveying
 &
 Planning, Inc.
 P.O. Box 128
 Farley, Iowa 52046
 Ph# 563-744-3631
 daves@yousq.net

Project: 2563
 Survey Date: 6/22/2021
 Sheet: 1 of 5



LOT 3, YEOMAN'S INDUSTRIAL PARK FIRST ADDITION (PLAT BOOK K, PAGE 61) EXCEPT THE SOUTH 265.5' OF THE WEST 295.2' & EXCEPT PARCEL 2006-47

THE SOUTH 265.20' OF THE WEST 295.20' OF LOT 3 OF YEOMAN'S INDUSTRIAL PARK FIRST ADDITION, (PLAT BOOK K, PAGE 61) EXCEPT THE WEST 30.00'

LOT B, YEOMAN'S INDUSTRIAL PARK FIRST ADDITION (PLAT BOOK K, PAGE 61)

REC. AS: S89°55'45"W 523.13'
N88°45'13"E 523.11'

LOT A
0.489 ACRES

JOHN DRIVE (60')
(LOT A WILL BE DEDICATED AS PUBLIC RIGHT OF WAY)
N88°45'10"E 473.82'

LOT 1
1.189 ACRES

S88°45'10"W 494.91'

PARCEL 97-31,
PLAT BOOK M, PAGE 71

N44°15'40"E
Ch=28.03'
R=20.00'
C= 88°59'34"
A=31.06'

NW CORNER
LOT 11,
INDUSTRIAL PARK
THIRD ADDITION

NORTH LINE OF LOT 11 IN INDUSTRIAL PARK THIRD ADDITION

LEGEND

- SET 1/2" REBAR w/ YELLOW CAP #14417
- FOUND 1/2" REBAR w/ YELLOW CAP #14417
- ▲ FOUND 5/8" REBAR w/ CAP #14671
- ⊕ FOUND "X" IN CONC. SET MAG NAIL
- FOUND 5/8" REBAR w/ YELLOW CAP #14807
- ◆ FOUND 1/2" REBAR
- ⊗ SET MAG NAIL

NORTH 145' OF LOT 11,
INDUSTRIAL PARK
THIRD ADDITION
INST#2002-0122

SE CORNER
PARCEL 97-31

30.00'
S88°49'17"W
REC. AS: 30.00'
S89°55'45"W

SW CORNER
PARCEL 97-31

SOUTH LINE OF PARCEL 97-31

LOT 2
5.958 ACRES

SE1/4, SW1/4,
SEC. 16, T86N, R3W
4.102 ACRES

SOUTH LINE OF THE SE1/4, SW1/4, SEC. 16, T86N, R3W

PART OF LOT 11,
INDUSTRIAL PARK
THIRD ADDITION
EXCEPT THE NORTH 145'
INST#2002-0122
NE1/4, NW1/4,
SEC. 21, T86N, R3W
1.856 ACRES

NW CORNER
PARCEL 97-91

67.79'
S88°41'31"W
REC. AS: 67.75'
S89°03'53"W

PARCEL 97-91
PLAT BOOK M,
PAGE 116

REC. AS: N00°04'11"E 156.93'
N00°15'59"W 156.92'

PUBLIC UTILITY EASEMENT
WEST LINE OF LOT 11 IN
INDUSTRIAL PARK THIRD ADDITION

REC. AS: N00°42'47"W 186.94'
N00°59'49"W 186.95'

P.O.B.
SW CORNER
LOT 11,
INDUSTRIAL PARK
THIRD ADDITION

NE CORNER
OUTLOT B,
NORTHRIDGE ESTATES
FIRST ADDITION

SE CORNER
LOT 11,
INDUSTRIAL PARK
THIRD ADDITION

N88°39'08"E 423.73'
20' SANITARY SEWER EASEMENT
S88°39'08"W 423.70'

REC. AS: N89°11'47"E 364.56'
S88°53'17"W 364.56'

EASEMENT FOR GAS, TELEPHONE, ELECTRICITY, STORM SEWER,
SANITARY SEWER AND STORM WATER DRAINAGE (20')

67.82'
S88°49'52"W
REC. AS: 67.82'
S89°08'19"W

OUTLOT B,
NORTHRIDGE ESTATES
FIRST ADDITION,
PLAT BOOK P, PAGE 118

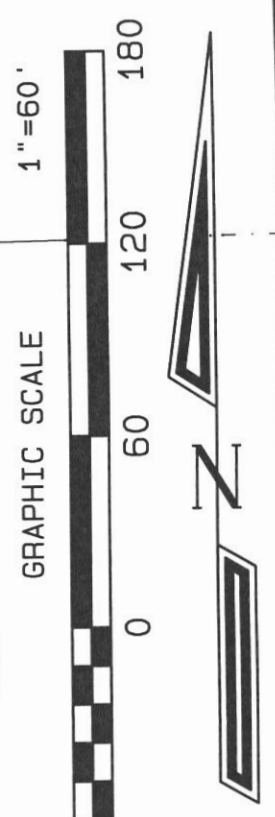
PARCEL 95-32,
INDUSTRIAL PARK SECOND
AND THIRD ADDITIONS,
PLAT BOOK L, PAGE 75

TOTAL AREA
7.636 ACRES TOTAL
0.489 ACRES ROAD
7.147 ACRES NET

SURVEY DESCRIPTION:
SEE SHEET 1

FINAL PLAT
NORTHRIDGE ESTATES THIRD ADDITION,
CITY OF MONTICELLO, JONES COUNTY, IOWA
LOT 11 IN INDUSTRIAL PARK THIRD ADDITION, CITY OF MONTICELLO, JONES COUNTY, IOWA, EXCEPT THE NORTH 145 FEET AND PARCEL 97-31 IN THE CITY OF MONTICELLO, JONES COUNTY, IOWA, AS ILLUSTRATED ON A PLAT OF SURVEY FILED ON APRIL 25, 1997 IN PLAT BOOK M, PAGE 71

SCHNEIDER
Land Surveying
&
Planning, Inc.
P.O. Box 128
Farley, Iowa 52046
Ph# 563-744-3631
daves@yousq.net
Project: 2563
Survey Date: 6/22/2021
Sheet: 2 of 5



OWNER'S ACKNOWLEDGMENT & DEDICATION

Monticello, Iowa

_____, 2021

The foregoing plat of **Northridge Estates Third Addition, City of Monticello, Jones County, Iowa**, is made with the free consent and in accordance with the desires of the undersigned owners and proprietors of said real estate.

The undersigned Highland Corporation a/k/a Highland Corp., an Iowa Corporation, do hereby dedicate to the public, all utilities, streets, including Lot A and all easements illustrated on the foregoing plat of **Northridge Estates Third Addition, City of Monticello, Jones County, Iowa**.

Highland Corporation
a/k/a/ Highland Corp., an Iowa Corporation

Jerry L. Hinrichs

Joseph N. Oswald

State of Iowa)
) ss:
County of _____)

On this _____ day of _____, 2021, before me, the under signed, a Notary Public in and for the State of Iowa, personally appeared Jerry L. Hinrichs and Joseph N. Oswald as authorized representatives of Highland Corporation a/k/a/ Highland Corp., an Iowa Corporation to me known to be the identical people named in and who executed the foregoing instrument, and acknowledge that they executed the same to be their voluntary act and deed.

Notary Public in and for the State of Iowa
My Commission Expires _____

MORTGAGE HOLDERS ACKNOWLEDGMENT

The undersigned for _____ of _____, State of Iowa, do hereby certify that the attached Final Plat of **Northridge Estates Third Addition, City of Monticello, Jones County, Iowa**, is made with our free consent and in accordance with our desire as lien holder and mortgagee of the premises described herein.

