

City of Monticello, Iowa

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Posted on November 11, 2021 at 6:00 p.m.;

Updated and re-ported on November 12, 2021 at 1:00 p.m.

Monticello City Council Meeting November 15, 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	November 1, 2021
Approval of Payroll	November 4, 2021
Approval of Bill List	

Public Hearings:

1. **Public Hearing** on Proposed re-districting for City
2. **Resolution** to approve the redistricting map following the 2020 census
3. **Ordinance** amending provisions pertaining to Ward and Precinct Boundaries (all three readings)

Resolutions:

4. **Resolution** Approving FY 2020-2021 Annual Financial Report

5. **Resolution** Approving Richard & Kristen Myers Tax Abatement Application related to Residential Improvements constructed at 303 Grandview Avenue, Monticello, Iowa
6. **Resolution** To request Abatement of accrued Property Taxes on property owned by the City of Monticello for public purposes within the city limits of the City of Monticello
7. **Resolution** Appropriating funds necessary to meet the City's Obligation to Innovative Ag. Services under the Development Agreement dated February 15, 2010
8. **Resolution** Appropriating funds necessary to meet the City's Obligation to Mike Beck and Ken McDermott, known as Royal Flush Truck Wash, Inc per Development Agreement, dated March 17, 2014, and as amended, dated June 3, 2019
9. **Resolution** Appropriating funds necessary to meet the City's Obligation to Mercy Care Management, Inc per Development Agreement, dated July 7, 2019
10. **Resolution** Appropriating funds necessary to meet the City's Obligation to Cobblestone Inn & Suites (formerly known as Boulders Inn Monticello) under the Development Agreement dated October 5, 2015; as amended November 20, 2017
11. **Resolution** Appropriating funds necessary to meet the City's Obligation to Kardes Inc. per Development Agreement dated March 17, 2014
12. **Resolution** Appropriating funds necessary to meet the City's Obligation to MC Industries under the Development Agreement dated August 2, 2010
13. **Resolution** Appropriating funds necessary to meet the City's Obligation to Lauren Welter, successor owner of 218 West First Street, Suite "A" per Development Agreement dated October 2, 2017
14. **Resolution** Appropriating funds necessary to meet the City's Obligation to Paige Jacobs, LLC, successor owner of 218 West First Street, Suite "B" per Development Agreement dated October 2, 2017
15. **Resolution** Appropriating funds necessary to meet the City's Obligation to Njs LLC, successor owner of 218 West First Street, Suite "C" per Development Agreement dated October 2, 2017

16. **Resolution** Appropriating funds necessary to meet the City's Obligation to Orbis Manufacturing, a subsidiary of Menasha Corporation per Development Agreement dated April 3, 2017, as amended by Resolution #19-27, dated April 15, 2019
17. **Resolution** Appropriating funds necessary to meet the City's Obligation to BR3 Development LLC per Development Agreement, dated March 1, 2021
18. **Resolution** Approving FY 2023 TIF Certification
19. **Resolution** Approving FY 2020 - 2021 Annual Urban Renewal Report
20. **Resolution** Approving Purchase / Lease of "John Deere 7830 tractor" from Bodensteiner Implement Monticello
21. **Resolution** Preliminarily approving proposed Development Agreement between the City of Monticello and Tom Bagge and scheduling a Public Hearing on the proposed agreement
22. **Resolution** Preliminarily approving Proposed Amendment to Monticello Urban Renewal Plan to include Oak Street Manufacturing Project, and to schedule a Public Hearing on the proposed Urban Renewal Plan amendment for the 3rd day of January 2022 at 6:00 p.m.
23. **Resolution** Approving a Development Agreement with Matt Kumley dba Glass Tap, LLC, pertaining to Real Estate at 103 W. 1st Street

Ordinances:

24. **Ordinance** Adding New Subsections to Chapter 69, Parking Regulations, Section 08, No Parking Zones; on portions of South Gill Street, North Maple Street, East South Street and South Elm Street (2nd reading)
25. **Ordinance** amending provisions pertaining to Deposit (1st reading)
26. **Ordinance** amending provisions pertaining to house moving Monticello Code 448 (1st reading)
27. **Ordinance** amending the Code of Ordinances of The City of Monticello, Iowa, By Amending provisions pertaining to Section 22.02 "Library Board of Trustees" (1st reading and/or 2nd & 3rd reading)

Reports / Potential Actions:

28. City Engineer
29. Mayor
30. City Administrator

31. City Clerk
32. Public Works Director
33. Police Chief
34. Water/Wastewater Superintendent
35. Park and Recreation Director
36. Library Director

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

Meeting Instructions for the Public

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

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

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

Topic: November 15, 2021 City Council Meeting

Time: Nov 15, 2021 06:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89148086807>

Meeting ID: 891 4808 6807

One tap mobile

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+16465588656,,89148086807# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 891 4808 6807

Find your local number: <https://us02web.zoom.us/j/89148086807>

Regular Council Meeting
November 1 2021 – 6:00 P.M.
Community Media Center

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

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

Gary Schwandt, 711 N Birch Street and Gary Bohlken, 709 N Birch Street inquired what the flags were for along Birch Street. Smith gave a brief update, that the property owner is installing a sidewalk on his private properties at his expense and his contractor called for utility locates, as required by law. City has no plans to install sidewalk in that area at this time. Schwandt also felt City needs to make public aware of anyone who serves on a committee.

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

Mayor Wolken opened the public hearing regarding the Sale of Real Estate located at 103 West First Street. Hinrichsen received no oral or written comments. Farnum stated hearing is required for the City to sell the property to Matt Kumley and will work on a development agreement with Kumley, which will need to be approved by the City. Tom Osborne, 630 South Sycamore Street, read a statement asking Council to consider selling business owner Matt Kumley the property located at 103 West First Street. Mayor closed the Public Hearing regarding the Sale of Real Estate located at 103 West First Street. Hanken moved to approve Resolution #2021-121 to approve sale of City Owned Property located at 103 West First Street. Langerman seconded. Roll call unanimous except Yeoman who abstained, as he wants no blame for its failure and no credit for its success. Carried.

Mayor Wolken opened the public hearing on proposed plans, specifications, form of contract and estimate of cost for the East 7th Street Utility Improvements, approving the Form of Notice, and the taking of bids therefor. Hinrichsen received no oral or written comments. Mayor closed the Public Hearing on proposed plans, specifications, form of contract and estimate of cost for the East 7th Street Utility Improvements, approving the Form of Notice, and the taking of bids therefor. Langerman moved to approve Resolution #2021-122 to approve the proposed plans, specifications, form of contract and estimate of cost for the East 7th Street Utility Improvements Project. Lux seconded. Roll call unanimous. Barry reported the bids are due November 18th and there are 8 bidders with plans now.

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November 1, 2021

Wolken reported that doing one vehicle lease was not recommended and may look into for future purchases. Yeoman moved to approve Resolution #2021-123 approving Master Equity Lease Agreement with Enterprise Fleet Management, Brighton seconded. Roll call was all nays. Motion failed.

Farnum gave Council update related to the demolition of property located at 449 North Sycamore Street. He contacted the State about the demolition and asbestos removal. Council previously approved bid for demolition. Council abated the taxes at the last meeting; however, County requested a separate notice to abate the Special Assessments related to the North Sycamore Street Project. Goedken moved to approve Resolution #2021-124 Abating and Waiving Assessments Assessed Against 449 North Sycamore Street, now owned by the City of Monticello, Brighton seconded. Roll call unanimous.

Tjaden reported they need to order new UV bulbs for the Wastewater Treatment Facility, as the new facility will not be completed for 3 years. Langerman moved to approve purchase of replacement UV bulbs for the Wastewater Treatment Facility, Yeoman seconded. Roll call unanimous.

Smith reviewed the proposed no parking sections in town. Langerman introduced and moved Ordinance #750 amending the Code of Ordinances of the City of Monticello, Iowa, by Adding New Subsections to Chapter 69, Parking Regulations, Section 08, No Parking Zones; on portions of South Gill Street, North Maple Street, East South Street and South Elm Street, first reading in title only. Goedken seconded. Roll call unanimous.

Barry received a revised set of plans for Dollar Fresh and will be reviewing them.

Farnum stated they received the DNR permit for 7th Street Project, received redistricting notice from the County and he is working on airport leases.

Hinrichsen reported on procedure and steps for the re-districting following the 2020 Census.

Oswald gave an update on events happening at the Parks Department. He is planning a Holiday event on December 18th and is looking to close a section of First Street, as a fundraiser for the Playground Project.

Turnis gave an update on events held at Library and upcoming events.

Tjaden gave a report of work being done at treatment facility and work on small water leak that will be fixed tomorrow on Gill Street.

Smith gave update on Playground Project and hoping to start ground work this week and pour cement next week. He reported meetings related to the EMS levy are taking place and he has a proposal on what the Monticello Service can do.

Mayor reported the lot along South Cedar Street was purchased with a Federal Land & Water Conservation Fund Grant. Oswald looked into the lot and advised the City could

Regular Council Meeting
November 1, 2021

swap land and place other ground into this program to replace this lot, if the City wanted to develop or sell the lot, which is a 12 to 18 month process. Consensus of the council was to look further in the process to get it started.

Mayor Wolken adjourned the meeting at 6:58 pm.

Brian Wolken, Mayor

Sally Hinrichsen, City Clerk

PAYROLL - NOVEMBER 4, 2021

DEPARTMENT	GROSS PAY	OT PAY	COMP HRS. ACCRUED	COMP TOTAL	NET PAY
AMBULANCE	October 18 - 31, 2021				
Jacob Gravel	\$ 1,668.00	\$ -	0.00	0.00	\$ 1,209.69
Mason Hanson	182.80	-	0.00	0.00	157.47
David Husmann	1,908.00	-	0.00	0.00	1,212.87
Mary Intlekofer	178.88	-	0.00	0.00	86.56
Lori Lynch	2,385.56	311.16	0.00	0.00	1,606.35
Chloe Mogensen	468.43	-	0.00	0.00	376.58
Shelly Searles	1,908.00	-	0.00	3.75	1,304.78
Jeff Silver	381.60	-	0.00	0.00	324.71
Jenna Weih	1,870.84	42.84	0.00	0.00	1,376.71
Curtis Wyman	1,481.80	(250.20)	0.00	163.63	1,004.54
TOTAL AMBULANCE	\$ 12,433.91	\$ 103.80	0.00	167.38	\$ 8,660.26
CEMETERY	October 16 - 29, 2021				
Dan McDonald	\$ 1,776.70	\$ 32.70	0.00	0.00	\$ 1,285.79
TOTAL CEMETERY	\$ 1,776.70	\$ 32.70	0.00	0.00	\$ 1,285.79
CITY HALL	October 17 - 30, 2021				
Cheryl Clark	\$ 1,772.00	\$ -	6.75	19.13	\$ 1,202.60
Russ Farnum	3,653.85	-	0.00	0.00	2,495.93
Sally Hinrichsen	2,614.03	-	0.00	0.00	1,648.61
Nanci Tuel	1,574.40	-	0.00	0.00	1,055.76
TOTAL CITY HALL	\$ 9,614.28	\$ -	6.75	19.13	\$ 6,402.90
FIRE	October 18 - 31, 2021				
Joe Bayne	\$ 208.33	\$ -	0.00	0.00	\$ 191.39
Chris Hinrichs	60.00	-	0.00	0.00	55.41
Billy Norton	166.67	-	0.00	0.00	143.57
Paul Warner	125.00	-	0.00	0.00	115.44
TOTAL FIRE	\$ 560.00	\$ -	0.00	0.00	\$ 505.81
LIBRARY	October 18 - 31, 2021				
Molli Hunter	\$ 987.20	\$ -	0.00	0.00	\$ 775.00
Penny Schmit	1,188.80	-	0.00	0.00	684.03
Michelle Turnis	1,705.44	-	0.00	0.00	1,084.35
TOTAL LIBRARY	\$ 3,881.44	\$ -	0.00	0.00	\$ 2,543.38
MBC	October 18 - 31, 2021				
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	\$ 3,754.26	\$ -	0.00	0.00	\$ 2,712.61
POLICE	October 18 - 31, 2021				
Zachary Buehler	\$ 2,258.36	\$ -	0.00	0.00	\$ 1,669.79
Peter Fleming	2,396.85	-	0.00	29.25	1,674.04
Dawn Graver	2,438.73	-	0.00	0.00	1,756.51
Erik Honda	2,568.82	-	0.00	0.75	1,904.13
Jordan Koos	2,509.08	-	0.00	3.50	1,808.32
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 - NOVEMBER 4, 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	<u>\$ 19,348.98</u>	<u>\$ -</u>	<u>0.00</u>	<u>33.50</u>	<u>\$ 14,124.34</u>
ROAD USE					
	October 16 - 29, 2021				
Zeb Bowser	\$ 1,744.00	\$ -	0.00	0.00	\$ 1,282.77
Jasper Scott	1,684.00	-	0.00	0.00	1,190.70
TOTAL ROAD USE	<u>\$ 3,428.00</u>	<u>\$ -</u>	<u>0.00</u>	<u>0.00</u>	<u>\$ 2,473.47</u>
SANITATION					
	October 16 - 29, 2021				
Michael Boyson	\$ 1,744.00	\$ -	0.00	0.00	\$ 1,226.86
Nick Kahler	2,131.80	-	0.00	0.00	1,466.35
TOTAL SANITATION	<u>\$ 3,875.80</u>	<u>\$ -</u>	<u>0.00</u>	<u>0.00</u>	<u>\$ 2,693.21</u>
SEWER					
	October 16 - 29, 2021				
Tim Schultz	\$ 1,992.00	\$ -	0.00	3.50	\$ 1,384.89
Jim Tjaden	2,461.54	-	0.00	0.00	1,781.80
TOTAL SEWER	<u>\$ 4,453.54</u>	<u>\$ -</u>	<u>0.00</u>	<u>3.50</u>	<u>\$ 3,166.69</u>
WATER					
	October 16 - 29, 2021				
Daniel Pike	\$ 1,956.00	\$ -	0.00	35.00	\$ 1,403.03
TOTAL WATER	<u>\$ 1,956.00</u>	<u>\$ -</u>	<u>0.00</u>	<u>35.00</u>	<u>\$ 1,403.03</u>
TOTAL - ALL DEPTS.	\$ 65,082.91	\$ 136.50	6.75	258.51	\$ 45,971.49

CLAIMS REPORT

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
GENERAL					
POLICE DEPARTMENT					
LASLEY ELECTRIC LLC	PD BLDG REPAIR/MAINT	21.39			
MONTICELLO COMM SCHOOL DISTRICT	PD FUEL	953.95			
SECRETARY OF STATE OF IOWA	PD NOTARY FEE - STANER	30.00			
UNITY POINT HEALTH	PD FLU SHOTS	69.66			
	110 POLICE DEPARTMENT TOTAL		1,075.00		
STREET LIGHTS					
ALLIANT ENERGY-IES	335 N SYCAMORE STREETLIGHTS	61.77			
	230 STREET LIGHTS TOTAL		61.77		
CEMETERY					
IBEN CONSTRUCTION CO INC	CEM GRAVE OPENINGS - SEPT-OCT	825.00			
JOHN DEERE FINANCIAL	CEMETERY BLDG REPAIR/MAINT	3.00			
JONES REGIONAL MEDICAL CENTER	CEM EMER MED FEES - HERMSEN	160.00			
MONTICELLO COMM SCHOOL DISTRICT	CEMETERY FUEL	84.39			
UNITY POINT HEALTH	CEMETERY FLU SHOT	10.06			
	450 CEMETERY TOTAL		1,082.45		
SOLDIER'S MEMORIAL BOARD					
MEDIACOM	SLDR MEM TELEPHONE	15.47			
	498 SOLDIER'S MEMORIAL BOARD TOTAL		15.47		
ENGINEER					
SNYDER & ASSOCIATES, INC	ENGINEERING FEES	9,298.40			
	640 ENGINEER TOTAL		9,298.40		
CITY HALL/GENERAL BLDGS					
BAKER PAPER CO INC	CH BUILDING SUPPLIES	117.10			
GIS WORKSHOP LLC	CH COMPUTER SUPPORT FEES	7,742.66			
HOLIDAY INN AIRPORT	CH TRAVEL - HINRICHSEN	224.00			
JOHN DEERE FINANCIAL	CH BUILDING SUPPLIES	47.28			
MEDIACOM	CH TELEPHONE	139.22			
MONTICELLO EXPRESS INC	CH ADVERTISING	791.36			
UNITY POINT HEALTH	CH FLU SHOTS	44.89			
	650 CITY HALL/GENERAL BLDGS TOTAL		9,106.51		
	001 GENERAL TOTAL		20,639.60		
MONTICELLO BERNDES CENTER					
PARKS					
JOHN DEERE FINANCIAL	MBC GROUNDS SUPPLIES	20.57			
STEVE MONK CONSTRUCTION	MBC MOWING CONTRACT	56.66			
MONTICELLO COMM SCHOOL DISTRICT	MBC FUEL	230.51			
SPAHN & ROSE LUMBER CO INC	MBC OSHA SUPPLIES	11.99			
TREASURER STATE OF IOWA	SALES TAX - OCTOBER	116.12			