Bank _____

City _____

President _____

V.P. _____

State of Iowa)
) ss:
County of _____)

On this _____ day of _____, 2021 before me, the undersigned, a Notary Public in and for said State, personally appeared _____ and _____ to me personally known, who being by me duly sworn, did say that they are the _____, and _____ respectively, of the corporation executing the within and foregoing instrument; that the seal affixed thereto is the seal of the corporation; that the instrument was signed and sealed on behalf of the corporation by authority of its Board of Directors; and that _____ and _____ as officers acknowledged the execution of the foregoing instrument to be the voluntarily act and deed of the corporation, by it and by them voluntarily executed.

Notary Public in and for the State of Iowa
My Commission Expires _____

ATTORNEY'S OPINION

I, _____, a practicing attorney at law in (city) _____,
_____ County, Iowa have examined the abstract of title to the land included within **Northridge
Estates Third Addition, City of Monticello, Jones County, Iowa**, said abstract has been prepared in its entirety
by the _____ Abstract and Title Company, and was last certified to by said company on
the _____ day of _____, 2021, at the hour of _____ o'clock __M.

My examination of said abstract shows good and merchantable title on the date and hour of certification to be in
Highland Corporation a/k/a/ Highland Corp., an Iowa Corporation. Dated at _____, Iowa in said
County, this _____ day of _____, 2021.

Signature Attorney at Law
Name (printed) _____
Address _____

Phone number _____

MONTICELLO PLANNING AND ZONING

Monticello, Iowa _____, 2021

The forgoing Final Plat of **Northridge Estates Third Addition, City of Monticello, Jones County, Iowa**, being
within the corporate limits of the City of Monticello, Iowa is hereby approved by the Monticello Planning and
Zoning Commission and approval of said plat by the Council of the City of Monticello, Jones County, Iowa is
hereby recommended.

Monticello Planning and Zoning Commission

Chairperson

JONES COUNTY TREASURER

Anamosa, Iowa _____, 2021

I, the undersigned, _____, Treasurer of Jones County, Iowa do hereby certify that all taxes and
special assessments levied against **Northridge Estates Third Addition, City of Monticello, Jones County,
Iowa**, have been paid and said real estate is free and clear of all taxes as of this date.

Treasurer of Jones County, Iowa

JONES COUNTY AUDITOR

Anamosa, Iowa

The forgoing plat was entered of record in the office of the Jones County Auditor this _____ day of
_____, 2021. We approve of the subdivision name or title to be recorded.

County Auditor of Jones County, Iowa

The City of Monticello, Iowa

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

RESOLUTION NO. _____

A RESOLUTION approving the final plat of Northridge Estates Fourth Addition, City of Monticello, Jones County, Iowa, a subdivision of Outlot "A" in Northridge Estates, Second Addition, all in the City of Monticello, Jones County, Iowa

WHEREAS, There has been filed with the City Clerk a final plat of Northridge Estates Fourth Addition, City of Monticello, Jones County, Iowa, a subdivision of Outlot "A" in Northridge Estates, Second Addition, all in the City of Monticello, Jones County, Iowa

WHEREAS, The City Planning and Zoning Board has reviewed the Final Plat and recommends that it be approved, and

WHEREAS, Said final plat has been examined by the City Council and they find that the same conforms to the statutes and ordinances relating thereto; and

WHEREAS, The City Council concurs that the final plat of Northridge Estates Fourth Addition, City of Monticello, Jones County, Iowa, a subdivision of Outlot "A" in Northridge Estates, Second Addition, all in the City of Monticello, Jones County, Iowa, should be approved.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Monticello, Jones County, Iowa,

SECTION 1: That the dedication to the public of all services to the premises encompassed by the Subdivision including, but not limited to Hillside Drive, Northridge Drive and Valley Drive, which are streets included within and adjacent to said plat, and all curb, gutter, paving, storm sewer, sanitary sewer, water, utilities, and illustrated utility easements are approved and hereby accepted and,

SECTION 2: That the final plat of Northridge Estates Fourth Addition, City of Monticello, Jones County, Iowa, a subdivision of Outlot "A" in Northridge Estates, Second Addition, all in the City of Monticello, Jones County, Iowa, to be, and the same is hereby acknowledged,

Approved and accepted on the part of the City of Monticello, Jones County, Iowa. The Mayor and City Clerk are hereby directed to certify this approval and affix the same to said Final Plat as by law provided.

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 _____ day of _____, 2021.

Brian Wolken, Mayor

Attest:

Sally Hinrichsen, City Clerk

State of Iowa)
) ss:
Jones County)

On this _____ day of _____, 2021, before me, a Notary Public in and for the State of Iowa, personally appeared _____ and _____, to me personally know, and, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Monticello, Iowa; that the seal affixed to the foregoing instrument is the Corporate seal of the City Council, as contained in Resolution Number _____ adopted by the City Council on the _____ day of _____, 2021, and that _____ and _____ acknowledged the execution of the instrument to be their voluntary act and deed of the corporation, by it voluntarily executed.

Notary Public in the State of Iowa
My Commission Expires _____

RECORDER'S INDEX

LOCATION: OUTLOT 'A' IN NORTHRIDGE ESTATES, SECOND ADDITION,
CITY OF MONTICELLO, JONES COUNTY, IOWA
REQUESTOR: HIGHLAND CORP c/o JOSEPH N. OSWALD
PROPRIETOR: HIGHLAND CORP c/o JOSEPH N. OSWALD
935 DEER RUN DRIVE
MONTICELLO, IOWA
OR JEFF HINRICHS
jeffreyjay.hinrichs@gmail.com
Ph#319-480-5744
SURVEYOR: DAVID P. SCHNEIDER
SURVEYOR COMPANY: SCHNEIDER LAND SURVEYING
AND PLANNING, INC.
RETURN TO: DAVID P. SCHNEIDER
P.O. BOX 128 FARLEY, IOWA
Ph#563-744-3631 daves@yousq.net

FINAL PLAT
NORTHRIDGE ESTATES FOURTH ADDITION,
CITY OF MONTICELLO, JONES COUNTY, IOWA
OUTLOT 'A' IN NORTHRIDGE ESTATES, SECOND ADDITION,
CITY OF MONTICELLO, JONES COUNTY, IOWA

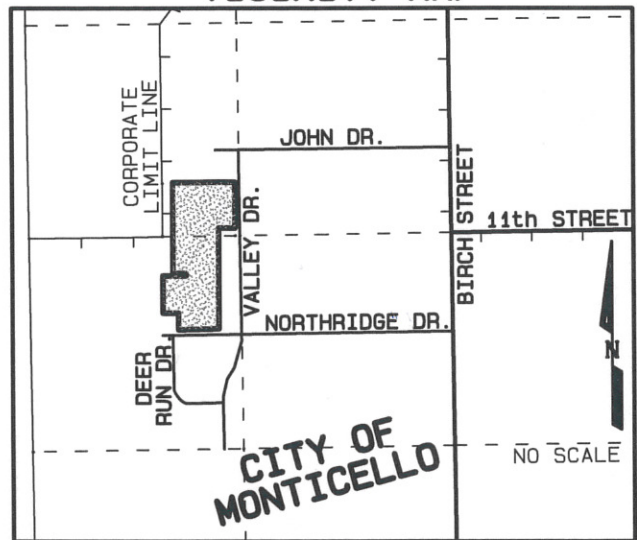
SURVEY DESCRIPTION:

OUTLOT 'A' IN NORTHRIDGE ESTATES, SECOND ADDITION,
CITY OF MONTICELLO, JONES COUNTY, IOWA

TOTAL AREA
8.006 ACRES

BOUNDARY ACCURACY NOTE:
THE UNADJUSTED ERROR OF CLOSURE
SHALL NOT BE GREATER THAN ONE
IN TEN THOUSAND FOR SUBDIVISION
BOUNDARIES AND SHALL NOT BE
GREATER THAN ONE IN FIVE THOUSAND
FOR AN INDIVIDUAL LOT.