CLAIMS REPORT

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
UNITY POINT HEALTH	MBC FLU SHOTS		30.96		
	430 PARKS TOTAL		466.81		
	005 MONTICELLO BERNDES CENTER TOTAL		466.81		
FIRE					
FIRE					
JOHN DEERE FINANCIAL	FIRE SUPPLIES		34.56		
MONTICELLO COMM SCHOOL DISTRCT	FIRE FUEL		220.10		
RADIO COMMUNICATIONS CO INC	FIRE PAGERS (10)		7,450.00		
SANDRY FIRE SUPPLY	FIRE SUPPLIES		231.75		
UNITY POINT HEALTH	FIRE FLU SHOTS		123.84		
	150 FIRE TOTAL		8,060.25		
	015 FIRE TOTAL		8,060.25		
AMBULANCE					
AMBULANCE					
LASLEY ELECTRIC LLC	AMB BLDG REPAIR/MAINT		21.40		
MONTICELLO COMM SCHOOL DISTRCT	AMB FUEL		811.98		
UNITY POINT HEALTH	AMB MEDICAL SUPPLIES		355.59		
	160 AMBULANCE TOTAL		1,188.97		
	016 AMBULANCE TOTAL		1,188.97		
LIBRARY IMPROVEMENT					
LIBRARY					
BAKER & TAYLOR BOOKS	LIB IMP VIDEO/DVD RECORDINGS		149.27		
MONTICELLO EXPRESS INC	LIB IMP PROGRAMS/PROMOTIONS		50.00		
	410 LIBRARY TOTAL		199.27		
	030 LIBRARY IMPROVEMENT TOTAL		199.27		
LIBRARY					
LIBRARY					
CULLIGAN TOTAL WATER -	LIB BUILDING SUPPLIES		5.50		
FAREWAY STORES #840-1	LIB PROGRAMS/PROMOTIONS		33.71		
MEDIACOM	LIB TELEPHONE		92.82		
MONTICELLO EXPRESS INC	LIB OFFICE SUPPLIES		28.70		
OVERDRIVE	LIB BOOKS		360.15		
UNITY POINT HEALTH	LIB FLU SHOT		15.48		
	410 LIBRARY TOTAL		536.36		

CLAIMS REPORT

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
	041 LIBRARY TOTAL		536.36		
SUPER MAC FUND					
SUPER MAC FUND					
UNITY POINT HEALTH	SUPER MAC FLU SHOT		7.74		
	499 SUPER MAC FUND TOTAL		7.74		
	045 SUPER MAC FUND TOTAL		7.74		
AIRPORT					
AIRPORT					
MCALEER WATER CONDITIONING INC	AIRPORT BUILDING SUPPLIES		25.20		
MONTICELLO EXPRESS INC	AIRPORT ADVERTISING		21.80		
	280 AIRPORT TOTAL		47.00		
	046 AIRPORT TOTAL		47.00		
ROAD USE					
STREETS					
BEHREND'S CRUSHED STONE	RU STREET MAINTENANCE SUPPLIES		108.47		
BRIAN CROWLEY	RU EQUIP REPAIR/MAINT		91.30		
JOHN DEERE FINANCIAL	RU SUPPLIES		137.61		
LINDA KAHLER	RU CLOTHING		115.34		
KIMBALL MIDWEST	RU SUPPLIES		259.60		
KLUESNER CONSTRUCTION, INC.	RU STREET MAINTENANCE SUPPLIES		1,080.00		
LAPORTE MOTOR SUPPLY	RU SUPPLIES		32.09		
LASLEY ELECTRIC LLC	RU BLDG REPAIR/MAINT		3,353.90		
MONTICELLO COMM SCHOOL DISTRICT	RU FUEL		1,135.21		
MONTICELLO MACHINE SHOP INC	RU EQUIP REPAIR/MAINT		502.69		
L.L. PELLING CO	RU STREET MAINTENANCE SUPPLIES		726.80		
SPAHN & ROSE LUMBER CO INC	RU STREET MAINTENANCE SUPPLIES		165.78		
UNITY POINT HEALTH	RU FLU SHOTS		40.25		
	210 STREETS TOTAL		7,749.04		
SNOW REMOVAL					
SNOW-GO, INC.	RU SNOW REMOVAL		354.00		
	250 SNOW REMOVAL TOTAL		354.00		
	110 ROAD USE TOTAL		8,103.04		
TRUST/SLAVKA GEHRET FUND					
LIBRARY					
BAKER & TAYLOR BOOKS	LIB GEHRET BOOKS		108.67		
MICRO MARKETING LLC	LIB GEHRET BOOKS		18.19		

CLAIMS REPORT

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
	410 LIBRARY TOTAL		126.86		
	178 TRUST/SLAVKA GEHRET FUND TOTAL		126.86		
TIF PROJECT STREETS MONTICELLO EXPRESS INC	E 7TH STREET RECONSTRUCTION		18.43		
	210 STREETS TOTAL		18.43		
	325 TIF PROJECT TOTAL		18.43		
CAPITAL IMPROVEMENT STREETS MONTICELLO EXPRESS INC	E 7TH STREET RECONSTRUCTION		12.28		
	210 STREETS TOTAL		12.28		
CAPITAL PROJECTS RANDY DEAN ROSTER	COMPADRES BUILDING		40,000.00		
	750 CAPITAL PROJECTS TOTAL		40,000.00		
	332 CAPITAL IMPROVEMENT TOTAL		40,012.28		
BATY DISC GOLF COURSE PARKS JOHN DEERE FINANCIAL STEVE MONK CONSTRUCTION	BATY GROUNDS SUPPLIES BATY DG MOWING		3.29 352.00		
	430 PARKS TOTAL		355.29		
	338 BATY DISC GOLF COURSE TOTAL		355.29		
WATER WATER FEDERSPIEL PROPERTIES LLC HAWKINS WATER TREATMENT JACOB HEASTY STATE HYGIENIC LABORATORY IOWA ONE CALL IOWA RURAL WATER ASSOCIATION STEVE MONK CONSTRUCTION MONTICELLO COMM SCHOOL DISTRICT MUNICIPAL SUPPLY INC TREASURER STATE OF IOWA UNITY POINT HEALTH USA BLUE BOOK WHITE HAWK PLUMBING & HEATING	OVERPAYMENT REFUND - MCLENDON WATER SYSTEM WATER OVERPAYMENT REFUND WATER LAB TESTS WATER SYSTEM WATER DUES WATER SYSTEM WATER FUEL WATER SUPPLIES WATER EXCISE TAX - OCTOBER WATER FLU SHOTS WATER LAB SUPPLIES WATER SYSTEM		118.27 15.00 .03 74.50 29.35 325.00 56.67 169.43 343.05 1,856.27 17.41 88.34 320.45		

CLAIMS REPORT

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
	810 WATER TOTAL		3,413.77		
	600 WATER TOTAL		3,413.77		
SEWER					
SEWER					
FAREWAY STORES #840-1	SEWER LAB SUPPLIES	9.96			
IOWA ONE CALL	SEWER SYSTEM	29.35			
JOHN DEERE FINANCIAL	SEWER SUPPLIES	36.45			
LASLEY ELECTRIC LLC	SEWER EQUIP REPAIR/MAINT	215.00			
MONTICELLO COMM SCHOOL DISTRICT	SEWER FUEL	169.43			
MUNICIPAL SUPPLY INC	SEWER SUPPLIES	272.75			
SNYDER & ASSOCIATES, INC	SEWER ENGINEERING FEES	475.00			
TREASURER STATE OF IOWA	SALES TAX - OCTOBER	907.05			
TRI COUNTY PROPANE LLC	SEWER UTILITIES	913.79			
UNITY POINT HEALTH	SEWER FLU SHOTS	32.90			
	815 SEWER TOTAL		3,061.68		
	610 SEWER TOTAL		3,061.68		
SEWER CAPITAL IMPROVEMENT					
SEWER					
SNYDER & ASSOCIATES, INC	SEWER FACILITY EVALUATION	56,500.00			
	815 SEWER TOTAL		56,500.00		
	613 SEWER CAPITAL IMPROVEMENT TOTAL		56,500.00		
SANITATION					
SANITATION					
JONES COUNTY SOLID WASTE	2ND QTR '22 ASSESSMENT	4,745.00			
MONTICELLO COMM SCHOOL DISTRICT	SANITATION FUEL	113.48			
MONTICELLO EXPRESS INC	LEAF CLEAN UP ADS	1,046.40			
REPUBLIC SERVICES	DUMPSTER COLLECTIONS	11,850.04			
TREASURER STATE OF IOWA	SALES TAX - OCTOBER	967.46			
UNITY POINT HEALTH	SANITATION FLU SHOTS	9.29			
	840 SANITATION TOTAL		18,731.67		
	670 SANITATION TOTAL		18,731.67		
YARD WASTE SITE					
SANITATION					
TREASURER STATE OF IOWA	SALES TAX - OCTOBER	236.17			
	840 SANITATION TOTAL		236.17		

CLAIMS REPORT

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
	675 YARD WASTE SITE TOTAL		236.17		
STORM WATER					
STORM WATER FUND					
JAROD MCELMEEL	STORMWATER MAINTENANCE		1,115.00		
STEVE MONK CONSTRUCTION	STORMWATER MAINTENANCE		146.67		
TREASURER STATE OF IOWA	SALES TAX - OCTOBER		159.93		
	865 STORM WATER FUND TOTAL		1,421.60		
	740 STORM WATER TOTAL		1,421.60		
	Accounts Payable Total		163,126.79		

**CLAIMS REPORT
CLAIMS FUND SUMMARY**

FUND NAME	AMOUNT
001 GENERAL	20,639.60
005 MONTICELLO BERNDES CENTER	466.81
015 FIRE	8,060.25
016 AMBULANCE	1,188.97
030 LIBRARY IMPROVEMENT	199.27
041 LIBRARY	536.36
045 SUPER MAC FUND	7.74
046 AIRPORT	47.00
110 ROAD USE	8,103.04
178 TRUST/SLAVKA GEHRET FUND	126.86
325 TIF PROJECT	18.43
332 CAPITAL IMPROVEMENT	40,012.28
338 BATY DISC GOLF COURSE	355.29
600 WATER	3,413.77
610 SEWER	3,061.68
613 SEWER CAPITAL IMPROVEMENT	56,500.00
670 SANITATION	18,731.67
675 YARD WASTE SITE	236.17
740 STORM WATER	1,421.60
-----	-----
TOTAL FUNDS	163,126.79

City Council Meeting
Prep. Date: 11/10/2021
Preparer: Sally Hinrichsen



Agenda Item: # 1-3
Agenda Date: 11/15/2021

Communication Page

Agenda Items Description: **Public Hearing** on Proposed re-districting for City; **Resolution** to approve the redistricting map following the 2020 census; Ordinance on Proposed re-districting for City

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

Attachments & Enclosures:

Proposed Resolution, maps options 3, 4 &5
Proposed ordinance
Jones County Auditor written comments

Fiscal Impact:

Budget Line Item:	
Budget Summary:	
Expenditure:	
Revenue:	

Synopsis: Reprecincting and redistricting takes place after every federal census. Each governing body had individual requirements, per Iowa Code 49

Background Information: The 2020 census was completed late, due to COVID. The State of Iowa approved the congressional district map and Governor signed on November 4, 2021. City is given 60 days after legislative districts have become law.

Before the final adoption of precinct boundaries, the county auditor must have opportunity to review the City Council’s plans and provide written comments on the plan. Maps were sent to Jones County Auditor, Whitney Hein for her review and written comment on November 2nd. Hein sent written comment on November 8th.

City is required to hold a public hearing, approve the new precinct map and adopt precinct boundaries by ordinance.

City must also complete the Ward Population Certification on the City Reprecincting Worksheet after the ward boundaries have been drawn.

Staff Recommendation: Staff recommend that the Council

1. open the public hearing, accept comments,
2. Upon closing the hearing, approve the proposed resolution to approve the redistricting map following the 2020 census;
3. Introduce and move 1st reading of Ordinance on amending provisions pertaining to Ward and Precinct Boundaries,
4. Move to waive the statutory rule requiring ordinance to be considered at two prior meeting before final passage
5. Move to approve the third and final reading

From: [Whitney Hein, Jones County Auditor](#)
To: [Sally Hinrichsen](#)
Subject: RE: redistricting maps for Monticello
Date: Monday, November 8, 2021 12:27:09 PM

Hi Sally-

I have reviewed the maps and I also think that option 5 is a good option. It is great that you were able to get it down to only 1 person difference between the wards.

Thanks!

Whitney



WHITNEY HEIN
Jones County Auditor | Commissioner of Elections

319.462.2282
 whitney.hein@jonescountyiowa.gov
 500 W Main St., PO Box 109, Anamosa, IA 52205
 www.jonescountyiowa.gov | www.jonescountyiowaelections.gov

From: Sally Hinrichsen <sallyh@ci.monticello.ia.us>
Sent: Tuesday, November 2, 2021 5:02 PM
To: Whitney Hein, Jones County Auditor <whitney.hein@jonescountyiowa.gov>
Subject: FW: redistricting maps for Monticello

Hi Whitney

Here are our proposed re-districting maps that will be presented at our Public Hearing on November 18th.

Staff plans to recommend Option 5 for the Council to approve.

Please review the attached maps and provide any written comments on the plans, if any

Please feel free to contact me if you have any questions

Be Safe! Be Strong! Be Hopeful!

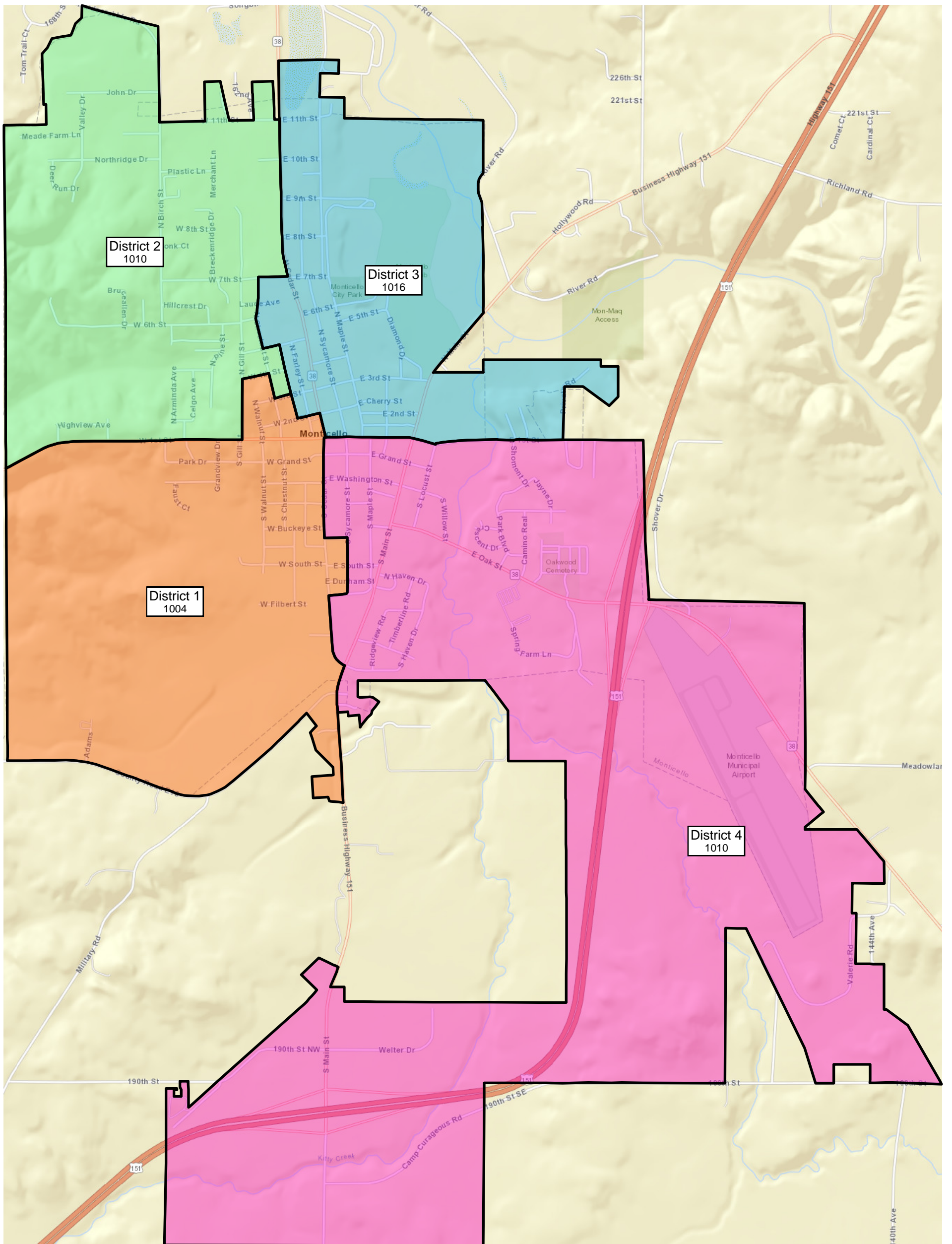
Sally Hinrichsen, MMC, CMC, IaCMC, IaCMFO
City Clerk/Treasurer
200 East First Street
Monticello, IA 52310-1501
sallyh@ci.monticello.ia.us






Phone: 319-465-3577

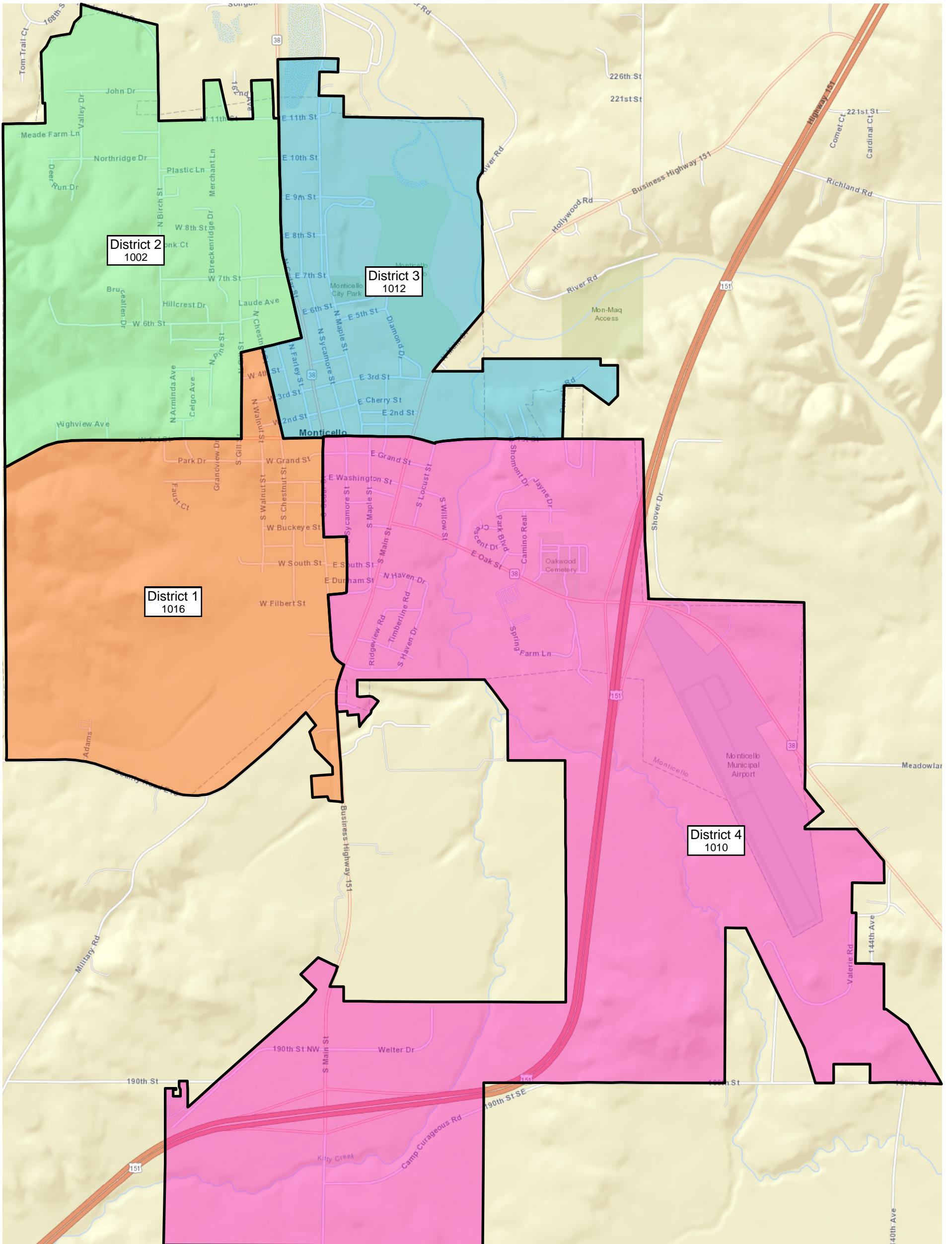
Fax: 319-465-3527

www.ci.monticello.ia.us

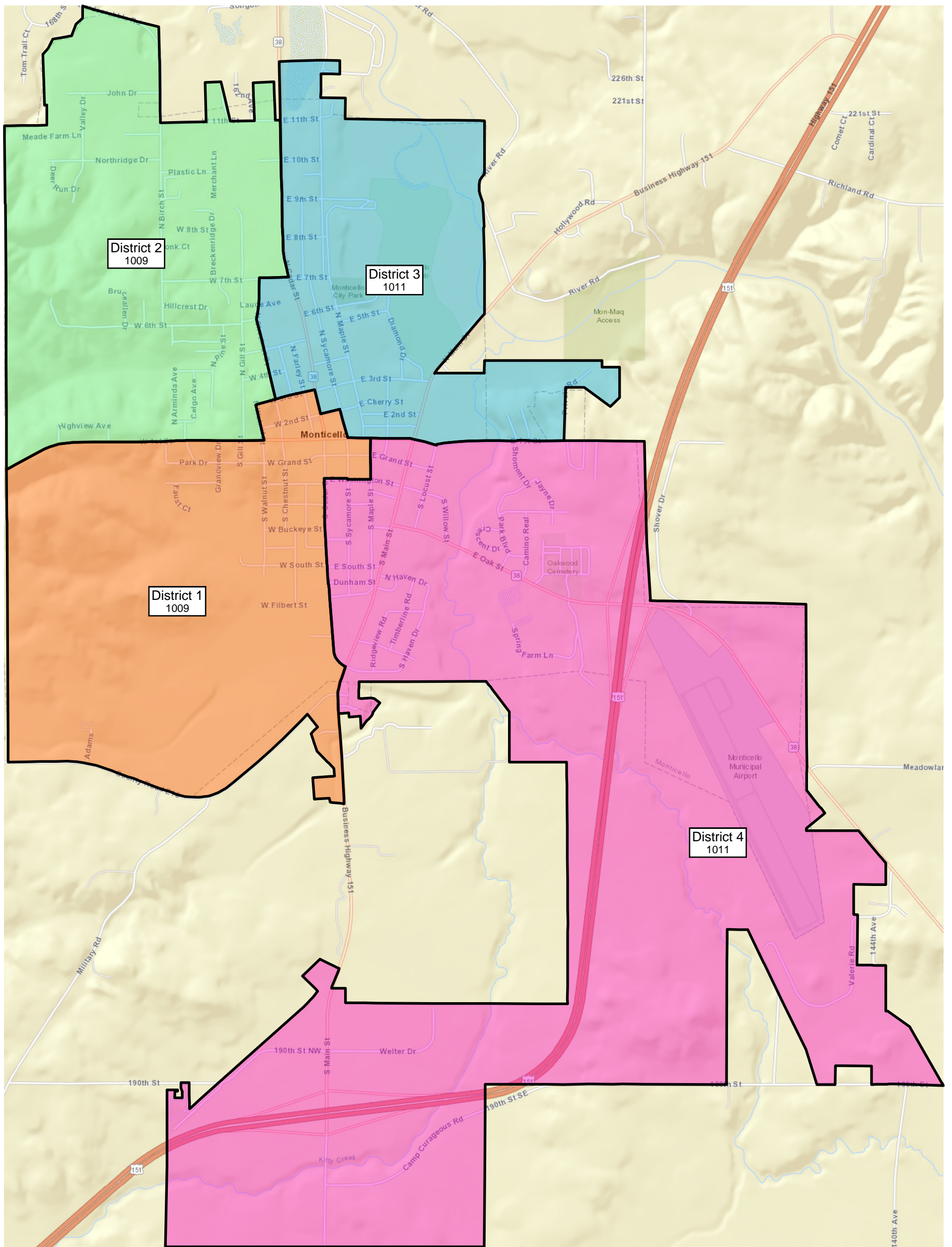
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District	Color	Hide	Lock	TOTAL	TARGET_DEV	TARGET
Unassigned		<input type="checkbox"/>	<input type="checkbox"/>	0	0	0
District 1		<input type="checkbox"/>	<input type="checkbox"/>	1,004	-6	1,010
District 2		<input type="checkbox"/>	<input type="checkbox"/>	1,010	0	1,010
District 3		<input type="checkbox"/>	<input type="checkbox"/>	1,016	6	1,010
District 4		<input type="checkbox"/>	<input type="checkbox"/>	1,010	0	1,010



District	Color	Hide	Lock	TOTAL	TARGET_DEV	TARGET
Unassigned	■	<input type="checkbox"/>	<input type="checkbox"/>	0	0	0
District 1	■	<input type="checkbox"/>	<input type="checkbox"/>	1,016	6	1,010
District 2	■	<input type="checkbox"/>	<input type="checkbox"/>	1,002	-8	1,010
District 3	■	<input type="checkbox"/>	<input type="checkbox"/>	1,012	2	1,010
District 4	■	<input type="checkbox"/>	<input type="checkbox"/>	1,010	0	1,010



District	Color	Hide	Lock	TOTAL	TARGET_DEV	TARGET
Unassigned	■	<input type="checkbox"/>	<input type="checkbox"/>	0	0	0
District 1	■	<input type="checkbox"/>	<input type="checkbox"/>	1,009	-1	1,010
District 2	■	<input type="checkbox"/>	<input type="checkbox"/>	1,009	-1	1,010
District 3	■	<input type="checkbox"/>	<input type="checkbox"/>	1,011	1	1,010
District 4	■	<input type="checkbox"/>	<input type="checkbox"/>	1,011	1	1,010

THE CITY OF MONTICELLO, IOWA

RESOLUTION

Resolution to approve the redistricting map following the 2020 census

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

WHEREAS, The City Council is required by Code to re-establish City Ward boundaries after a Census to ensure that all wards are roughly equal, from a population standpoint, and

WHEREAS, The 2020 census numbers are final, and City Clerk has come up with proposed re-districting maps that would meet the requirements of the Code, and

WHEREAS, The proposed maps are required to be sent to the County Auditor for the opportunity to review the proposed plans and provide written comment. The proposed maps were sent to the County Auditor and her written response was received on Monday November 8, 2021, stating that she felt option 5 is a good option, and

WHEREAS, The public is entitled to offer input on the proposed re-districting, and to that end a Public Hearing notice was published to be held at the City Council meeting to be held on Monday November 15, 2021, and

WHEREAS, The City Council authorizes City Clerk to complete and sign the Ward Population Certification on the City Reprecincting Worksheet, and

NOW THEREFORE BE IT RESOLVED by the City of Monticello, through its' City Council, in session this 15th day of November, 2021, approves the redistricting map Option 5 before the City Council takes action by the introduction of an Ordinance to set the new ward boundaries. Council further directs City Clerk to file the approved redistricting map, ordinance and worksheet with the Iowa Secretary of State Office.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and caused the Great Seal for the City of Monticello, Iowa to be affixed. Done this 15th day of November 2021.

Brian Wolken, Mayor

Attest:

Sally Hinrichsen, City Clerk

ORDINANCE NO.

An ordinance amending the Code of Ordinances of the City of Monticello, Iowa,
by amending provisions pertaining to Ward and Precinct Boundaries

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

SECTION 1. SECTION MODIFIED. Chapter 3, Section 02, paragraphs 1 thru 4, of the Code of Ordinances of the City of Monticello, is repealed and the following adopted in lieu thereof:

3.02 WARD AND PRECINCT BOUNDARIES. The City is divided into four (4) wards and precincts described as follows:

1. First Ward and Precinct. The First Ward and Precinct includes the part of the City lying within the area bounded as follows: Beginning at the most northerly point of District 1 (corner of N Cedar St and E 3rd St), thence southerly 0.08 miles along N Cedar St , thence easterly 0.06 miles along E 2nd St , thence southerly 0.09 miles along N Sycamore St , thence easterly 0.07 miles along E 1st St , thence southerly 0.13 miles along S Maple St , thence westerly 0.07 miles along E Washington St , thence northerly 0.00 miles along S Sycamore St , thence westerly 0.07 miles along E Washington St , thence southerly 0.61 miles along S Cedar St , thence southerly 0.44 miles along S Main St , thence northerly 0.48 miles along Unnamed Boundary, thence westerly 1.06 miles along County Road E16 , thence northerly 0.92 miles along Unnamed Boundary, thence easterly 0.83 miles along W 1st St , thence northerly 0.13 miles along N Walnut St , thence easterly 0.18 miles along W 3rd St to the aforementioned point of beginning.

2. Second Ward and Precinct. The Second Ward and Precinct includes the part of the City lying within the area bounded as follows: Beginning at the most northerly point of District 2, thence easterly 0.17 miles along Hardscrabble Road , thence southeasterly 0.15 miles along Unnamed Boundary, thence southerly 0.22 miles along Hardscrabble Road , thence easterly 0.14 miles along W 11th St , thence easterly 0.30 miles along Unnamed Boundary, thence easterly 0.08 miles along W 11th St , thence easterly 0.30 miles along Unnamed Boundary, thence easterly 0.02 miles along W 11th St , thence southerly 0.50 miles along N Cedar St , thence westerly 0.09 miles along W 7th St , thence southerly 0.39 miles along N Chestnut St , thence westerly 0.05 miles along W 3rd St , thence southerly 0.13 miles along N Walnut St , thence westerly 0.83 miles along W 1st St , thence northerly 1.67 miles along Unnamed Boundary to the aforementioned point of beginning.

3. Third Ward and Precinct. The Third Ward and Precinct includes the part of the City lying within the area bounded as follows: Beginning at the most northerly point of District 3, thence southerly 0.21 miles along Unnamed Boundary, thence southerly 0.02 miles along E 11th St , thence southeasterly 0.75 miles along Unnamed Boundary, thence southerly 0.10 miles along River Road , thence southerly 0.35 miles along Unnamed Boundary, thence southwestly 0.25 miles along N Main St , thence easterly 0.16 miles along Unnamed Boundary, thence northerly 0.01 miles along Unnamed Line, thence easterly 0.77 miles along Unnamed Boundary, thence southerly 0.17 miles along Sewer Plant Road , thence westerly 0.48 miles along E 1st St , thence westerly 0.21 miles along E 1st St , thence northerly 0.09 miles along N Sycamore St , thence westerly 0.06 miles along E 2nd St , thence northerly 0.08 miles along N Cedar St , thence westerly 0.13 miles along W 3rd St , thence northerly 0.39 miles along N Chestnut St , thence easterly 0.09 miles along W 7th St , thence northerly 0.50 miles along N Cedar St , thence northerly 0.18 miles along State Hwy 38 , thence easterly 0.14 miles along Unnamed Boundary to the aforementioned point of beginning.