VICINITY MAP



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

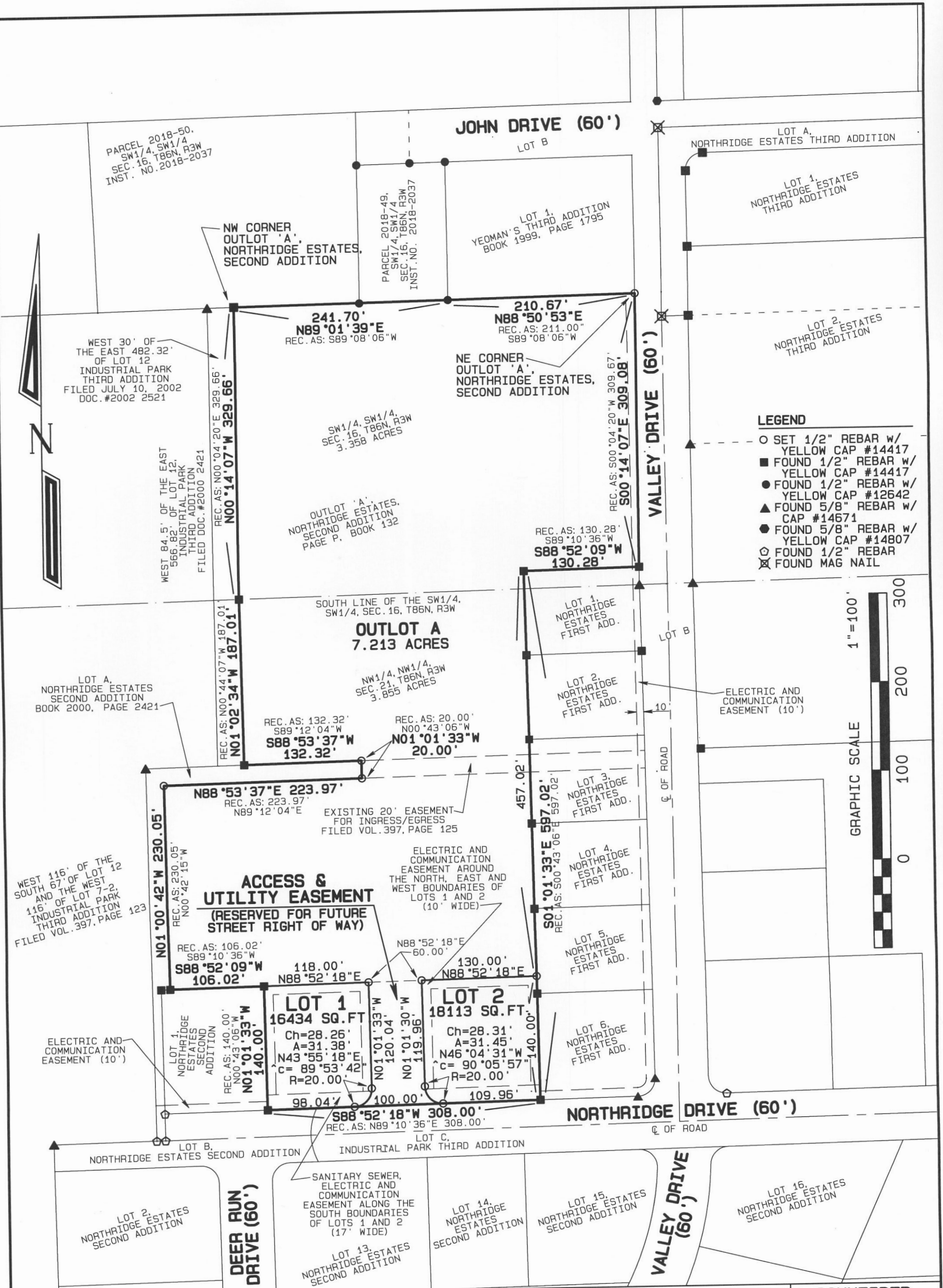
David P. Schneider 8/23/2021

David P. Schneider P.L.S. P14417 Date:
My license renewal date is December 31, 2021.

Pages or sheets covered by this seal: SHEETS 1 & 2

SCHNEIDER
Land Surveying
&
Planning, Inc.
P.O. Box 128
Farley, Iowa 52046
Ph# 563-744-3631
daves@yousq.net

Project: 2563FP2
Survey Date: 6/30/2021
Sheet: 1 of 5



TOTAL AREA
8.006 ACRES

SURVEY DESCRIPTION:
SEE SHEET 1

FINAL PLAT
NORTHRIDGE ESTATES, FOURTH ADDITION,
CITY OF MONTICELLO, JONES COUNTY, IOWA
OUTLOT 'A' IN NORTHRIDGE ESTATES, SECOND ADDITION,
CITY OF MONTICELLO, JONES COUNTY, IOWA

SCHNEIDER
Land Surveying
&
Planning, Inc.
P.O. Box 128
Farley, Iowa 52046
Ph# 563-744-3631
daves@yousq.net

Project: 2563FP2
Survey Date: 6/30/2021
Sheet: 2 of 5

OWNER'S ACKNOWLEDGMENT & DEDICATION

Monticello, Iowa

_____, 2021

The foregoing plat of **Northridge Estates Fourth Addition, City of Monticello, Jones County, Iowa** is made with the free consent and in accordance with the desires of the undersigned owners and proprietors of said real estate.

The undersigned Highland Corporation a/k/a/ Highland Corp., an Iowa Corporation, do hereby dedicate to the public, all utilities, streets, and easements illustrated on the foregoing plat of **Northridge Estates Fourth Addition, City of Monticello, Jones County, Iowa**.

Highland Corporation
a/k/a/ Highland Corp., an Iowa Corporation

Jerry L. Hinrichs

Joseph N. Oswald

State of Iowa)
) ss:
County of _____)

On this _____ day of _____, 2021, before me, the under signed, a Notary Public in and for the State of Iowa, personally appeared Jerry L. Hinrichs and Joseph N. Oswald as authorized representatives of Highland Corporation a/k/a/ Highland Corp., an Iowa Corporation to me known to be the identical people named in and who executed the foregoing instrument, and acknowledge that they executed the same to be their voluntary act and deed.

Notary Public in and for the State of Iowa
My Commission Expires _____

MORTGAGE HOLDERS ACKNOWLEDGMENT

The undersigned for _____ of _____, State of Iowa, do hereby certify that the attached Final Plat of **Northridge Estates Fourth Addition, City of Monticello, Jones County, Iowa**, is made with our free consent and in accordance with our desire as lien holder and mortgagee of the premises described herein.

Bank _____

City _____

President _____

V.P. _____

State of Iowa)
) ss:
County of _____)

On this _____ day of _____, 2021 before me, the undersigned, a Notary Public in and for said State, personally appeared _____ and _____ to me personally known, who being by me duly sworn, did say that they are the _____, and _____ respectively, of the corporation executing the within and foregoing instrument; that the seal affixed thereto is the seal of the corporation; that the instrument was signed and sealed on behalf of the corporation by authority of its Board of Directors; and that _____ and _____ as officers acknowledged the execution of the foregoing instrument to be the voluntarily act and deed of the corporation, by it and by them voluntarily executed.