4. Fourth Ward and Precinct. The Fourth Ward and Precinct includes the part of the City lying within the area bounded as follows: Beginning at the most northerly point of District 4 corner of E 1st St and S Maple St), thence easterly 0.14 miles along E 1st St , thence easterly 0.58 miles along E 1st St , thence southeasterly 0.47 miles along Unnamed Boundary, thence southerly 0.19 miles along Unnamed Ramp, thence southeasterly 1.42 miles along Unnamed Boundary, thence southeasterly 0.13 miles along State Hwy 38 , thence southerly 0.97 miles along Unnamed Boundary, thence westerly 0.23 miles along 190th St , thence westerly 0.23 miles along Unnamed Boundary, thence westerly 0.06 miles along 190th St , thence westerly 1.09 miles along Unnamed Boundary, thence westerly 0.56 miles along 190th St , thence westerly 2.35 miles along Unnamed Boundary, thence easterly 0.03 miles along 190th St , thence northeasterly 0.84 miles along Unnamed Boundary, thence southerly 0.07 miles along S Main St , thence northerly 2.29 miles along Unnamed Boundary, thence northerly 0.15 miles along S Main St , thence northerly 0.61 miles along S Cedar St , thence easterly 0.07 miles along E Washington St , thence southerly 0.00 miles along S Sycamore St , thence easterly 0.07 miles along E Washington St , thence northerly 0.13 miles along S Maple St to the aforementioned point of beginning.

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 on November 15, 2021, after its final passage, approval and publication as provided by law.

Passed by the Council the 15th day of November, 2021, and approved this 15th day of November, 2021.

Brian Wolken, Mayor

ATTEST:

Sally Hinrichsen, City Clerk

City Council Meeting
Prep. Date: 11/10/2021
Preparer: Sally Hinrichsen



Agenda Item: # 4
Agenda Date: 11/15/2021

Communication Page

Agenda Items Description: Resolution approving FY 2020-2021 Annual Financial Report

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

Attachments & Enclosures:

Proposed Resolution
Annual Financial Report

Fiscal Impact:

Budget Line Item:	
Budget Summary:	
Expenditure:	
Revenue:	

Synopsis: Resolution approved State mandated Annual Financial Report

Background Information: The attached report is a summary for FY 2020-2021 fund balances, revenues, expenses, debt and other related financial information. Report was prepared by Sally and can answer any questions you have between now and the meeting or at the meeting.

Here are a couple of notes:

(From Last Year's Report)	<u>July 1, 2019</u>	<u>July 1, 2020</u>
Ending Fund Balance (All funds combined)	\$5,616,016	\$4,229,458
6/30/2020 General Obligation Debt:	\$4,130,000	
6/30/2020 Other Long Term Debt:	\$ 234,106	
(From This Year's Report)	<u>July 1, 2020</u>	<u>July 1, 2021</u>
Ending Fund Balance (All funds combined)	\$5,616,016	\$4,389,194
6/30/2021 General Obligation Debt:	\$4,130,000	
6/30/2021 Other Long Term Debt:	\$ 151,494	
6/30/2021 Short Term Debt:	\$ 59,825	

The balance of the report summarizes revenues and expenditures into categories.

Staff Recommendation: Staff recommends Council approves the proposed resolution approving the FY 2020-2021 Annual Financial Report

THE CITY OF MONTICELLO, IOWA

RESOLUTION

Approving FY 2020-2021 Annual Financial Report

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

WHEREAS, The City of Monticello is obligated to prepare and submit a report, annually, setting out the balances, revenues, expenses associated with our receipts and expenses and debt indebtedness and to further provide some detail in regard thereto, and

WHEREAS, The City Clerk has prepared the report for FY 2020-2021, and published notice in the Monticello Express, as required prior to this meeting. Same having been reviewed by the City Administrator and presented to the City Council for review and approval, and

WHEREAS, The Council finds, based upon the information provided by the City Clerk, that the report should be approved for submission to the State.

NOW THEREFORE BE IT RESOLVED by the City of Monticello, through its' City Council, in session this 15th day of November 2021, does hereby approve the FY 2020-2021 Annual Financial Report and directs the City Clerk to submit same to the State as required by the Code of Iowa.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and caused the Great Seal for the City of Monticello, Iowa to be affixed. Done this 15th day of November, 2021.

Brian Wolken, Mayor

Attest:

Sally Hinrichsen, City Clerk

STATE OF IOWA 2021 FINANCIAL REPORT FISCAL YEAR ENDED JUNE 30, 2021 CITY OF MONTICELLO, IOWA DUE: December 1, 2021	16205300400000 CITY OF MONTICELLO 200 E 1st St MONTICELLO IA 52310 POPULATION: 4040
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NOTE - The information supplied in this report will be shared by the Iowa State Auditor's Office, the U.S. Census Bureau, various public interest groups, and State and federal agencies.

ALL FUNDS				
	Governmental (a)	Proprietary (b)	Total Actual (c)	Budget (d)
Revenues and Other Financing Sources				
Taxes Levied on Property	1,855,465		1,855,465	1,838,775
Less: Uncollected Property Taxes-Levy Year	0		0	0
Net Current Property Taxes	1,855,465		1,855,465	1,838,775
Delinquent Property Taxes	0		0	0
TIF Revenues	589,831		589,831	600,000
Other City Taxes	519,820	0	519,820	421,908
Licenses and Permits	237,143	0	237,143	249,850
Use of Money and Property	257,352	7,229	264,581	264,993
Intergovernmental	993,910	0	993,910	960,780
Charges for Fees and Service	395,982	1,693,583	2,089,565	2,082,614
Special Assessments	40,619	0	40,619	43,000
Miscellaneous	206,572	20,486	227,058	284,761
Other Financing Sources	1,479,254	59,825	1,539,079	363,605
Transfers In	1,412,659	0	1,412,659	1,412,750
Total Revenues and Other Sources	6,575,948	1,781,123	8,357,071	8,523,036
Expenditures and Other Financing Uses				
Public Safety	1,816,528		1,816,528	2,178,334
Public Works	836,035		836,035	1,118,518
Health and Social Services	0		0	0
Culture and Recreation	739,762		739,762	926,758
Community and Economic Development	234,215		234,215	234,324
General Government	543,423		543,423	697,611
Debt Service	888,710		888,710	888,861
Capital Projects	338,436		338,436	337,334
Total Governmental Activities Expenditures	5,397,109	0	5,397,109	6,381,740
BUSINESS TYPE ACTIVITIES		1,387,567	1,387,567	1,847,387
Total All Expenditures	5,397,109	1,387,567	6,784,676	8,229,127
Other Financing Uses	1,173,547	239,112	1,412,659	
Transfers Out	1,173,547	239,112	1,412,659	1,412,750
Total All Expenditures/and Other Financing Uses	6,570,656	1,626,679	8,197,335	9,641,877
Excess Revenues and Other Sources Over (Under) Expenditures/and Other Financing Uses	5,292	154,444	159,736	-1,118,841
Beginning Fund Balance July 1, 2020	3,726,307	503,151	4,229,458	2,558,218
Ending Fund Balance June 30, 2021	3,731,599	657,595	4,389,194	1,439,377

NOTE - These balances do not include the following, which were not budgeted and are not available for city operations:

Non-budgeted Internal Service Funds	Pension Trust Funds
Private Purpose Trust Funds	Agency Funds 268

Indebtedness at June 30, 2021	Amount	Indebtedness at June 30, 2021	Amount
General Obligation Debt	3,350,000	Other Long-Term Debt	151,494
Revenue Debt	0	Short-Term Debt	59,825
TIF Revenue Debt	0		
		General Obligation Debt Limit	12,865,021

CERTIFICATION

The forgoing report is correct to the best of my knowledge and belief

	Publication 11/3/2021
Signature of Preparer Printed name of Preparer Sally Hinrichsen, City Clerk/Treasurer	Phone Number 319-465-3577
	Date Signed
Signature of Mayor or other City official (Name and Title)	

REVENUE P2
CITY OF MONTICELLO
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2021
NON-GAAP/CASH BASIS

Item Description	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)
Section A - Taxes									
Taxes levied on property	1,054,232	417,791		383,442			1,855,465		1,855,465
Less: Uncollected Property Taxes - Levy Year							0		0
Net Current Property Taxes	1,054,232	417,791		383,442		0	1,855,465		1,855,465
Delinquent Property Taxes							0		0
Total Property Tax	1,054,232	417,791		383,442		0	1,855,465		1,855,465
TIF Revenues			589,831				589,831		589,831
Other City Taxes									
Utility Tax Replacement Excise Taxes	27,880	11,110		8,747			47,737		47,737
Utility Franchise Tax (Chapter 364.2, Code of Iowa)							0		0
Parimutuel Wager Tax							0		0
Gaming Wager Tax							0		0
Mobile Home Tax	1,985	789		624			3,398		3,398
Hotel / Motel Tax	19,703						19,703		19,703
Other Local Option Taxes	448,982						448,982		448,982
Total Other City Taxes	498,550	11,899		9,371		0	519,820		519,820
Section B - Licenses and Permits	236,443					700	237,143		237,143
Section C - Use of Money and Property									
Interest	24,959	6,809	2,728	2,443	8,687	1,760	47,386	7,229	54,615
Rents and Royalties	209,966						209,966		209,966
Other Miscellaneous Use of Money and Property							0		0
Total Use of Money and Property	234,925	6,809	2,728	2,443	8,687	1,760	257,352	7,229	264,581
Section D - Intergovernmental									
Federal Grants and Reimbursements									
Federal Grants	124,509				80,455		204,964		204,964
Community Development Block Grants							0		0
Housing and Urban Development							0		0
Public Assistance Grants							0		0
Payment in Lieu of Taxes							0		0
Total Federal Grants and Reimbursements	124,509	0		0	80,455	0	204,964	0	204,964

REVENUE P3
 CITY OF MONTICELLO
 REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2021
 NON-GAAP/CASH BASIS

Item Description	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)
Section D - Intergovernmental - Continued									
State Shared Revenues	41								41
Road Use Taxes	43								43
	44	568,118					568,118		568,118
Other state grants and reimbursements									
State grants	48								48
Iowa Department of Transportation	49	3,868					3,868		3,868
Iowa Department of Natural Resources	50						0		0
Iowa Economic Development Authority	51	3,695					3,695		3,695
CEBA grants	52						0		0
Commercial & Industrial Replacement Claim	53	36,126	14,395	11,334			61,855		61,855
	54								
	55						0		0
	56						0		0
	57						0		0
	58						0		0
	59						0		0
Total State	60	43,689	582,513	0	11,334	0	637,536	0	637,536
Local Grants and Reimbursements									
County Contributions	63	258					258		258
Library Service	64	20,810					20,810		20,810
Township Contributions	65	60,673			30,813		91,486		91,486
Fire/EMT Service	66						0		0
School Resource Officer	67	38,856					38,856		38,856
	68						0		0
	69						0		0
Total Local Grants and Reimbursements	70	120,597	0	0	30,813	0	151,410	0	151,410
Total Intergovernmental (Sum of lines 33, 60, and 70)	71	288,795	582,513	0	111,268	0	993,910	0	993,910
Section E - Charges for Fees and Service									
Water	72								
Sewer	73						0	462,418	462,418
Electric	74						0	621,444	621,444
Gas	75						0	0	0
Parking	76						0	0	0
Airport	77						0	0	0
Landfill/garbage	78						0	0	0
Hospital	79						0	579,925	579,925
	80						0	0	0

REVENUE P4
 CITY OF
 REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30,
 NON-GAAP/CASH BASIS

Item Description	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)	
Section E - Charges for Fees and Service- Continued	81									81
Transit	82						0		0	82
Cable TV	83						0		0	83
Internet	84						0		0	84
Telephone	85						0		0	85
Housing Authority	86						0		0	86
Storm Water	87						0	29,796	29,796	87
Other:	88									88
Nursing Home	89						0		0	89
Police Service Fees	90	288					288		288	90
Prisoner Care	91						0		0	91
Fire Service Charges	92	15					15		15	92
Ambulance Charges	93	278,459					278,459		278,459	93
Sidewalk Street Repair Charges	94						0		0	94
Housing and Urban Renewal Charges	95						0		0	95
River Port and Terminal Fees	96						0		0	96
Public Scales	97						0		0	97
Cemetery Charges	98	32,350					32,350		32,350	98
Library Charges	99	2,646					2,646		2,646	99
Park, Recreation, and Cultural Charges	100	82,224					82,224		82,224	100
Animal Control Charges	101						0		0	101
	102						0		0	102
	103						0		0	103
Total Charges for Service	104	395,982	0	0	0	0	395,982	1,693,583	2,089,565	104
Section F - Special Assessments	106				40,619		40,619		40,619	106
Section G - Miscellaneous	107									107
Contributions	108	27,668			56,146		83,814	7,590	91,404	108
Deposits and Sales/Fuel Tax Refunds	109	1,750					1,750		1,750	109
Sale of Property and Merchandise	110						0		0	110
Fines	111	14,482					14,482		14,482	111
Internal Service Charges	112						0		0	112
	113						0		0	113
Miscellaneous	114	41,289					41,289	12,896	54,185	114
State Sales Tax Collection	115	33					33		33	115
Concessions	116	14,595					14,595		14,595	116
Cemetery Lot Sales	117	16,576			3,602	5,052	25,230		25,230	117
Airport Fuel Sales	118						0		0	118
Reimbursement	119	21,369	362		3,648		25,379		25,379	119
Total Miscellaneous	120	137,762	362	0	63,396	5,052	206,572	20,486	227,058	120

REVENUE P5
CITY OF
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30,
NON-GAAP/CASH BASIS

Item Description	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)	
Total All Revenues (Sum of lines 6, 7, 15, 16, 22, 71, 104, 106, and 120)	121 2,846,689	1,019,374	592,559	406,590	224,670	6,812	5,096,694	1,721,298	6,817,992	121
Section H - Other Financing Sources										123
Proceeds of capital asset sales	124 56,250	10,345					66,595		66,595	124
Proceeds of long-term debt (Excluding TIF internal borrowing)	125						0	59,825	59,825	125
Proceeds of anticipatory warrants or other short-term debt	126						0		0	126
Regular transfers in and interfund loans	127 814,670	20,000		213,727	77,680		1,126,077		1,126,077	127
Internal TIF loans and transfers in	128			286,582			286,582		286,582	128
	129						0		0	129
	130						0		0	130
Total Other Financing Sources	131 870,920	30,345	0	500,309	77,680	0	1,479,254	59,825	1,539,079	131
Total Revenues Except for Beginning Balances (Sum of lines 121 and 131)	132 3,717,609	1,049,719	592,559	906,899	302,350	6,812	6,575,948	1,781,123	8,357,071	132
Beginning Fund Balance July 1, 2020	134 1,390,463	1,203,622	822	99,248	742,526	289,626	3,726,307	503,151	4,229,458	134
Total Revenues and Other Financing Sources (Sum of lines 132 and 134)	136 5,108,072	2,253,341	593,381	1,006,147	1,044,876	296,438	10,302,255	2,284,274	12,586,529	136

EXPENDITURES P6
CITY OF MONTICELLO
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2021
NON-GAAP/CASH BASIS

Item Description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental through (f) (g)	Proprietary (h)	Grand Total (Sum of col. (g) (i))	Line
Section A - Public Safety	1										1
Police Department/Crime Prevention	2	632,730	153,616					786,346		786,346	2
Jail	3							0		0	3
Emergency Management	4							0		0	4
Flood control	5							0		0	5
Fire Department	6	427,100						427,100		427,100	6
Ambulance	7	492,088	110,521					602,609		602,609	7
Building Inspections	8							0		0	8
Miscellaneous Protective Services	9							0		0	9
Animal Control	10	473						473		473	10
Other Public Safety	11							0		0	11
	12							0		0	12
	13							0		0	13
Total Public Safety	14	1,552,391	264,137		0	0	0	1,816,528		1,816,528	14
	15										15
Section B - Public Works	16	13,042	645,960					659,002		659,002	16
Roads, Bridges, Sidewalks	17							0		0	17
Parking Meter and Off-Street	18	66,922						66,922		66,922	18
Street Lighting	19							0		0	19
Traffic Control Safety	20		23,339					23,339		23,339	20
Snow Removal	21							0		0	21
Highway Engineering	22							0		0	22
Street Cleaning	23	86,772						86,772		86,772	23
Airport (if not an enterprise)	24							0		0	24
Garbage (if not an enterprise)	25							0		0	25
Other Public Works	26							0		0	26
	27							0		0	27
Total Public Works	28	166,736	669,299		0	0	0	836,035		836,035	28
	29										29
Section C - Health and Social Services	30							0		0	30
Welfare Assistance	31							0		0	31
City Hospital	32							0		0	32
Payments to Private Hospitals	33							0		0	33
Health Regulation and Inspections	34							0		0	34
Water, Air, and Mosquito Control	35							0		0	35
Community Mental Health	36							0		0	36
Other Health and Social Services	37							0		0	37
	38							0		0	38
Total Health and Social Services	39	0	0		0	0	0	0		0	39
	40										40
Section D - Culture and Recreation	41	159,703	34,298				3,758	197,759		197,759	41
Library Services	42							0		0	42
Museum, Band, Theater	43	267,144	34,075					301,219		301,219	43
Parks	44	93,444	4,369					97,813		97,813	44
Recreation	45	59,745	12,545					72,290		72,290	45
Cemetery	46							0		0	46
Community Center, Zoo, Marina, and Auditorium	47	63,445	7,236					70,681		70,681	47
Other Culture and Recreation	48							0		0	48
	49							0		0	49
Total Culture and Recreation	50	643,481	92,523		0	0	3,758	739,762		739,762	50

EXPENDITURES P8

CITY OF
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, -- Continued
NON-GAAP/CASH BASIS

Item description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g) (i))	Line
Section I - Business Type Activities	87										87
Water - Current Operation	88								269,188	269,188	88
Capital Outlay	89								0	0	89
Debt Service	90								0	0	90
Sewer and Sewage Disposal - Current Operation	91								455,977	455,977	91
Capital Outlay	92								72,144	72,144	92
Debt Service	93								0	0	93
Electric - Current Operation	94								0	0	94
Capital Outlay	95								0	0	95
Debt Service	96								0	0	96
Gas Utility - Current Operation	97								0	0	97
Capital Outlay	98								0	0	98
Debt Service	99								0	0	99
Parking - Current Operation	100								0	0	100
Capital Outlay	101								0	0	101
Debt Service	102								0	0	102
Airport - Current Operation	103								0	0	103
Capital Outlay	104								0	0	104
Debt Service	105								0	0	105
Landfill/Garbage - Current operation	106								580,679	580,679	106
Capital Outlay	107								0	0	107
Debt Service	108								0	0	108
Hospital - Current Operation	109								0	0	109
Capital Outlay	110								0	0	110
Debt Service	111								0	0	111
Transit - Current Operation	112								0	0	112
Capital Outlay	113								0	0	113
Debt Service	114								0	0	114
Cable TV, Telephone, Internet - Current Operation	115								0	0	115
Capital Outlay	116								0	0	116
Housing Authority - Current Operation	117								0	0	117
Capital Outlay	118								0	0	118
Debt Service	119								0	0	119
Storm Water - Current Operation	120								7,909	7,909	120
Capital Outlay	121								0	0	121
Debt Service	122								0	0	122
Other Business Type - Current Operation	123								1,670	1,670	123
Capital Outlay	124								0	0	124
Debt Service	125								0	0	125
Internal Service Funds - Specify	126								0	0	126
	127								0	0	127
	128								0	0	128
Total Business Type Activities	129								1,387,567	1,387,567	129

EXPENDITURES P9
CITY OF MONTICELLO
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2021 -- Continued
NON-GAAP/CASH BASIS

Item description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g) & (h)) (i)	Line
Subtotal Expenditures (Sum of lines 84 and 129)	130	2,853,692	1,078,298	234,215	888,710	338,436	3,758	5,397,109	1,387,567	6,784,676	130
Section J - Other Financing Uses Including Transfers Out	131										131
Regular transfers out	132	866,965	20,000					886,965	239,112	1,126,077	132
Internal TIF loans/repayments and transfers out	133			286,582				286,582		286,582	133
	134							0		0	134
Total Other Financing Uses	135	866,965	20,000	286,582	0	0	0	1,173,547	239,112	1,412,659	135
Total Expenditures and Other Financing Uses (Sum of lines 130 and 135)	136	3,720,657	1,098,298	520,797	888,710	338,436	3,758	6,570,656	1,626,679	8,197,335	136
Ending fund balance June 30, :	137										137
Governmental:	138										138
	139										139
Nonspendable	140						292,680	292,680		292,680	140
Restricted	141	74,843	1,155,043	72,584	117,437	706,440		2,126,347		2,126,347	141
Committed	142							0		0	142
Assigned	143	37,264						37,264		37,264	143
Unassigned	144	1,275,308						1,275,308		1,275,308	144
Total Governmental	145	1,387,415	1,155,043	72,584	117,437	706,440	292,680	3,731,599	657,595	3,731,599	145
Proprietary	146								657,595	657,595	146
Total Ending Fund Balance June 30,	147	1,387,415	1,155,043	72,584	117,437	706,440	292,680	3,731,599	657,595	4,389,194	147
Total Requirements (Sum of lines 136 and 147)	148	5,108,072	2,253,341	593,381	1,006,147	1,044,876	296,438	10,302,255	2,284,274	12,586,529	148

OTHER P10

Part III Intergovernmental Expenditures Please report below expenditures made to the State or to other local governments on a reimbursement or cost sharing basis. Include these expenditures in part II. Enter amount.

Purpose	Amount paid to other local governments	Purpose	Amount paid to State
Correction		Highways	
Health		All other	140,182
Highways	6,641		
Transit Subsidies			
Libraries			
Police protection	26,017		
Sewerage			
Sanitation			
All other			

Part IV

Wages & Salaries Report here the total salaries and wages paid to all employees of your government before deductions of social security, retirement, etc. Include also salaries and wages paid to employees of any utility owned and operated by your government, as well as salaries and wages of municipal employees charged to construction projects.

YOU ARE REQUIRED TO ENTER SALARY DOLLARS IN THE Amount areas FOR SALARIES AND WAGES PAID		Amount
Total Salaries and Wages Paid		1,742,884

Part V Debt Outstanding, Issued, and Retired

Transit subsidies

A. Long-Term Debt

Purpose	Line	Debt During the Fiscal Year				Debt Outstanding JUNE 30, 2021			
		Debt Outstanding JULY 1, 2020	Issued	Retired	General Obligation	TIF Revenue	Revenue	Other	Interest Paid This Year
Water Utility	1.								
Sewer Utility	2.								
Electric Utility	3.								
Gas Utility	4.								
Transit-Bus	5.								
Industrial Revenue	6.								
Mortgage Revenue	7.								
TIF Revenue	8.								
Other Purposes / Miscellaneous	9.	83,510	59,825	49,841				93,494	1,583
GO	10.	4,130,000		780,000	3,350,000				105,910
Parking	11.								
Airport	12.	80,000		22,000				58,000	3,802
Stormwater	13.								
Section 108	14.								
Total Long-Term		4,293,510	59,825	851,841	3,350,000	0	0	151,494	111,295

B. Short-Term Debt Amount

Outstanding as of July 1, 2020

Outstanding as of JUNE 30, 2021

DEBT LIMITATION FOR GENERAL OBLIGATIONS

Actual valuation -- January 1, 2019

Amount

x.0.5 = \$

257,300,421

12,865,021.05

Part VI

Part VII CASH AND INVESTMENT ASSETS AS OF JUNE 30, 2021

Type of asset	Amount			
	Bond and interest funds (a)	Bond construction funds (b)	Pension/retirement funds (c)	All other Funds (d)
Cash and investments - Include cash on hand, CD's, time, checking and savings deposits, Federal securities, Federal agency securities, State and local government securities, and all other securities. Exclude value of real property.	117,437	219,598		4,052,427
Total (e)				4,389,462

If you budget on a NON-GAAP CASH BASIS, the amount in the Total above SHOULD EQUAL the above summed amounts on the sheet All Funds P1: Ending fund balance, column C PLUS the amounts in the shaded Note area.

REMARKS

The "Other Purpose/Miscellaneous" Long Term Debt beginning balance was reduced by \$37,601 for Yogi's TIF Development agreement and \$42,986 for the Bagee TIF Development Agreement. Both of these amounts were a not to exceed amount per their TIF agreements and their final payments were made in this Fiscal Year. The beginning balance was lower to adjust actual amount due on June 30, 2021. Also the Airport beginning balance was increased

City Council Meeting
Prep. Date: 10/29/2021
Preparer: Sally Hinrichsen



Agenda Item: # 5
Agenda Date: 11/15/2021

Communication Page

Agenda Items Description: Resolution to approve standard Residential Tax Abatement related to property located at 303 Grandview Avenue, Monticello

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

Attachments & Enclosures:

Proposed Resolution

Fiscal Impact:

Budget Line Item:	
Budget Summary:	
Expenditure:	
Revenue:	

Synopsis: Abatement Application filed by Richard and Kristen Myers related to residential improvements constructed at 303 Grandview Avenue, 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 Richard and Kristen Myers Tax Abatement Application related to Residential Improvements constructed at 303 Grandview Avenue, 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, Richard and Kristen Myers have completed and filed an Application for Tax Abatement related to residential property located at 303 Grandview Avenue 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 October 22, 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 Richard and Kristen Myers as set forth above, consistent with Chapter 10 of the Monticello Code of Ordinances, said Application bearing the date of October 20, 2021 and being signed Richard and Kristen Myers 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 15th day of November, 2021.

Brian Wolken, Mayor

Attest:

Sally Hinrichsen, City Clerk

City Council Meeting
Prep. Date: 11/10/2021
Preparer: Sally Hinrichsen



Agenda Item: #6
Agenda Date: 11/15/2021

Communication Page

Agenda Items Description: **Resolution** To request Abatement of accrued Property Taxes on property owned by the City of Monticello for public purposes within the city limits of the City of Monticello

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

Attachments & Enclosures:

proposed Resolution
Resolution 2021-80 & Quit Claim Deed

Fiscal Impact:

Budget Line Item:	
Budget Summary:	
Expenditure:	
Revenue:	

Synopsis: Taxes accrued on Parcel 0227129001

Background Information: Council accepted ownership of Parcel 0227129001 by acceptance of a Quit Claim Deed on July 19, 2021 from Welter Storage Company. By State Code the City can request that the County abate the taxes and the County really has no choice but to do so.

Parcel 0227129001 (Along East First Street along Disc Golf Course)

The proposed resolution will result in the abatement of any and all accrued and accruing taxes.

Staff Recommendation: Staff recommends that the City request that the County officially abate any and all taxes past due and/or accrued on the above referenced property as provided by the Iowa Code.

Iowa Code 445.63 Abatement of taxes.

When taxes are owing against a parcel owned or claimed by the state or a political subdivision of this state and the taxes were owing before the parcel was acquired by the state or a political subdivision of this state, the county treasurer shall give notice to the appropriate governing body which shall pay the amount of the taxes due. **If the governing body fails to immediately pay the taxes due, the board of supervisors shall abate all of the taxes.**

The City of Monticello, Iowa

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

RESOLUTION

Resolution to request Abatement of accrued Property Taxes on property owned by the City of Monticello for public purposes within the city limits of the City of Monticello

WHEREAS, The City of Monticello acquired the parcel of property located next to the Disc Golf along East First Street, same being described by the following Tax Parcel ID: 0227129001, and

WHEREAS, The City accepted ownership of Parcel ID 0227129001, by the acceptance of a Quit Claim Deed from Welter Storage Company, on July 19, 2021 and approved with Resolution #2021-80. The property owner was relieved of responsibility for all accrued taxes and the City did not, therefore, collect sums from the property owner to pay previously accrued property taxes, and

WHEREAS, The Council finds it appropriate, under the circumstances, to request the abatement of all accrued and accruing taxes related to said parcel, whether past due or accrued and not yet due, and to so inform the County Treasurer so that the County Board of Supervisors can take action to formally abate said taxes as required by §445.63 of the Iowa Code.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby direct the City Clerk to inform the County Treasurer of the decision of the City Council to request the abatement of the taxes accrued and accruing on the above-described tax parcel consistent with §445.63 of the Iowa Code.

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 15th day of November 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 #2021-80

**Approving and directing City Administrator to accept ownership
of the Parcel ID 0227129001, by the acceptance of a Quit Claim Deed from
Welter Storage Company, and directing the City Clerk to see to the recordation
of said Deed with the Jones County Recorder**

WHEREAS, The City of Monticello has been given a Quit Claim Deed from Welter Storage Company signed by Joyce C. Welter, President and Ronald J. Welter, Officer, and

WHEREAS, Welter Storage Company sold their property on the North side of First Street to BR3 Development to construct a grocery store, and

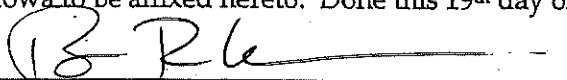
WHEREAS, Welter Storage Company used this lot to park their trucks prior to selling the to BR3 Development and no longer needs this lot, and

WHEREAS, The City acknowledges the receipt of the Quit Claim Deed for consideration of One Dollar (\$1.00) and other valuable consideration, that Welter Storage Company conveys to the City of Monticello, Iowa, the following described real estate in Jones County, Iowa:

Parcel D, previously described as Lot 148 of the IRREGULAR PLAT OF THE CITY OF MONTICELLO, IOWA, EXCEPTING the easterly 50 feet thereof; and that part of LOT 149 of the IRREGULAR PLAT OF THE CITY OF MONTICELLO, IOWA LYING South of First Street as now established, and North of the following described premises, Lot 148 of said Irregular Plat, Except the East 50 feet thereof; and the N ½ of vacated Skelly Street adjoining same.

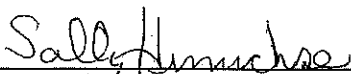
NOW, THEREFORE, BE IT RESOLVED, that the City Council of Monticello, Iowa does hereby approve of the acceptance of a Quit Claim Deed from Welter Storage Company for the property as stated above, and directs the City Clerk to see to the recordation of said deed with the Jones County Recorder.

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 19th day of July, 2021.



Brian Wolken, Mayor

Attest:



Sally Hinrichsen, Monticello City Clerk

Instrument #: 2021-2829
08/03/2021 02:46:47 PM Total Pages: 2
DQC QUIT CLAIM DEED
Recording Fee: \$27.00 Transfer Tax: \$0.00
Sheri L. Jones, Recorder, Jones County Iowa

Instrument #: 2021-2829
08/03/2021 02:46:47 PM Total Pages: 2
DQC QUIT CLAIM DEED
Recording Fee: \$27.00 Transfer Tax: \$0.00
Sheri L. Jones, Recorder, Jones County Iowa

Prepared by: Douglas D. Herman
Lynch Dallas, PC
PO Box 2457
Cedar Rapids, Iowa 52406-2457
Telephone: 319-365-9101
Facsimile: 319-365-9512

Taxpayer/Return Address:
City of Monticello, Iowa
200 E. 1st Street
Monticello, IA 52310

Douglas D. Herman ISBA # AT0003382 SPACE ABOVE THIS LINE FOR RECORDER

QUIT CLAIM DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, WELTER STORAGE COMPANY, an Iowa Corporation, does hereby convey to the CITY OF MONTICELLO, IOWA, an Iowa Municipal Corporation, all its right, title, interest, estate, claim and demand in the following described real estate in Jones County, Iowa:

Parcel D, previously described as Lot 148 of the IRREGULAR PLAT OF THE CITY OF MONTICELLO IOWA, EXCEPTING the Easterly 50 feet thereof; and that part of LOT 149 of the IRREGULAR PLAT OF MONTICELLO, IOWA lying South of First Street as now established, and North of the following described premises, Lot 148 of said Irregular Plat, Except the East 50 feet thereof; and the N ½ of vacated Skelly Street adjoining same.

together with all easements and servient estates appurtenant thereto, and subject to covenants, easements and restrictions of record.

This Quit Claim Deed represents a transfer in which the consideration is \$500.00 or less and therefore this Quit Claim Deed is exempt from (a) real estate transfer tax and declaration of value requirements pursuant to Iowa Code Section 428A.2(21) (2021), and (b) groundwater hazard statement requirements pursuant to Iowa Code Section 455B.172(11)(a)(11).

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated this 9th day of July 2021.

Welter Storage Company

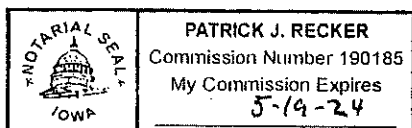
an Iowa Corporation

By: Joyce C. Welter
Joyce C. Welter, President

Ronald J. Welter
Ronald J. Welter, Officer

STATE OF IOWA)
) §
COUNTY OF JONES)

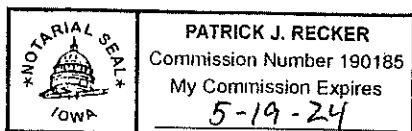
On this 9th day of July, 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Joyce C. Welter on behalf of Welter Storage Company, to me personally known, who being by me duly sworn, did say that she is the President of the Corporation executing the within and foregoing instrument, that no seal has been procured by the Corporation; that the instrument was signed on behalf of the Corporation by authority of its Board of Directors; and that Joyce C. Welter as such officer, acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the Corporation, by it and her voluntarily executed.