Notary Public in and for the State of Iowa
My Commission Expires _____

ATTORNEY'S OPINION

I, _____, a practicing attorney at law in (city) _____,
_____ County, Iowa have examined the abstract of title to the land included within **Northridge
Estates Fourth Addition, City of Monticello, Jones County, Iowa**, said abstract has been prepared in its
entirety by the _____ Abstract and Title Company, and was last certified to by said
company on the _____ day of _____, 2021, at the hour of _____ o'clock __M.

My examination of said abstract shows good and merchantable title on the date and hour of certification to be in
Highland Corporation a/k/a/ Highland Corp., an Iowa Corporation. Dated at _____, Iowa in said
County, this _____ day of _____, 2021.

Signature Attorney at Law
Name (printed) _____
Address _____

Phone number _____

MONTICELLO PLANNING AND ZONING

Monticello, Iowa _____, 2021

The forgoing Final Plat of **Northridge Estates Fourth Addition, City of Monticello, Jones County, Iowa**, being
within the corporate limits of the City of Monticello, Iowa is hereby approved by the Monticello Planning and
Zoning Commission and approval of said plat by the Council of the City of Monticello, Jones County, Iowa is
hereby recommended.

Monticello Planning and Zoning Commission

Chairperson

JONES COUNTY TREASURER

Anamosa, Iowa _____, 2021

I, the undersigned, _____, Treasurer of Jones County, Iowa do hereby certify that all taxes and
special assessments levied against **Northridge Estates Fourth Addition, City of Monticello, Jones County,
Iowa**, have been paid and said real estate is free and clear of all taxes as of this date.

Treasurer of Jones County, Iowa

JONES COUNTY AUDITOR

Anamosa, Iowa

The forgoing plat was entered of record in the office of the Jones County Auditor this _____ day of
_____, 2021. We approve of the subdivision name or title to be recorded.

County Auditor of Jones County, Iowa

City Council Meeting
Prep. Date: 8/16/2021
Preparer: Sally Hinrichsen



Agenda Item: # 5
Agenda Date: 09/07/2021

Communication Page

Agenda Items Description: Resolution to approve payment to Creative Adventure Lab in the amount of \$20,000 related to the Rural Innovation Grant for façade and entryway improvements at 101 E. 1st Street

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

Attachments & Enclosures:
Resolution
Resolution 2020-83

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

Synopsis: Staff is recommending that the Council authorize Payment to Creative Adventure Lab in the amount of \$20,000

Background Information: In May 2020, Council approved Resolution 2020-64 supporting application for Rural Innovation Grant in the amount of \$20,000 for façade and entryway improvements at 101 E. 1st Street.

In July 2020, City Council approved Resolution 2020-83 approving Grant Agreement between the City of Monticello and the Iowa Economic Development Authority, Iowa Center for Rural Revitalization, Rural Innovation Grant Agreement.

Jones County Economic Development Director Derek Lumsden submitted the invoices related to these expenses to the State of Iowa for reimbursement. City received the \$20,000 from the State of Iowa on July 30th.

Staff Recommendation:

Staff recommends approval of the attached Resolution.

The City of Monticello, Iowa

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

RESOLUTION

Approving to approve payment to Creative Adventure Lab in the amount of \$20,000 related to the Rural Innovation Grant for façade and entryway improvements at 101 E. 1st Street

WHEREAS, The City Council has agreed to apply for the Rural Innovation Grant available through the Iowa Economic Development Authority with the maximum amount of \$20,000, with a \$10,000 match being required, to be used for façade, windows, and entryway improvements at 101 E 1st Street, and

WHEREAS, The Creative Adventure Lab has submitted invoices for the improvements and the City received the \$20,000 grant amount from the State of Iowa through the Iowa Economic Development Authority, and

WHEREAS, County Economic Development Director Derek Lumsden was contacted by Jordan Degree, Creative Adventure Lab inquiring about the Rural Innovation Grant through the Iowa Economic Development Authority, and seeking the grant proceed of \$20,000 for the façade, windows, and entryway improvements, and

WHEREAS, The Council finds that the grant funds should be paid to the Innovation Lab / Creative Adventure Lab.

NOW THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby approve payment to Creative Adventure Lab in the amount of \$20,000 related to the Rural Innovation Grant for façade and entryway improvements at 101 E. 1st Street

IN THE TESTIMONY WHEREOF, I have hereunto subscribed my name and caused the Great Seal for the City of Monticello, Iowa to be affixed. Done this 7th day of September, 2021.

Brian Wolken, Mayor

Attest:

Sally Hinrichsen, City Clerk

The City of Monticello, Iowa

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

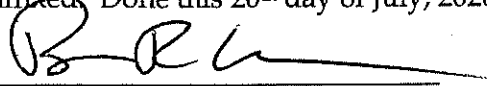
RESOLUTION #2020-83

Approving Grant Agreement between the City of Monticello and the Iowa Economic Development Authority, Iowa Center for Rural Revitalization, Rural Innovation Grant Agreement.

- WHEREAS,** The City Council has agreed to accept the donation of the property located at 101 E. 1st Street, Monticello, Iowa from Ron, Dave, Bob, and Dean Welter, current owners of the property, and
- WHEREAS,** The City Council's acceptance of this generous gift was based upon the plan to transfer ownership of the building to the Creative Adventure Lab, Inc., of Dubuque who intends to renovate the building to house both the previously Council supported Innovation Lab and the first branch of the Dubuque Creative Adventure Lab, and
- WHEREAS,** Prior to the transfer of the property City staff proposed to seek grants that would help cover costs of renovation, as most renovation costs will be covered by a fundraising and grant writing campaign, and
- WHEREAS,** City staff, County Economic Development Director Derek Lumsden, and Jordan Degree, Creative Adventure Lab, worked together on the Rural Innovation Grant available through the Iowa Economic Development Authority, requesting the maximum of \$20,000, with a \$10,000 match being required, the grant proceeds proposed to be used for façade, windows, and entryway improvements, and
- WHEREAS,** The Council previously approved submission of the grant and found that the grant funds would be of benefit to the City and the Innovation Lab / Creative Adventure Lab as set forth within Resolution 2020-64, and
- WHEREAS,** The Application was submitted and was awarded the grant requested in the amount of \$20,000, a Grant Agreement having been received and hereby proposed for approval, and
- WHEREAS,** The Council reaffirms its support for the grant and project in general and finds that the City Administrator should be authorized to execute the Grant Agreement on behalf of the City Council.

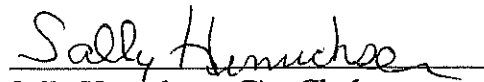
NOW THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby approve the Grant Agreement between the City of Monticello and the Iowa Economic Development Authority, Iowa Center for Rural Revitalization, Rural Innovation Grant Agreement, and authorizes the City Administrator to execute the agreement on behalf of the City.

IN THE TESTIMONY WHEREOF, I have hereunto subscribed my name and caused the Great Seal for the City of Monticello, Iowa to be affixed. Done this 20th day of July, 2020.