Patrick J. Recker
Notary Public in and for State of Iowa

STATE OF IOWA)
) §
COUNTY OF JONES)

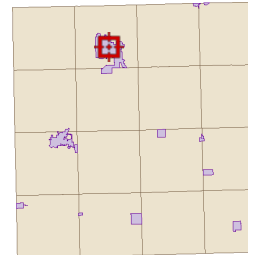
On this 9th day of July, 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Ronald J. Welter on behalf of Welter Storage Company, to me personally known, who being by me duly sworn, did say that he is the Vice-President of the Corporation executing the within and foregoing instrument, that no seal has been procured by the Corporation; that the instrument was signed on behalf of the Corporation by authority of its Board of Directors; and that Ronald J. Welter as such officer, acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the Corporation, by it and him voluntarily executed.







Patrick J. Recker
Notary Public in and for State of Iowa



Overview



Legend

- Parcels
-  Parcels
-  Structures on Lease
-  Cartography
-  Major Roads

Parcel ID	0227129001	Alternate ID	039700	Owner Address	MONTICELLO, CITY OF
Sec/Twp/Rng	n/a	Class	C		200 E 1ST ST
Property Address		Acreage	n/a		MONTICELLO, IA 52310
District	MONCO				
Brief Tax Description	PARCEL D IN IRREG PLAT				
	<i>(Note: Not to be used on legal documents)</i>				

THIS MAP DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREIN, EITHER EXPRESSED OR IMPLIED BY JONES COUNTY OR ITS EMPLOYEES. THIS MAP IS COMPILED FROM OFFICIAL RECORDS, INCLUDING PLATS, SURVEYS, RECORDED DEEDS, AND CONTRACTS, AND ONLY CONTAINS INFORMATION REQUIRED FOR LOCAL GOVERNMENT PURPOSES. SEE THE RECORDED DOCUMENTS FOR MORE DETAILED LEGAL INFORMATION.

Date created: 11/3/2021
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Developed by  **Schneider**
 GEOSPATIAL

City Council Meeting
Prep. Date: 11/10/2021
Preparer: Sally Hinrichsen



Agenda Item: #7 - 17
Agenda Date: 11/15/2021

Communication Page

Agenda Items Description: **Resolution** appropriating funds necessary to meet City’s obligation to various developers pursuant to previously approved Development Agreements

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

Attachments & Enclosures:

proposed Resolutions

Fiscal Impact:

Budget Line Item:	
Budget Summary:	
Expenditure:	
Revenue:	

Synopsis: Approval of annual appropriations for various developer agreements that call for annual appropriation.

Background Information: City Council, in most cases, provide that all incentives set out in developer agreements are subject to annual appropriation by the City Council. The agreements include language that guides the Council with regard to the approval on annual appropriations, making clear that it is the intent of the City Council to annually appropriate those sums necessary for the City Council to meet its obligations under the agreements

The following agreements require annual appropriations, and therefore, all require approval at this time.

7. IAS: Corrects current year’s estimated appropriation, increasing it to “actual” rebate. Up from estimate of \$3,202 to actual \$3,238. **(This correction is the final action on the IAS Agreement)**

8, Royal Flush Truck Wash, Inc. Corrects current year’s estimated appropriation, reducing it to “actual” rebate. Down from estimate of \$35,914 to actual of \$34,174 and appropriating 4th grant payment in the amount of \$20,000 and 2nd year of rebate payment in the estimated amount of \$30,756 for FY ’23. (The final Rebate payment will be made in FY ’31)

9. MercyCare. This is the first rebate payment in the estimated amount of \$14,218 for FY ’23. (The final Rebate payment will be made in FY ’31)

10. Cobblestone Inn & Suites (formerly Boulders Inn). Corrects last year's estimated appropriation, reducing it to "actual" Hotel/Motel tax grant and tax rebate. Down from estimate of \$45,254 to actual of \$38,560.94, and appropriating \$42,450, the estimated amount of FY '23. (The final Property Tax Rebate Payment will be made in FY '28 and the final Grant payment tied to Hotel/Motel Tax collection will be made in FY '28).

11. Kardes Inc. Corrects current year's estimated appropriation, increasing it to "actual" rebate. Up from estimate of \$24,796 to actual \$25,044 and appropriating \$23,254, the estimated amount of FY '23. (The final Rebate Payment will be made in FY '26)

12. MC Industries. Corrects current year's estimated appropriation, increasing it to "actual" rebate. Up from estimate of \$5,816 to actual \$5,882 and appropriating \$23,254. **(This correction is the final action on the MC Industrial Agreement)**

13. Lauren Welter (218 West First Street, Suite A). Corrects current year's estimated appropriation, increasing it to "actual" rebate. Up from estimate of \$1,174 to actual \$1,218 and appropriating \$1,142, the estimated amount of FY '23. (The final Rebate Payment will be made in FY '30)

14. Paige Jacobs, LLC. (218 West First Street, Suite B). Corrects current year's estimated appropriation, increasing it to "actual" rebate. Up from estimate of \$1,252 to actual \$1,298 and appropriating \$1,152, the estimated amount of FY '23. (The final Rebate Payment will be made in FY '30)

15. Njs LLC. (218 West First Street, Suite C). Corrects current year's estimated appropriation, increasing it to "actual" rebate. Up from estimate of \$1,174 to actual \$1,218 and appropriating \$1,142, the estimated amount of FY '23. (The final Rebate Payment will be made in FY '30)

16. Orbis Mfg. Corrects current year's estimated appropriation, increasing it to "actual" rebate. Up from estimate of \$63,264 to actual \$64,732 and appropriating \$61,436, the estimated amount of FY '23. (The final Rebate Payment will be made in FY '29)

17. BR3 Development LLC. This will be the first appropriation to BR3 Development in the amount of \$40,000, the first two grant payments being in the of \$20,000 per acre. (The first Property Tax Rebate Payment will be in FY '24, with final payment in FY '38 and the final Grant payment tied to land will be made in FY '27).

Staff Recommendation: Staff recommends that the Council approve the proposed Resolutions. **(Each Resolution requires a separate approval)**

The City of Monticello, Iowa

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

RESOLUTION #

Resolution Appropriating funds necessary to meet the City's Obligation to Innovative Ag. Services under the Development Agreement dated February 15, 2010

WHEREAS, The Council approved a Development Agreement with Innovative Ag. Services (IAS) by Resolution #10-18 dated February 15, 2010 that provided tax rebate incentives tied to the construction of a new IAS office building on their property, and

WHEREAS, IAS has constructed the new office building as contemplated, and, therefore, the Council finds it appropriate to meet the City's obligation and or agreement to annually appropriate sums from the incremental taxation collected on the new value created by the improvement to meet the tax rebate percentage set out within the Development Agreement, and

WHEREAS, The City, by way of Resolution #2020-130, appropriated \$3,202 to meet the City's obligations under the tenth and final year tax rebate provisions, for FY '22, as set forth within the Development Agreement, said amount being based upon estimated valuations, and

WHEREAS, After final assessments and payment of taxes, the tenth and final year rebate was calculated to be \$3,238, resulting in the City's appropriation being short in the amount of \$36, this Resolution correcting the estimate to match the actual rebate, increasing the appropriation from \$3,202 to \$3,238.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Monticello does hereby acknowledge the correction of the FY '22 total rebate by increasing the previously estimated sum of \$3,202 to the actual amount of \$3,238.

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 15th day of November, 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

**Resolution Appropriating funds necessary to meet the City's
Obligation to Mike Beck and Ken McDermott, known as Royal
Flush Truck Wash, Inc per Development Agreement, dated
March 17, 2014, and as amended, dated June 3, 2019**

WHEREAS, The Council approved a Development Agreement with Mike Beck and Ken McDermott, known as Royal Flush Truck Wash, Inc Resolution #17-35 dated March 17, 2014, and amended by Resolution #19-77, dated June 3, 2019 and by Resolution #2020-74, dated June 15, 2020

WHEREAS, The agreement provided for seven (7) Grant payments of \$20,000 each, in addition to property tax rebates on the improvements over a period of ten (10) years, at percentages set forth in the agreement, and

WHEREAS, The City, by way of Resolution #2020-131, appropriated \$55,914 to meet the City's obligations for third grant payment and first year tax rebate payment in FY '22, and

WHEREAS, After final assessments and payment of taxes, the first year rebate came in at \$34,174, resulting in the City's appropriation being long in the amount of \$1,740, this Resolution correcting the estimate to match the actual rebate, decreasing the appropriation from \$35,914 to \$34,174, and

WHEREAS, The Council finds that funds should be appropriated for FY '23 in the amount necessary to rebate sums and to meet grant obligations consistent with the Development Agreement in the following estimated amounts:

1. \$20,000 to meet the City's fourth year grant payment, and
2. \$30,756 to be rebated according to the terms of the Development Agreement for the second year property tax rebate, calculated at the rate of 90% of those taxes determined eligible for rebate in FY

'23, said estimate being based upon the FY '21 valuation and consolidated tax rates, with the exact rebate to be determined after the receipt of final assessment numbers and tax payments made by the developer.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Monticello does hereby formally appropriate funds necessary to meet the City's obligation to pay the fourth year grant payment and second year of rebate payments for FY '23 to Royal Flush Truck Wash Inc. in the estimated amount of \$50,756 and hereby acknowledges the correction of the FY '22 total rebate by decreasing the previously estimated sum of \$35,914 to the actual payment of \$34,174.

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 15th day of November, 2021

Brian Wolken, Mayor

Attest:

Sally Hinrichsen, Monticello City Clerk

The City of Monticello, Iowa

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

RESOLUTION

Resolution Appropriating funds necessary to meet the City's Obligation to Mercy Care Management, Inc per Development Agreement, dated July 7, 2019

WHEREAS, The Council approved a Development Agreement with Mercy Care Management, Inc with Resolution #19-100 dated July 15, 2019.

WHEREAS, The agreement provided for two (2) Grant payments of \$20,000 each, in addition to property tax rebates on the improvements over a period of ten (10) years, at percentages set forth in the agreement, and

WHEREAS, The two Grant payments of \$20,000 each related to the land purchase, were both previously paid, the first in April, 2021, and the second in October, 2021, and

WHEREAS, The Council finds that funds should be appropriated for FY '23 in the amount of \$14,218 to be rebated according to the terms of the Development Agreement for the first year property tax rebate, calculated at the rate of 100% of those taxes determined eligible for rebate in FY '23, said estimate being based upon the FY '21 valuation and consolidated tax rates, with the exact rebate to be determined after the receipt of final assessment numbers and tax payments made by the developer, and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Monticello does hereby formally appropriate funds necessary to meet the City's obligation to pay the first year of rebate payments for FY '23 to Mercy Care Management, Inc., in the estimated amount of \$14,218.

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 15th day of November, 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

Resolution Appropriating funds necessary to meet the City's Obligation to Cobblestone Inn & Suites (formerly known as Boulders Inn Monticello) under the Development Agreement dated October 5, 2015; as amended November 20, 2017

WHEREAS, The Council approved a Development Agreement with Cobblestone Inn & Suites (formerly known as Boulders Inn Monticello) by Resolution #15-86 dated October 5, 2015, and amended agreement by Resolution #17-137 dated November 20, 2017, and

WHEREAS, The agreement provided for grant payments related to Hotel/ Motel Tax Receipts, payable over eleven (11) years, at percentages set forth in the agreement; as amended, modified the rebate schedule from an annual payment schedule to a bi-annual payment schedule. The schedule will be slightly modified to match the bi-annual rebate periods with the Hotel/Motel Tax reporting periods by Cobblestone and allow Cobblestone to submit their Hotel/Motel tax report to the City, which will create one seven (7) month rebate, from 6/1/2017 through 12/31/2017, after which all rebates will be based upon six (6) month schedules (1/1 through 6/30 and 7/1 through 12/31) but for the last rebate period which will end on May 31, 2026, and

WHEREAS, The agreement also provided for two Grant payments of \$18,400 each related to the land purchase, with both having previously been paid, the first in May, 2016 and the second in May, 2017, and the occupancy permit was issued on May 16, 2016 and the grant payments related to Hotel/Motel Tax receipts, payable over eleven (11) years at percentages set forth in the agreement, as amended, began in FY '17, and

WHEREAS, The City, by way of Resolution #2020-133, appropriated \$45,254 to meet the City's obligations related to the fifth year grant payment of Hotel/Motel Taxes in FY '21 and fourth year tax rebate payments in FY '22 based upon the FY '21 valuation and consolidated tax rates, with the exact rebate to be determined after the receipt of final assessment numbers and tax payments made by the developer, and

WHEREAS, After final assessments and payment of Hotel/Motel tax receipts, the fifth year grant payments, which was paid in FY '21, related to Hotel/Motel Tax receipts came in at \$13,058.94, and the fourth year property tax rebate, came in at \$25,502, with a total appropriation of \$38,560.94 for FY '22, resulting in the City's overall being long in the amount of \$6,693.06. This Resolution correcting the estimate to match the actual grant and rebate, decreasing the appropriation from \$45,254 to \$38,560.94, which includes the fifth year grant payment and fourth year property tax rebate, and

WHEREAS, The Council finds that funds should be appropriated for FY '23 in the amount necessary to rebate sums and to meet grant obligations consistent with the Development Agreement in the following estimated amounts:

1. \$23,000 to meet the City's sixth year grant obligations to related to the collection and payment of Hotel/Motel Taxes by Cobblestone Inn from January 1, 2021 to December 31, 2021, with the exact amount of the Hotel/Motel Tax rebate to be determined after the receipt of proof of the collection and payment of said taxes by Cobblestone Inn to the State of Iowa. These grant payments will be paid by the City in FY '22 to Cobblestone, and
2. \$19,450 to meet the City's fifth year rebate obligation according to the terms of the Development Agreement for the property tax rebate, calculated at the rate of 75% of those taxes determined eligible for rebate in FY '23, said estimate being based upon the FY '21 valuation and consolidated tax rates, with the exact rebate to be determined after the receipt of final assessment numbers and tax payments made by the developer.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Monticello does hereby formally appropriate funds necessary to meet the City's obligation to pay the sixth year, FY '22, of Hotel/Motel Tax grant and fifth year of rebate payments for FY '23 to Cobblestone Inn & Suites in the estimated amount of \$42,450, and hereby acknowledges the correction of the FY '21 total Hotel/Motel Tax grant and FY '22 rebate by decreasing the previously estimated sum of \$45,254 to the actual amount of \$38,560.94.

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 15th day of November, 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

Resolution Appropriating funds necessary to meet the City's Obligation to Kardes Inc. per Development Agreement dated March 17, 2014

WHEREAS, The Council approved a Development Agreement with Kardes Inc by Resolution #14-31 dated March 17, 2014, and

WHEREAS, The agreement provided for six Grant payments of \$20,000 each, in addition to property tax rebates on the improvements over a period of ten (10) years, at percentages set forth in the agreement, and

WHEREAS, The City, by way of Resolution #2020-134, appropriated \$24,796 to meet the City's obligations for sixth year tax rebate payments in FY '22 based upon estimated valuations, and

WHEREAS, After final assessments and payment of taxes, the sixth year rebate came in at \$25,044, resulting in the City's appropriation being short in the amount of \$248, this Resolution correcting the estimate to match the actual rebate, increasing the appropriation from \$24,796 to \$25,044, and

WHEREAS, The Council finds that funds should be appropriated for FY '23 in the amount necessary to rebate sums consistent with the Development Agreement, including the seventh year rebates calculated at the rate of 65% of those taxes determined eligible to be rebated according to the terms of the Development Agreement, in the estimated total amount of \$23,254, said estimate being based upon the FY '21 valuation and consolidated tax rates, with the exact rebate to be determined after the receipt of final assessment numbers and tax payments made by the developer.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Monticello does hereby formally appropriate funds necessary to meet the City's obligation to pay the seventh year of rebate payments for FY '23 to Kardes Inc. in the estimated amount of \$23,254 and hereby acknowledges the correction of the FY '22 total rebate by increasing the previously estimated sum of \$24,796 to the actual payment of \$25,044.

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 15th day of November, 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

Resolution Appropriating funds necessary to meet the City's Obligation to MC Industries under the Development Agreement dated August 2, 2010

WHEREAS, The Council approved a Development Agreement with MC Industries by Resolution #10-96 dated August 2, 2010, and

WHEREAS, The agreement provided for five Grant payments in the amount of \$20,000 each and property tax rebates over a period of ten (10) years at percentages and under conditions as set forth in the agreement, and

WHEREAS, The City, by way of Resolution #2020-135, appropriated \$5,816 to meet the City's obligations under the tenth and final year tax rebate provisions, FY '22, of the agreement based upon estimated valuations, and

WHEREAS, After final assessments and payment of taxes, the tenth and final year rebate came in at \$5,882 resulting in the City's appropriation being short in the amount of \$66, this Resolution correcting the estimate to match the actual rebate, increasing the appropriation from \$5,816 to \$5,882, and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Monticello does hereby acknowledge the correction of the FY '22 total rebate by increasing the estimated sum of \$5,816 to the actual amount of \$5,882.

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 15th day of November, 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

Resolution Appropriating funds necessary to meet the City's Obligation to Lauren Welter, successor owner of 218 West First Street, Suite "A" per Development Agreement dated October 2, 2017

WHEREAS, The Council approved a Development Agreement with B & J Hauling and Excavation by Resolution #17-111 dated October 2, 2017, and

WHEREAS, The agreement provided for two (2) Grant payments totaling of \$20,000 to the developer to demolish the building; in addition to property tax rebates on the improvements totaling \$37,500 over a period of ten (10) years, at percentages set forth in the agreement, and

WHEREAS, The City has appropriated the grant payments totaling \$20,000 to the developer pursuant to the terms of the Development Agreement, and

WHEREAS, The City has agreed to appropriate property tax rebates in an aggregated total of \$37,500, pursuant to the terms of the Development Agreement to the developer and/or successor owners of the three storefronts, and

WHEREAS, The City, by way of Resolution #2020-136, appropriated \$1,174 to meet the City's obligations under the second year tax rebate provisions, for FY '22, as set forth within the Development Agreement, said amount being based upon estimated valuations, and

WHEREAS, After final assessments and payment of taxes, the second year rebate was calculated to be \$1,218, resulting in the City's appropriation being short in the amount of \$44, this Resolution correcting the estimate to match the actual rebate, increasing the appropriation from \$1,174 to \$1,218.

WHEREAS, The Council finds that funds should be appropriated for FY '23 in the amount necessary to rebate sums consistent with the Development Agreement, for the third year of said rebates, calculated at the rate of 75% of the incremental property taxes less protected levies eligible to be rebated in the estimated total amount of \$1,142. said estimate being based upon the FY '21 valuation and consolidated tax rates, the exact rebate to be determined after the receipt of final assessment numbers and tax payments made by the Developer.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Monticello does hereby formally appropriate funds necessary to meet the City's obligation to pay the third year, FY '23, of rebate payments to as set forth in the Development Agreement for 218 West First Street, Suite "A" owned by Lauren Welter, successor owner of the storefront, in the estimated amount of \$1,142 and hereby acknowledge the correction of the FY '22 total rebate by increasing the previously estimated sum of \$1,174 to the actual amount of \$1,218.

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 15th day of November, 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

Resolution Appropriating funds necessary to meet the City's Obligation to Paige Jacobs, LLC, successor owner of 218 West First Street, Suite "B" per Development Agreement dated October 2, 2017

WHEREAS, The Council approved a Development Agreement with B & J Hauling and Excavation by Resolution #17-111 dated October 2, 2017, and

WHEREAS, The agreement provided for two (2) Grant payments totaling of \$20,000 to the developer to demolish the building; in addition to property tax rebates on the improvements totaling \$37,500 over a period of ten (10) years, at percentages set forth in the agreement, and

WHEREAS, The City has appropriated the grant payments totaling \$20,000 to the developer pursuant to the terms of the Development Agreement, and

WHEREAS, The City has agreed to appropriate property tax rebates in an aggregated total of \$37,500, pursuant to the terms of the Development Agreement to the developer and/or successor owners of the three storefronts, and

WHEREAS, The City, by way of Resolution #2020-137, appropriated \$1,252 to meet the City's obligations under the second year tax rebate provisions, for FY '22, as set forth within the Development Agreement, said amount being based upon estimated valuations, and

WHEREAS, After final assessments and payment of taxes, the second year rebate was calculated to be \$1,298, resulting in the City's appropriation being short in the amount of \$46, this Resolution correcting the estimate to match the actual rebate, increasing the appropriation from \$1,252 to \$1,298.

WHEREAS, The Council finds that funds should be appropriated for FY '23 in the amount necessary to rebate sums consistent with the Development Agreement, for the third year of said rebates, calculated at the rate of 75% of the incremental property taxes less protected levies eligible to be rebated in the estimated total amount of \$1,216. said estimate being based upon the FY '21 valuation and consolidated tax rates, the exact rebate to be determined after the receipt of final assessment numbers and tax payments made by the Developer.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Monticello does hereby formally appropriate funds necessary to meet the City's obligation to pay the third year, FY '23, of rebate payments to as set forth in the Development Agreement for 218 West First Street, Suite "B" owned by Paige Jacobs LLC, successor owner of the storefront, in the estimated amount of \$1,216 and hereby acknowledge the correction of the FY '22 total rebate by increasing the previously estimated sum of \$1,252 to the actual amount of \$1,298.

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 15th day of November, 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

Resolution Appropriating funds necessary to meet the City's Obligation to Njs LLC, successor owner of 218 West First Street, Suite "C" per Development Agreement dated October 2, 2017

WHEREAS, The Council approved a Development Agreement with B & J Hauling and Excavation by Resolution #17-111 dated October 2, 2017, and

WHEREAS, The agreement provided for two (2) Grant payments totaling of \$20,000 to the developer to demolish the building; in addition to property tax rebates on the improvements totaling \$37,500 over a period of ten (10) years, at percentages set forth in the agreement, and

WHEREAS, The City has appropriated the grant payments totaling \$20,000 to the developer pursuant to the terms of the Development Agreement, and

WHEREAS, The City has agreed to appropriate property tax rebates in an aggregated total of \$37,500, pursuant to the terms of the Development Agreement to the developer and/or successor owners of the three storefronts, and

WHEREAS, The City, by way of Resolution #2020-138, appropriated \$1,174 to meet the City's obligations under the second year tax rebate provisions, for FY '22, as set forth within the Development Agreement, said amount being based upon estimated valuations, and

WHEREAS, After final assessments and payment of taxes, the second year rebate was calculated to be \$1,174, resulting in the City's appropriation being short in the amount of \$44, this Resolution correcting the estimate to match the actual rebate, increasing the appropriation from \$1,174 to \$1,218.

WHEREAS, The Council finds that funds should be appropriated for FY '23 in the amount necessary to rebate sums consistent with the Development Agreement, for the third year of said rebates, calculated at the rate of 75% of the incremental property taxes less protected levies eligible to be rebated in the estimated total amount of \$1,142. said estimate being based upon the FY '21 valuation and consolidated tax rates, the exact rebate to be determined after the receipt of final assessment numbers and tax payments made by the Developer.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Monticello does hereby formally appropriate funds necessary to meet the City's obligation to pay the third year, FY '23, of rebate payments to as set forth in the Development Agreement for 218 West First Street, Suite "C" owned by Njs LLC, successor owner of the storefront, in the estimated amount of \$1,142 and hereby acknowledge the correction of the FY '22 total rebate by increasing the previously estimated sum of \$1,174 to the actual amount of \$1,218.

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 15th day of November, 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

Resolution Appropriating funds necessary to meet the City's Obligation to Orbis Manufacturing, a subsidiary of Menasha Corporation per Development Agreement dated April 3, 2017, as amended by Resolution #19-27, dated April 15, 2019

WHEREAS, The Council approved a Development Agreement with Orbis Manufacturing, a subsidiary of Menasha Corporation by Resolution #17-35 dated April 3, 2017, and amended agreement by Resolution #19-27 dated April 15, 2019, and

WHEREAS, The agreement provides for property tax rebates on the improvements over a period of ten (10) years at percentages set forth in the agreement, and was amended to include four (4) additional Grant payments over a period of four (4) years for water main installation, and

WHEREAS, The City has by Resolution #19-90, appropriated one grant payment to Boomerang, on behalf of Orbis in the amount of \$50,703.16, related to the installation of a water main, as was approved by Resolution #19-90 in lieu of the four (4) additional Grant payments totaling \$79,342.00 over a period of four (4) years for water main installation, which is a savings of \$28,638.84 as approved by Resolution #19-27 dated April 15, 2019, and

WHEREAS, The City, by way of Resolution #2020-139, appropriated \$63,264 to meet the City's obligations under the second year tax rebate provisions, for FY '22, as set forth within the Development Agreement, said amount being based upon estimated valuations, and

WHEREAS, After final assessments and payment of taxes, the second year rebate came in at \$64,732 resulting in the City's appropriation being short in the amount of \$1,468, this Resolution correcting the estimate to match the actual rebate, increasing the appropriation from \$63,264 to \$64,732, and

WHEREAS, The Council finds that funds should be appropriated for FY '23 in the amount necessary to rebate third year estimated taxes amount of \$61,436 as set forth in the Development Agreement, calculated at the rate of 85% of those taxes determined eligible to be rebated according to the terms of the Development Agreement, said estimate being based upon the FY '21 valuation and consolidated tax rates, with the exact rebate to be determined after the receipt of final assessment numbers and tax payments by the developer.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Monticello does hereby formally appropriate funds necessary to meet the City's obligation to pay the third year, FY '23, of rebate payments to Orbis in the estimated amount of \$61,436 and hereby acknowledges the correction of the FY '22 total rebate by increasing the estimated sum of \$63,264 to the actual amount of \$64,732.

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 15th day of November, 2021.

Brian Wolken, Mayor

Attest:

Sally Hinrichsen, Monticello City Clerk

The City of Monticello, Iowa

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

RESOLUTION

Resolution Appropriating funds necessary to meet the City's Obligation to BR3 Development LLC per Development Agreement, dated March 1, 2021

WHEREAS, The Council approved a Development Agreement with BR3 Development LLC with Resolution #2021-28 dated March 1, 2021.

WHEREAS, The agreement provided for six (6) Grant payments of \$20,000 each, in addition to property tax rebates on the improvements over a period of fifteen (15) years, at percentages set forth in the agreement, and

WHEREAS, The City did not appropriate or make any rebates to the Developer during FY '22 due to the fact that the property was not substantially completed or assessed at that time. Council finds that funds should be appropriated in the amount necessary to make the first and second grant payments for FY '22 and FY '23 due to BR3 Development LLC, in the amount of \$20,000 each, totaling \$40,000.

WHEREAS, The Developer entered into an "Assessment Agreement", pursuant to §403.6 of the Iowa Code fixing the minimum assessed valuation of the Property, in contemplation of the value to be added by the proposed project, at not less than one-million two-hundred fifty thousand dollars (\$1,250,000), hereafter referenced as the "Minimum Assessed Valuation" as of January 1, 2022, the first valuation date. It is the stated intention of the Developer that the Minimum Assessed Valuation shall be established on the Jones County property tax rolls as of the First Valuation Date regardless of the then-current degree of completion or incompleteness of the Project, and

WHEREAS, The City has not, prior hereto, appropriated any sums or made any payments to the developer pursuant to the terms of the Development Agreement, and

WHEREAS, The Council finds that funds should be appropriated in the amount necessary to make the first and second grant payments of \$20,000 each, and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Monticello does hereby formally appropriate funds necessary to meet the City's obligation to pay the first two grant payments as set out above due under the Development Agreement in the amount of \$40,000.

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 15th day of November, 2021.

Brian Wolken, Mayor

Attest:

Sally Hinrichsen, City Clerk

City Council Meeting
 Prep. Date: 11/10/2021
 Preparer: Sally Hinrichsen



Agenda Item: # 18
 Agenda Date: 11/15/2021

Communication Page

Agenda Items Description: Resolution Approving FY 2023 TIF Certification

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

Attachments & Enclosures:

Proposed Resolution

Fiscal Impact:

Budget Line Item:	
Budget Summary:	
Expenditure:	
Revenue:	

Synopsis: City Clerk files TIF Certification annually with County Auditor. Council should discuss and give direction on amount of TIF to certify.

Background Information: The City may collect the maximum of increment every year, so long as the total City collections does not exceed the total City obligations. We have only certified the TIF necessary to meet our obligations over last several years, usually certifying between \$600,000 to \$750,000.

When TIF is de-certified one year, it can be certified the next year, etc, it is an annual decision.

When TIF is “certified” the dollars go into our TIF fund, not our general fund. This is good for the TIF fund, as those funds can be used for eligible TIF projects, however, if we continually deposit all TIF, or “increment”, into the TIF fund, the General Fund deposits will not grow, and it will be difficult to meet inflationary increases without looking at deductions to staff or services. For example, if a building in the TIF district was worth \$100,000 when it into the TIF and now worth \$250,000, the taxes on the original \$100,000 will get divided amongst all the taxing entities normally, with City, County, School, Kirkwood etc., getting their share. The taxes on the new value of “Increment” of \$150,000 will, IF CERTIFIED, go to the City TIF fund. The taxes on the new value of “Increment” will, IF DE-CERTIFIED, be divided just like the pre-TIF value of \$100,000, amongst all of the various taxing entities, which includes the City of Monticello General Fund.

TIF increment does not affect certain protected levies, such as the City and School Debt Service levies and the school PPEL (Physical Plant and Equipment Levy). These levies are applied and collected against all assessed value and will not change whether we certify or de-certify a portion of the “Increment”. The Certification / De-Certification decision only has a direct impact on our general fund.

In the last seven years, the Council has certified \$700,000 (FY '22), \$600,000 (FY '21), \$210,385 (FY '20), \$750,000 (FY '19), and \$700,000 (FY '16, '17, and '18). This year's certification is proposed to be \$500,000. Total incremental available for collection is approximately \$1,397,717.

The proposed certification included approximately \$40,000 for future/potential TIF agreements that may or may not arise in the coming year.

Staff Recommendation: Staff recommends Council approves the proposed a TIF certification of \$500,000 for FY 2023

The City of Monticello, Iowa

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

RESOLUTION #

Approving FY 2023 TIF Certification

WHEREAS, The City of Monticello is required to prepare and file a TIF certification with the County Auditor on an annual basis, and

WHEREAS, The purpose of the TIF certification is to identify the sums that need to be collected for deposit into the City TIF fund so that the TIF fund can meet its' debt obligations, with the caveat that the funds collected and on hand by the City cannot exceed the total outstanding balance of TIF related debt and obligations, and

WHEREAS, The City Council has reviewed the proposal of the City Administrator and City Clerk with regard to a proposed TIF certification, and finds that the City should certify the intent to collect \$500,000.00 in increment, de-certifying for FY 2023 the balance of increment that could be collected.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby authorize the City Clerk to request the certification of TIF in such an amount as to bring about the collection and deposit into the City TIF fund the sum of \$500,000.00 for FY 2023.

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 15th day of November, 2021.

Brian Wolken, Mayor

Attest:

Sally Hinrichsen, Monticello City Clerk

City Council Meeting
Prep. Date: 11/10/2021
Preparer: Sally Hinrichsen



Agenda Item: # 19
Agenda Date: 11/15/2021

Communication Page

Agenda Items Description: Resolution Approving FY 2020 - 2021 Annual Urban Renewal Report

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

Attachments & Enclosures:

Proposed Resolution
Annual Urban Renewal Report

Fiscal Impact:

Budget Line Item:	
Budget Summary:	
Expenditure:	
Revenue:	

Synopsis: Resolution approves State mandated TIF report.

Background Information: The Annual Urban Renewal Report is basically a summary of the City’s TIF finances and obligations. City Clerk prepared the report and can answer any questions you have between now and the meeting or at the meeting.

Here are a couple of notes:

	<u>Unrestricted</u>	<u>Restricted LMI</u>
07/01/2020 TIF Balance:	\$ 823	\$ 14,826
FY '21 TIF Revenues	\$ 589,831	
FY '21 Interest	\$ 2,453	\$ 453
FY '21 TIF Rebate Expenses	\$ 234,215	
FY '21 TIF Non-Rebate Expenses	\$ 286,582	
6/30/2021 TIF Balance	\$ 72,584	\$ 15,279 ¹

¹ The sum of \$15, 279 is set aside pursuant to the State Code for Low to Moderate Housing projects as part of the Breckenridge TIF. A set aside is required when TIF is used for Residential purposes>

Staff Recommendation: Staff recommends Council approves the proposed resolution approving the Annual Urban Renewal Report for FY 2021

THE CITY OF MONTICELLO, IOWA

RESOLUTION

Approving FY 2020-2021 Annual Urban Renewal Report

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

WHEREAS, The City of Monticello is obligated to prepare and submit a report, annually, setting out the balances, revenues, expenses associated with our TIF receipts and expenses and to further provide some detail in regard thereto, and

WHEREAS, The City Clerk has prepared the report for FY 2020-2021, same having been reviewed by the City Administrator and presented to the City Council for review and approval, and

WHEREAS, The Council finds, based upon the information provided by the City Clerk and the City Administrator that the report should be approved for submission to the State.