Brian Wolken, Mayor

Attest:



Sally Hinrichsen, City Clerk

City Council Meeting
Prep. Date: 08/31/21
Preparer: Russell Farnum



Agenda Item: # 6
Agenda Date: 09/07/2021

Communication Page

Agenda Items Description: Purchase of property at 449 N. Sycamore Street

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

Attachments & Enclosures:

Resolution and Purchase Agreement

Fiscal Impact:

Budget Line Item:	
Budget Summary:	
Expenditure:	
Revenue:	

Synopsis: This resolution authorizes the purchase of the home at 449 N. Sycamore Street in the amount of \$15,000, and authorizes the City Administrator to sign the appropriate paperwork to complete the transaction.

Background Information: This dilapidated home is in poor repair. The Police Chief was able to negotiate a purchase of the property in the amount of \$15,000. The owner is willing to sell for that amount, and has signed the purchase agreement to that effect.

If approved by the Council, the purchase will close in early October.

Staff Recommendation: Approval is recommended.

The City of Monticello, Iowa

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

RESOLUTION #

Resolution approving purchase of home at 449 North Sycamore Street and authorizing City Administrator to Close Real Estate Transaction

WHEREAS, The City Council previously authorized the City Administrator to pursue the purchase of the property located at 449 North Sycamore Street in Monticello after discussing the purchase during closed session on 7/19/2021, and

WHEREAS, The City Administrator has negotiated the purchase of said property with the property owner and presents the final purchase agreement and closing statement to the Council for final approval, and

WHEREAS, The City Council finds that the terms of the purchase agreement are substantially consistent with the terms agreed to by the City Council during the closed session of 7/19/2021 and finds all other provisions including those related to the abatement of taxes and continued possessory rights past the closing date to be agreeable.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby authorize the City Administrator to accept a deed and to close on the property located at 449 North Sycamore Street and to expend those sums set forth within the Closing Statement attached hereto.

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 7th day of September, 2021.

Brian Wolken, Mayor

Attest:

Sally Hinrichsen, City Clerk

Prepared by:

Douglas D. Herman
Lynch Dallas, P.C.
PO Box 2457
Cedar Rapids, Iowa 52406-2457
Telephone: 319-365-91017
Facsimile: 319-365,9512

Taxpayer/Return Address:

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

RESIDENTIAL PURCHASE AGREEMENT

TO: Marc T. Bradley ("SELLER")

The undersigned BUYER hereby offers to buy and the undersigned SELLER, by her acceptance, agrees to sell the real property situated in Jones County, Iowa, locally known as 449 N. Sycamore Street, Monticello, Iowa, and legally described as follows:

The SOUTH 50 Feet of LOT 212 ½, EXCEPT the West 10 Feet thereof; AND
The NORTH 25 Feet of LOT 212, EXCEPT the WEST 10 feet thereof,
ALL IN RAILROAD ADDITION TO MONTICELLO, IOWA.

together with any easements and appurtenant servient estates, but subject to any reasonable easements of record for public utilities or roads, any zoning restrictions, customary restrictive covenants, and mineral reservations of record, if any, herein referred to as the "**Property**," upon the following terms and conditions:

1. **PURCHASE PRICE.** The purchase price for the Property shall be Fifteen Thousand Dollars (\$15,000.00) (the "**Purchase Price**"). The method of payment of the Purchase Price by BUYER to SELLER shall be as follows:

a. Fifteen Thousand (\$15,000) to be paid at closing via official City of Monticello check.

2. **REAL ESTATE TAXES.**

a. Buyer shall accept responsibility for all accrued and accruing taxes.

b. Buyer shall pay all revenue stamps/transfer taxes assessed as a result of this transaction pursuant to Iowa Code Chapter 428A.

3. **SPECIAL ASSESSMENTS.** The Buyer, City of Monticello, will, at or about the closing date of this real estate transaction, release and acknowledge as satisfied the special assessment against the property related to the N. Sycamore Street reconstruction project and SELLER shall have no responsibility therefor. (Assessment certified to the Jones Co. Treasure on January 6, 2021, in total amount of \$5,317.00)

4. **RISK OF LOSS AND INSURANCE.** SELLER shall bear the risk of loss or damage to the Property prior to closing or possession, whichever first occurs. In the event of substantial damage or destruction to the Property after the execution of this Agreement and prior to closing, this Agreement shall be null and void; provided, however, BUYER shall have the option to complete the closing and receive insurance proceeds, if any, regardless of the extent of damages. The Property shall be deemed substantially damaged or destroyed if it cannot be restored to its condition, as it was before the damage, on or before the closing date, normal wear and tear excepted.

5. **POSSESSION AND CLOSING.** If BUYER timely performs all obligations, possession of the Property shall be delivered to BUYER on or before October 1st 2021 This transaction shall be considered closed upon the delivery of the title transfer documents to BUYER and receipt of all funds and other documents then due at closing from BUYER under this Agreement. Closing shall be held at a location mutually agreed to by BUYER and SELLER.

6. **FIXTURES.** SELLER shall be entitled to remove any and all fixtures located in the property, including those that integrally belong to, are specifically adapted to or are a part of the Property/real estate, whether attached or detached.

7. **CONDITION OF THE PROPERTY.**

a. The Property as of the date of this Agreement, including the buildings, grounds and all improvements, will be preserved by SELLER in its present condition until possession is delivered to BUYER, ordinary wear and tear excepted.

b. **BUYER agrees at the closing that BUYER is purchasing the Property and that SELLER is selling the Property "as is" and in its existing condition, with no representations or warranties, expressed or implied, regarding the Property, whatsoever, except as otherwise provided in this Agreement.**

8. **ABSTRACT AND TITLE.** BUYER, at buyer's expense, may obtain an abstract of title to the Property continued through the date of acceptance of this Agreement or later as the case may be. It shall show merchantable title in SELLER in conformity with this Agreement, Iowa law, and Title Standards of the Iowa State Bar Association. The SELLER shall make every reasonable effort to promptly perfect title. If closing is delayed due to SELLERS' inability to provide marketable title, this Agreement shall continue in force and effect until either party rescinds the Agreement after giving ten days written notice to the other party. The abstract shall become the property of BUYER when the purchase price is paid in full. BUYER agrees to pay the costs of any additional abstracting and title work due to any act or omission of SELLER, including transfers by or the death of SELLER or their assignees.

9. **DEED.** Upon payment of the Purchase Price, SELLER shall convey the Property to BUYER by Warranty Deed, free and clear of all liens, restrictions, and encumbrances, except as otherwise provided in this Agreement. General warranties of title shall extend to the time of delivery of the deed excepting liens or encumbrances suffered or permitted by BUYER. BUYER will be responsible for the preparation of, and cost related to all closing and transfer documents.

10. **USE OF PURCHASE PRICE.** BUYER agrees to pay the full purchase price, in the amount of \$15,000, to SELLER and SELLER'S LENDER (Fidelity Bank & Trust, f/k/a Security State Bank) at the time of settlement. (See Additional Provisions with regard to additional judgments against Seller.)

11. **REMEDIES OF THE PARTIES.** In the event of the default by SELLER hereunder, BUYER may, at BUYER'S option, elect to enforce the terms of this Agreement, or may in the alternative terminate this Agreement. SELLER agrees that BUYER, among BUYER'S remedies, shall be entitled to demand specific performance of this Agreement. Upon a default by SELLER, the BUYER shall also be able to recover from the defaulting party all costs and reasonable attorney's fees required in order to enforce this Agreement.

12. **NOTICE.** Any notice under this Agreement shall be in writing and shall be deemed served when it is delivered by personal delivery or by ordinary mail, postage prepaid, addressed to the parties at the addresses given below.

13. **ADDITIONAL PROVISIONS.**

a. **General Provisions.** In the performance of each part of this Agreement, time shall be of the essence. Failure to promptly assert rights herein shall not, however, be a waiver of such rights or a waiver of any existing or subsequent default. This Agreement shall apply to and bind the successors in interest of the parties. This Agreement shall survive the closing. Paragraph headings are for convenience of reference and shall not limit or affect the meaning of this Agreement. Words and phrases herein shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender according to the context.

b. **Construction.** This Agreement shall be construed and enforced in accordance with the laws of the State of Iowa.

c. **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

d. **Entire Agreement.** This Agreement constitutes the entire agreement between the parties hereto pertaining to the subject matters hereof, and supersedes all negotiations, preliminary agreements and all prior and contemporaneous discussions and understandings of the parties in connection with the subject matters hereof. This Agreement also supersedes any terms set forth in any auction flyer or terms discussed at the auction of the Property.

e. **Amendments.** No amendment, waiver, change or modification of any of the terms, provisions or conditions of this Agreement shall be effective unless made in writing and signed or initialed by the parties or by their duly authorized agents. Waiver of any provision of this Agreement shall not be deemed a waiver of future compliance therewith and such provision shall remain in full force and effect.

f. **Severability.** In the event any provision of this Agreement is held invalid, illegal or unenforceable, in whole or in part, the remaining provisions of this Agreement shall not be affected thereby and shall continue to be valid and enforceable, and if, for any reason, a court finds that any provision of this Agreement is invalid, illegal or unenforceable as written, but that by limiting such provision it would become valid, legal and enforceable, then such provision shall be deemed to be written and shall be construed and enforced as so limited.

g. **Construction.** It is the intention of the parties that if any provision of this Agreement is capable of two constructions, one of which would render the provision void and the other which would render the provision valid, then the provision shall have the meaning which renders it valid. It is agreed that if any provision of this Agreement shall be found by any court of competent jurisdiction to be unclear and ambiguous, that the rule of contract construction that any such provision be construed against the party who prepared the instrument shall not apply.

h. **Captions.** The captions and headings of the paragraphs of this Agreement are for convenience only and are not to be used to interpret or define the provisions of this Agreement.

i. **Legal Counsel.** Each of the parties to this Agreement has been afforded the opportunity to seek legal counsel with respect to how the terms and conditions of this Agreement may affect them. By their execution of this Agreement, each of the parties to this Agreement acknowledge that they have sought independent legal counsel or have been afforded the opportunity to do so and have decided not to exercise such right.

In addition, BUYER and SELLER recognize and agree that Douglas D. Herman and the attorneys at Lynch Dallas, PC are representing BUYER, only, and are not providing and will not be providing any legal representation or advice to SELLER with regard to this real estate transaction or this Agreement.

j. **Additional Judgments / Release.** Judgment was entered against Seller and in favor of Buyer in Jones County Case No. MOCISC010760. Buyer will as additional consideration for this purchase file a Release and Satisfaction of said judgment. (\$750 Civil Penalty plus Court Costs) Any other Judgments or Liens, not currently known or not yet existing, will either be paid from the Sale Proceeds, reducing the amount payable to Seller and Seller's Lender or shall result in this transaction being voidable by the Buyer.

k. **Affidavit of Surviving Spouse.** The BUYER will, if not yet done, see to the preparation of an Affidavit of Surviving Spouse. SELLER agrees to execute said Affidavit so that the BUYER may see to the recordation of same.

l. **Vacant Building.** The SELLER, by execution of the Warranty Deed required herein, certifies that the property is vacant and that any and all possessions remaining in the structure have been abandoned and are, therefore, the property of the BUYER. In the event the SELLER encounters inhabitants in the structure, i.e.: it is not vacant, the SELLER shall be liable for any and all costs incurred by the BUYER in seeing to the eviction of said inhabitants including but not limited to BUYER'S reasonable attorney's fees.

14. **CERTIFICATION.** BUYER and SELLER each certify that they are not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly, on behalf of any such person, group, entity or nation. Each party hereby agrees to defend, indemnify and hold harmless the other party from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to its breach of the foregoing certification.

15. **ACCEPTANCE.** When accepted, this Residential Purchase Agreement shall become a binding contract.

Dated: _____, 2021

Dated: August 17, 2021

BUYER:

City of Monticello, Iowa
200 East 1st Street
Monticello, Iowa 52310

SELLER:

Marc T. Bradley
541 N. Chestnut Street
Monticello, Iowa 52310

X _____
City of Monticello, Iowa

X Marc T. Bradley
Marc T. Bradley

City Council Meeting
Prep. Date: 8/24/2021
Preparer: Sally Hinrichsen



Agenda Item: # 7
Agenda Date: 09/07/2021

Communication Page

Agenda Items Description: Resolution to approve standard Residential Tax Abatement related to property located at 216 S Maple St, Monticello

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

Attachments & Enclosures:

Proposed Resolution
applicaiton

Fiscal Impact:

Budget Line Item:	
Budget Summary:	
Expenditure:	
Revenue:	

Synopsis: Abatement Application filed by Natasha Terry related to residential improvements constructed at 216 South Maple Street, Monticello, Iowa

Background Information: This Resolution provides the tax abatement as set out in the Code for residential properties. The new value added by the improvement, up to \$75,000, is exempt from taxation for five years.

Staff Recommendation: Staff recommend that the Council approve the proposed resolution providing for the Standard Tax Abatement as set out above.

The City of Monticello, Iowa

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

RESOLUTION

Approving Natasha & Grant Terry Tax Abatement Application related to Residential Improvements constructed at 216 South Maple Street, Monticello, Iowa

WHEREAS, Monticello has enacted an Urban Revitalization Tax Abatement program and codified same at Chapter 10 of the Monticello Code of Ordinances, and

WHEREAS, Natasha Terry has completed and filed an Application for Tax Abatement related to residential property located at 216 South Maple Street and

WHEREAS, The City Council finds that the information submitted therein is consistent with that required by the Monticello Code of Ordinances, and

WHEREAS, The Council further finds that the estimated completion date of the improvements was April 23, 2021, and finds, based thereon, that the Jones County Assessor will need to determine how many years of tax abatement remain on this property, being tied to the date on which the property was deemed to be 100% complete for taxation purposes.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby approve the Application for Tax Abatement filed by Natasha and Grant Terry as set forth above, consistent with Chapter 10 of the Monticello Code of Ordinances, said Application bearing the date of August 24, 2021 and being signed Natasha Terry and further directs the Monticello City Clerk to file same with the Jones County Assessor as prescribed by law.

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 7th day of September, 2021.

Brian Wolken, Mayor

Attest:

Sally Hinrichsen, City Clerk

APPLICATION FOR TAX ABATEMENT UNDER THE
URBAN REVITALIZATION PLAN FOR

MONTICELLO, IOWA

Date 8/24/2021

Prior Approval for
Intended Improvements

Approval of Improvements
Completed

Address of Property: 216 S Maple St Monticello IA 52310

Legal Description: Varvels Add Lot 1

Title Holder or Contract Buyer Natasha Terry and Grant Terry

Address of Owner (if different than above): _____

Phone Number (to be reached during the day): _____

Existing Property Use: Residential Commercial Industrial Vacant

Proposed Property Use: Residential Commercial Industrial

Nature of Improvements: New Construction Addition General Improvements

Specify The main house was all gutted. New Sewer, basement floor
all plumbing, heating, & electric. Sanded & refinished all trim.
New insulation & Drywall. Refinish 5 Ld wood flooring. *

Estimated or Actual Date of Completion: 4/23/2021

Estimated or Actual Cost of Improvements: 178,000

Tax Exemption Schedule is attached.

* New Garage with two upstairs bedrooms attached.

Signed: Natasha Terry

City Council Meeting
 Prep. Date: 8/24/2021
 Preparer: Sally Hinrichsen



Agenda Item: # 8
 Agenda Date: 09/07/2021

Communication Page

Agenda Items Description: Resolution to approve standard Residential Tax Abatement related to property located at 312 Faust Circle, Monticello

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

Attachments & Enclosures:

Proposed Resolution
application

Fiscal Impact:

Budget Line Item:	
Budget Summary:	
Expenditure:	
Revenue:	

Synopsis: Abatement Application filed by Gary Anciaux related to residential improvements constructed at 312 Faust Circle, Monticello, Iowa in 2014.

Background Information: This Resolution provides the tax abatement as set out in the Code for residential properties. The new value added by the improvement, up to \$75,000, is exempt from taxation for five years.

This home was built in 2014 and the original owner never applied for the tax abatement. He stated he was advised by a person working in the Assessor’s Office that he was eligible to apply for the rebate. He purchased the home in 2019

Staff Recommendation: Staff recommend that the Council consider the proposed resolution providing for the Standard Tax Abatement as set out above and the Ordinance #722 that was approved in 2018 and proposed ordinance on the agenda tonight to be adopted.

The City of Monticello, Iowa

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

RESOLUTION

Approving Gary Anciaux Tax Abatement Application related to Residential
Improvements constructed at 312 Faust Circle, Monticello, Iowa

WHEREAS, Monticello has enacted an Urban Revitalization Tax Abatement program and codified same at Chapter 10 of the Monticello Code of Ordinances, and

WHEREAS, Gary Anciaux has completed and filed an Application for Tax Abatement related to residential property located at 312 Faust Circle and

WHEREAS, The City Council finds that the information submitted therein is consistent with that required by the Monticello Code of Ordinances, and

WHEREAS, The Council further finds that the estimated completion date of the improvements was July 2, 2014, and finds, based thereon, that the Jones County Assessor will need to determine how many years of tax abatement remain on this property, being tied to the date on which the property was deemed to be 100% complete for taxation purposes.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby approve the Application for Tax Abatement filed by Gary Anciaux as set forth above, consistent with Chapter 10 of the Monticello Code of Ordinances, said Application bearing the date of August 6 2021 and being signed Gary Anciaux and further directs the Monticello City Clerk to file same with the Jones County Assessor as prescribed by law.

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 7th day of September, 2021.

Brian Wolken, Mayor

Attest:

Sally Hinrichsen, City Clerk

APPLICATION FOR TAX ABATEMENT UNDER THE
URBAN REVITALIZATION PLAN FOR

MONTICELLO, IOWA

Date 8-6-21

Prior Approval for
Intended Improvements

Approval of Improvements
Completed

Address of Property: 312 Faust Cir

Legal Description: _____

Title Holder or Contract Buyer Gary Anciaux

Address of Owner (if different than above): NA

Phone Number (to be reached during the day): 319 541 4767

Existing Property Use: Residential Commercial Industrial Vacant

Proposed Property Use: Residential Commercial Industrial

Nature of Improvements: New Construction Addition General Improvements

Specify Original owner never applied for tax
abatement. I am the second owner and
purchased the home on 6/17/2019

Estimated or Actual Date of Completion: Home sold new on 7/2/2014

Estimated or Actual Cost of Improvements: Selling price on 7/2/2014 \$278,000

Tax Exemption Schedule is attached.

Signed: Gary Anciaux

City Council Meeting
Prep. Date: 8/26/2021
Preparer: Sally Hinrichsen



Agenda Item: # 9
Agenda Date: 9/07/2021

Communication Page

Agenda Items Description: Resolution entitled Business Authorization Resolution

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

Attachments & Enclosures:

Resolution

Fiscal Impact:

Budget Line Item:	
Budget Summary:	
Expenditure:	
Revenue:	

Synopsis: Council authorize issuance of credit cards to various department heads on August 16, 2021

Background Information: In May 2017, Council approved City Clerk, City Administrator, Police Chief, Ambulance Director, Library Director and Park and Recreation Director to be issued a City Credit card.

Water/Wastewater Superintendent Jim Tjaden and Public Works Director Nick Kahler was added and the Ambulance Director was removed with the resolution adopted on August 16, 2021.

The bank discovered City did not have a Business Authorization Resolution on file, which is required to make changes to the account, such as adding or deleting cardholders.

Staff Recommendation:

Staff recommends approval of the attached Resolution.

The City of Monticello, Iowa

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

RESOLUTION #

Business Authorization Resolution

The undersigned, Brian Wolken, Mayor, hereby certifies that he is the duly elected, qualified Officer of the City of Monticello, Iowa, with Tax id _____; that the following resolution was duly adopted on September 7, 2021; and that the following is a true and correct copy of said resolution as they appear in the organization's minutes book.

RESOLVED, that this company apply for and obtain a business credit card account.

FURTHER RESOLVED, that each account obtained be issued one card embossed with the name of the designated Business Officer or employee that sales drafts, and other instruments for charges, be signed by the designated Officer or employee shall be valid and binding upon this company.

FURTHER RESOLVED, that any of the following officers of this organization are empowered to authorize TCM Bank, N.A. to make any type of changes to this business account.

Print Name	Signature	Title or Position
1 <u>Russ Farnum</u>	_____	<u>City Administrator</u>
2 <u>Sally Hinrichsen</u>	_____	<u>City Clerk/ Treasurer</u>
3 <u>Cheryl Clark</u>	_____	<u>Deputy City Clerk</u>

Authorized by: Brian Wolken, Mayor

Signature: _____

Attested by: Sally Hinrichsen City Clerk/Treasurer

Signature: _____

Date: _____

City Council Meeting
Prep. Date: Sept 1, 2021
Preparer: Sally Hinrichsen



Agenda Item: 10
Agenda Date: Sept 7, 2021

Communication Page

Agenda Items Description: To schedule Trick or Treat Night and hours for Sunday October 31, 2021 from 6:00 to 8:00 PM

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

Attachments & Enclosures:

Fiscal Impact:

Budget Line Item:	
Budget Summary:	
Expenditure:	
Revenue:	

Synopsis: Council sets the night and hours for Trick or Treating yearly.

Background Information:

Downtown businesses “Treats On The Streets” will be on October 21 from 5 – 7.

In 2020, Council set the Trick or Treat night and hours with the following disclosure:

“with a disclosure that due to the ongoing COVID pandemic the City of Monticello is not promoting the event and recommends residents follow CDC and Jones County Public Health information and guidelines related to COVID-19. Residents are asked to turn on their outside light if they wish to participate in the Trick or Treat night and Trick or Treaters are asked to only visit homes with their outside lights”

Staff Recommendation: Schedule Trick or Treat Night and hours for Sunday October 31, 2021 from 6:00 to 8:00 PM is recommended, with or without a disclosure

City Council Meeting
Prep. Date: Sept 1, 2021
Preparer: Sally Hinrichsen



Agenda Item: 11
Agenda Date: Sept 7, 2021

Communication Page

Agenda Items Description: Accept bid on 2004 Ford F250 truck

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

Attachments & Enclosures:

Fiscal Impact:

Budget Line Item:
Budget Summary:
Expenditure:
Revenue:

Synopsis: Ad was published requesting sealed bids on the Ford F250 truck. The truck engine blew and will need to be replaced.

Background Information: Two bids were received. One from Joe Tuetken for \$455.00 and Brian Crowley for \$500.00.

Staff Recommendation: Approval to accept the bid from Brian Crowley is recommended

City Council Meeting
Prep. Date: 8/18/21
Preparer: Sally Hinrichsen



Agenda Item: # 12
Agenda Date: 9/7/2021

Communication Page

Agenda Items Description: Amending Chapter 10, Urban Revitalization and limiting the time period for full exemption

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

Attachments & Enclosures:

Ordinance

Fiscal Impact:

Budget Line Item:	
Budget Summary:	
Expenditure:	
Revenue:	

Synopsis: During the codification of the City Code book Ordinance 722, dated January 2, 2019 was inadvertently not added to our City Code Book

Background Information:

Sally Hinrichsen received an Urban Revitalization Application for a property built in 2014, which the previous owner never requested the tax abatement on the new home. Recalling the Council adopted an Ordinance setting a term limit on the abatement requests, she looked into it further and found Ordinance #722 was not added to the current Code Book.

City began the codification of the City Code Book in 2018 and adopted the final version in August 2020. During the codification of the City Code book Ordinance 722, dated January 2, 2019 was inadvertently not added to our Code Book according to Alice Futrell with Iowa Codification.

She apologized for the oversight and they have agreed to add this to the Code Book at no cost to the City. However, if the Council wants this included in our Code Book, they must adopt the Ordinance.

Staff Recommendation:

After consideration of the proposed ordinance, if the Council wants the time restrictions as was approved in 2019, approval of the attached Ordinance is recommended. (2nd reading or 2nd & final reading)

ORDINANCE NO.

An Ordinance Amending Chapter 10, Urban Revitalization, Monticello Code, by Amending Section 10.10 Exemptions

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

Section 1: Chapter 10, Subsection 10.10 shall be amended by adding subsection 10.10(3):

10.10 Exemptions

3. To be considered eligible for the full period of exemption from taxation set forth within subsections 1 and 2 above an Application for Exemption from taxation must be received by the City within one year following the date on which the property is considered 100% complete and taxed as being 100% complete by the Jones County Assessor. Applications filed more than one year after said determination and taxation remain eligible for the remaining exemption period. (For example, an Application for Exemption filed 18 months after the Assessor's determination would be eligible for four years of abatement. In the case of commercial or industrial property the exemption would be for years two through five, the first year of eligible abatement dropping off.)

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.

Brian 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: 9/1/2021
Preparer: Sally Hinrichsen



Agenda Item: # 13-21
Agenda Date: 9/7/2021

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
 - a. Clerk update
- 17. Public Works Director
- 18. Police Chief
- 19. Water/Wastewater Superintendent
 - a. Monthly Update
- 20. Park and Recreation Director
- 21. Library Director

August 2021 – City Clerk’s Office Update

- According to GASB Statement No. 77, letters to Kirkwood, Jones County and Monticello Community School. These letters are required to disclose tax abatement information related to agreements entered into by the City that reduce other tax entities tax revenues.
- Received confirmation from the Iowa Department of Management State of Iowa ARPA NEU Funding Program that we would be receiving the first tranche of COVID funding Monticello is entitled within two weeks. Funds were received on August 27, 2021 in the amount of \$289,105.91
- Completed the Airport Coronavirus Response Grant (CRRSAA) reimbursement request and payment was received. Waiting on the formal grant closing paperwork from FAA.
- Completed SRF Planning and Design loan reimbursement request #2 in the amount of \$67,800.00 related to the Wastewater Treatment Plant.
- Completed the annual Debt Obligation Report and sent to the State.
- In addition, we to work on daily deposit, entering Berndes Center & Pool Deposits & credit card payments into City accounting system, Utility Billing (payments, disconnect letters, collections, printing bills), Payroll
 - Mailed 131 – 10-day notices
 - Prepared 17 disconnect door hangars
 - Service Disconnection – 0 services were disconnected
- Cemetery lot sales & recording, interment rights documents,
 - Sold 1 interment rights
 - Transferred 4 interment rights
- Continuing work on various grants, projects and fiscal year end reports due to State and County

Water & Wastewater August Report

Water & Wastewater Treatment

All tasks highlighted in this section are necessary to the Drinking Water and NPDES (Wastewater) Permits. Many of the tasks help the Water & Wastewater Staff monitor the drinking water and wastewater systems for deficiencies. Through careful monitoring, the Water & Wastewater Staff can identify issues that may have a significant impact on the city's finances, safety, health, and environmental protection.

DAILY WASTEWATER TASKS

- Wastewater Plant Monitoring
 - Daily Flow
 - Raw and Final Sampler Temperatures
 - Propane Usage
 - Digester Temperatures
 - UV Light Monitoring
 - Generator Inspection
 - Grit Building Inspection
 - Weather Reporting

DAILY DRINKING WATER TASKS

- Drinking Water Monitoring
 - Daily Flow of Each Well
 - North Well Chlorine Test
 - West Well Chlorine Test
 - South Well Chlorine Test
 - Distribution Chlorine Test
 - Total City Flow

MONTHLY WATER & WASTEWATER LAB

- Wastewater
 - Sampling for E. Coli (5/month)
- Drinking Water
 - Water bacteria (4/ Month)
- Miscellaneous Water/Wastewater Sampling
 - Nitrates, Sodium, IOC, VOC, Tier II, DMRQA, Toxicity, Sludge Sampling, Permit Renewal Sampling, Disinfectant Byproducts, Radio Nuclides, ETC...
 - Reading Water Meters

WEEKLY WASTEWATER LAB

- pH (2/Week)
- Temperatures (2/Week)
- Settleable Solids (2/Week)
- Suspended Solids (2/ Week)
- Volatile Solids: Alkalinity (1/Week)
- G+G, BOD, CBOD, (2/Week)
- Sampling for Total Nitrogen, Total Phosphorus, Biz, and Ammonias (1/Week)

Monthly Statistics			
Task	# Completed	Water Usage	Avg Flow(daily)
Read Outs	14	Drinking Water Flow	416,000
Shut-off Notices	31	Wastewater Flow	342,000
High Usage Checks	5	Chlorine Usage	Avg Pounds
Shut-offs (Delinquent)	0	North Well	Off
Shut-offs (Repairs)	3	West Well	3.2
Dead Meter Repairs	2	South Well	1.8

911 Locates	45	
Jetter Truck Report		
Date	Jetting/Excavating	Location
8/3/2021	Jetting	Sycamore St Sub Drain
8/3/2021	Jetting	Cedar & 7 th St-Sycamore & 7 th St
8/12/2021	Jetting	2 nd St
8/17/2021	Hydro-Excavating	829 S. Main St.
8/18/2021	Hydro-Excavating	N Cedar St.

Additional Projects Completed		
Date	Project	Comments
8/2/2021	Water Service Repair	Faust Cr
8/18/2021	Water Main Repair	N Cedar St
8/19/2021	New Manhole	2 nd St & Walnut
8/19/2021	New Valve	Buckeye & Chestnut

Additional Comments

- Contacted Cahoy , they will be in town the 7th to re-install the North Well with completion by the September 10th.
- Jetter Truck was out of operation since 8/20/2021-9/3/2021, roto-rooter was on stand-by as a backup.
- F-150 needed repaired, appeared to be something electrical.
- Royal Flush had their pretreatment process repaired and is working as it should. Mike Beck said more help should be coming soon and should allow for more frequent maintenance to the treatment process.
- Tim & Jim both contracted covid for between the 23rd-27th.
- Lead line removed from N Cedar St repair.
- Any Questions, feel free to call. Thanks, Jim