NOW THEREFORE BE IT RESOLVED by the City of Monticello, through its' City Council, in session this 15^h day of November 2021, does hereby approve the FY 2020-2021 Annual Urban Renewal Report and directs the City Clerk to submit same to the State as required by the Code of Iowa.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and caused the Great Seal for the City of Monticello, Iowa to be affixed. Done this 15th day of November, 2021.

Brian Wolken, Mayor

Attest:

Sally Hinrichsen, City Clerk

Levy Authority Summary

Local Government Name: MONTICELLO
 Local Government Number: 53G495

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
MONTICELLO ORIGINAL URBAN RENEWAL	53006	12
MONTICELLO BRECKENRIDGE URBAN RENEWAL	53009	0

TIF Debt Outstanding: 5,745,814

TIF Sp. Rev. Fund Cash Balance as of 07-01-2020: 15,923 15,100 Amount of 07-01-2020 Cash Balance Restricted for LMI

TIF Revenue: 589,831
 TIF Sp. Revenue Fund Interest: 2,906
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 592,737

Rebate Expenditures: 234,215
 Non-Rebate Expenditures: 286,582
 Returned to County Treasurer: 0
Total Expenditures: 520,797

TIF Sp. Rev. Fund Cash Balance as of 06-30-2021: 87,863 15,279 Amount of 06-30-2021 Cash Balance Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 5,137,154

Urban Renewal Area Data Collection

Local Government Name: MONTICELLO (53G495)
 Urban Renewal Area: MONTICELLO ORIGINAL URBAN RENEWAL
 UR Area Number: 53006
 UR Area Creation Date: 10/1992
 UR Area Purpose: SEE ATTACHED PLAN

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MONTICELLO CITY AG/MONTICELLO SCH/ORIGINAL URBAN RENEWAL INCREM	530210	530211	0
MONTICELLO CITY/MONTICELLO SCH/ORIGINAL URBAN RENEWAL INCREM	530212	530213	21,625,980
MONTICELLO CITY AG/MONTICELLO SCH/96 ADDITION URBAN RENEWAL INCREMENT	530214	530215	0
MONTICELLO CITY AG/MONTICELLO SCH/01 ADDITION URBAN RENEWAL INCREMENT	530220	530221	0
MONTICELLO CITY/MONTICELLO SCH/01 ADDITION URBAN RENEWAL INCREMENT	530222	530223	0
LOVELL TWP/MONTICELLO SCH/01 ADDITION URBAN RENEWAL INCREMENT	530226	530227	0
MONTICELLO CITY/MONTICELLO SCH/07 ADDITION URBAN RENEWAL INCREMENT	530228	530229	0
MONTICELLO CITY/MONTICELLO SCH/10 ADDITION URBAN RENEWAL INCREMENT	530230	530231	0
MONTICELLO CITY/MONTICELLO SCH/96 ADDITION URBAN RENEWAL INCREM	530232	530233	0
MONTICELLO CITY/MONTICELLO SCH/11 ADDITION URBAN RENEWAL INCREMENT	530234	530235	0
MONTICELLO CITY/MONTICELLO SCH/17A ADDITION URBAN RENEWAL INCREMENT	530240	530241	0
MONTICELLO CITY/MONTICELLO SCH/17B ADDITION URBAN RENEWAL INCREMENT	530242	530243	0

Urban Renewal Area Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	36,465,740	10,788,344	1,264,640	0	-72,228	51,144,564	0	51,144,564
Taxable	0	20,083,264	9,709,511	1,138,176	0	-72,228	32,781,100	0	32,781,100
Homestead Credits									215

TIF Sp. Rev. Fund Cash Balance as of 07-01-2020: **823** **0** **Amount of 07-01-2020 Cash Balance Restricted for LMI**

TIF Revenue: 589,831
 TIF Sp. Revenue Fund Interest: 2,727
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 592,558

Rebate Expenditures: 234,215
 Non-Rebate Expenditures: 286,582
 Returned to County Treasurer: 0
Total Expenditures: 520,797

TIF Sp. Rev. Fund Cash Balance as of 06-30-2021: **72,584** **0** **Amount of 06-30-2021 Cash Balance Restricted for LMI**

Projects For MONTICELLO ORIGINAL URBAN RENEWAL

Yogis Inc Developer Agreement

Description:	Payments to Yogis Inc for expansion project
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	Yes

Tom Bagge Development Agreement

Description:	Payments to Tom Bagge for construction of office & warehouse
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	Yes

Innovative Ag Services Development Agreement

Description:	Payments to IAS for office expansion
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

MC Industries Development Agreement

Description:	Payments to MC Industries for office and warehouse expansion
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Robert Johnson Development Agreement

Description:	Payments to Robert Johnson for Eastern Iowa Sports Facility construction
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

Althoff Properties LLC Development Agreement

Description:	Payment to Althoff Properties for property redevelopment
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

Kardes Development Agreement

Description:	Payments for gas station/convenience store development
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Mike Beck Development Agreement

Payments to Mike Beck for Royal Flush truck wash development

Description: Payments to Mike Beck for Royal Flush truck wash development
Classification: Commercial - retail
Physically Complete: Yes
Payments Complete: No

X44 Repairs

Description: X44 road reconstruction
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: Yes

Downtown Park/Parking Lot

Description: Pocket Park Development and parking lot
Recreational facilities (lake development, parks, ball fields, trails)
Classification: trails)
Physically Complete: Yes
Payments Complete: Yes

190th Sanitary Sewer Extension

Description: extension of sewer main for commercial development
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: Yes

Cobblestone Inn , formerly Boulders Inn& Suites

Description: Payments to Boulders for construction of hotel
Classification: Commercial - hotels and conference centers
Physically Complete: Yes
Payments Complete: No

Orbis Manufacturing, subsidiary of Menasha Corp

Description: Payments to Orbis for warehouse construction
Classification: Commercial - warehouses and distribution facilities
Physically Complete: Yes
Payments Complete: No

B&J Hauling & Excavating Development Agreement

Description: Payments to B&J Hauling & Excavating or successor for construction of Commercial office suites
Classification: Commercial - office properties
Physically Complete: Yes
Payments Complete: No

Orbis Mfg - water main

Description: Payments to Orbis for water main extension
Classification: Commercial - warehouses and distribution facilities
Physically Complete: Yes
Payments Complete: Yes

N Sycamore reconstruction 1st to 7th Street

Description:	Total reconstructin of street, storm sewer, lights, sidewalks, water & sewer
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

B&J Hauling & Excavating Development Agreement

Description:	218 W 1st Street, Suite A, Lauren Welter
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

B&J Hauling & Excavating Development Agreement

Description:	218 W 1st St, Suite B, B&J Hauling & Excavating
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

B&J Hauling & Excavating Development Agreement

Description:	218 W 1st St, Suite C, Njs LLC
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Mercy Care development agreement

Description:	Payments to Mercy Care for new facility
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	No

McMATT Properties Development Agreement

Description:	Payments to McMATT for storage facility
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	No
Payments Complete:	No

BR3 Development LLC Development Agreement

Description:	Payments for new grocery store
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For MONTICELLO ORIGINAL URBAN RENEWAL

2009 Yogi Inc rebate & grant

Debt/Obligation Type:	Rebates
Principal:	57,166
Interest:	0
Total:	57,166
Annual Appropriation?:	No
Date Incurred:	09/19/2009
FY of Last Payment:	2021

2009 Tom Bagge rebate & grant

Debt/Obligation Type:	Rebates
Principal:	62,266
Interest:	0
Total:	62,266
Annual Appropriation?:	No
Date Incurred:	09/19/2009
FY of Last Payment:	2021

2010 Innovative Ag Service

Debt/Obligation Type:	Rebates
Principal:	45,592
Interest:	0
Total:	45,592
Annual Appropriation?:	Yes
Date Incurred:	02/15/2010
FY of Last Payment:	2022

2010 MC Industries rebate & grant

Debt/Obligation Type:	Rebates
Principal:	330,986
Interest:	0
Total:	330,986
Annual Appropriation?:	Yes
Date Incurred:	08/02/2010
FY of Last Payment:	2022

2010 Robert Johnson rebate

Debt/Obligation Type:	Rebates
Principal:	21,139
Interest:	0
Total:	21,139
Annual Appropriation?:	Yes
Date Incurred:	02/15/2010
FY of Last Payment:	2021

2014 Kardes 151 rebate & grants

Debt/Obligation Type:	Rebates
Principal:	225,998
Interest:	0

Total:	225,998
Annual Appropriation?:	Yes
Date Incurred:	03/17/2014
FY of Last Payment:	2026

2015 Cobblestone Inn formerly Boulders Inn rebate & grant

Debt/Obligation Type:	Rebates
Principal:	433,926
Interest:	0
Total:	433,926
Annual Appropriation?:	Yes
Date Incurred:	10/05/2015
FY of Last Payment:	2028

2017 Orbis Mfg rebate-building

Debt/Obligation Type:	Rebates
Principal:	1,207,236
Interest:	0
Total:	1,207,236
Annual Appropriation?:	Yes
Date Incurred:	04/03/2017
FY of Last Payment:	2029

2017 B&J Hauling & Excavating rebates & grants

Debt/Obligation Type:	Rebates
Principal:	37,500
Interest:	0
Total:	37,500
Annual Appropriation?:	Yes
Date Incurred:	10/02/2017
FY of Last Payment:	2030

2019 GO Corp Purpose Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,327,700
Interest:	169,350
Total:	1,497,050
Annual Appropriation?:	No
Date Incurred:	05/15/2019
FY of Last Payment:	2029

2019 Royal Flush Truck Wash Inc

Debt/Obligation Type:	Rebates
Principal:	354,532
Interest:	0
Total:	354,532
Annual Appropriation?:	Yes
Date Incurred:	06/03/2019
FY of Last Payment:	2031

2019 Mercy Care

Debt/Obligation Type:	Rebates
Principal:	500,000
Interest:	0
Total:	500,000

Annual Appropriation?:	Yes
Date Incurred:	07/15/2019
FY of Last Payment:	2031

2021 McMATT storage facility

Debt/Obligation Type:	Rebates
Principal:	70,775
Interest:	0
Total:	70,775
Annual Appropriation?:	Yes
Date Incurred:	06/21/2021
FY of Last Payment:	2033

2021 BR3 Development grocery facility

Debt/Obligation Type:	Rebates
Principal:	835,050
Interest:	0
Total:	835,050
Annual Appropriation?:	Yes
Date Incurred:	03/01/2021
FY of Last Payment:	2038

2014 GO Corporate Purpose

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	65,135
Interest:	1,463
Total:	66,598
Annual Appropriation?:	No
Date Incurred:	10/14/2014
FY of Last Payment:	2021

Non-Rebates For MONTICELLO ORIGINAL URBAN RENEWAL

TIF Expenditure Amount:	220,052
Tied To Debt:	2019 GO Corp Purpose Bond
Tied To Project:	N Sycamore reconstruction 1st to 7th Street

TIF Expenditure Amount:	30,604
Tied To Debt:	2014 GO Corporate Purpose
Tied To Project:	X44 Repairs

TIF Expenditure Amount:	21,290
Tied To Debt:	2014 GO Corporate Purpose
Tied To Project:	Downtown Park/Parking Lot

TIF Expenditure Amount:	14,636
Tied To Debt:	2014 GO Corporate Purpose
Tied To Project:	190th Sanitary Sewer Extension

Rebates For MONTICELLO ORIGINAL URBAN RENEWAL

902 N Brich Street

TIF Expenditure Amount:	5,816
Rebate Paid To:	MC Industries Inc
Tied To Debt:	2010 MC Industries rebate & grant
Tied To Project:	MC Industries Development Agreement
Projected Final FY of Rebate:	2022

260 Welter Drive

TIF Expenditure Amount:	19,556
Rebate Paid To:	Yogi's Inc
Tied To Debt:	2009 Yogi Inc rebate & grant
Tied To Project:	Yogis Inc Developer Agreement
Projected Final FY of Rebate:	2021

255 Welter Drive

TIF Expenditure Amount:	19,280
Rebate Paid To:	Tom Bagge
Tied To Debt:	2009 Tom Bagge rebate & grant
Tied To Project:	Tom Bagge Development Agreement
Projected Final FY of Rebate:	2021

2010 S Main Street

TIF Expenditure Amount:	3,202
Rebate Paid To:	Innovative Ag Service
Tied To Debt:	2010 Innovative Ag Service
Tied To Project:	Innovative Ag Services Development Agreement
Projected Final FY of Rebate:	2022

818 West First Street

TIF Expenditure Amount:	3,854
Rebate Paid To:	Maryville Family Partnership LP
Tied To Debt:	2014 Kardes 151 rebate & grants
Tied To Project:	Althoff Properties LLC Development Agreement
Projected Final FY of Rebate:	2032

702 John Drive

TIF Expenditure Amount:	1,928
Rebate Paid To:	Robert Johnson
Tied To Debt:	2010 Robert Johnson rebate
Tied To Project:	Robert Johnson Development Agreement
Projected Final FY of Rebate:	2021

2100 South Main Street

TIF Expenditure Amount:	26,566
Rebate Paid To:	Kardes 151
Tied To Debt:	2014 Kardes 151 rebate & grants
Tied To Project:	Kardes Development Agreement
Projected Final FY of Rebate:	2026

218 Welter Drive

TIF Expenditure Amount:	39,891
Rebate Paid To:	Cobblestone Inn & Suites
Tied To Debt:	2015 Cobblestone Inn formerly Boulders Inn rebate & grant
Tied To Project:	Cobblestone Inn , formerly Boulders Inn& Suites
Projected Final FY of Rebate:	2028

206 Plastic Lane

TIF Expenditure Amount:	70,294
Rebate Paid To:	Orbis Manufacturing, a subsidiary of Menasha Corp
Tied To Debt:	2017 Orbis Mfg rebate-building
Tied To Project:	Orbis Manufacturing, subsidiary of Menasha Corp
Projected Final FY of Rebate:	2029

218 West First Street

TIF Expenditure Amount:	0
Rebate Paid To:	B&J Hauling & excavating
Tied To Debt:	2017 B&J Hauling & Excavating rebates & grants
Tied To Project:	B&J Hauling & Excavating Development Agreement
Projected Final FY of Rebate:	2030

16406 190th Street

TIF Expenditure Amount:	20,000
Rebate Paid To:	Royal Flush
Tied To Debt:	2019 Royal Flush Truck Wash Inc
Tied To Project:	Mike Beck Development Agreement
Projected Final FY of Rebate:	2031

225 Welter Drive

TIF Expenditure Amount:	20,000
Rebate Paid To:	Mercycare Monticello
Tied To Debt:	2019 Mercy Care
Tied To Project:	Mercy Care development agreement
Projected Final FY of Rebate:	2031

218 West First Street, Suite A

TIF Expenditure Amount:	1,248
Rebate Paid To:	Lauren Welter
Tied To Debt:	2017 B&J Hauling & Excavating rebates & grants

Tied To Project: B&J Hauling & Excavating
Development Agreement

Projected Final FY of Rebate: 2030

218 West First Street, Suite B

TIF Expenditure Amount: 1,332

Rebate Paid To: Paige Jacobs

Tied To Debt: 2017 B&J Hauling & Excavating
rebates & grants

Tied To Project: B&J Hauling & Excavating
Development Agreement

Projected Final FY of Rebate: 2030

218 West First Street, Suite C

TIF Expenditure Amount: 1,248

Rebate Paid To: NJS LLC

Tied To Debt: 2017 B&J Hauling & Excavating
rebates & grants

Tied To Project: B&J Hauling & Excavating
Development Agreement

Projected Final FY of Rebate: 2030

TIF Taxing District Data Collection

Local Government Name: MONTICELLO (53G495)
 Urban Renewal Area: MONTICELLO ORIGINAL URBAN RENEWAL (53006)
 TIF Taxing District Name: MONTICELLO CITY AG/MONTICELLO SCH/ORIGINAL URBAN RENEWAL INCREM
 TIF Taxing District Inc. Number: 530211
 TIF Taxing District Base Year: 1991
 FY TIF Revenue First Received: 1995
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/1992

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	88,514	0	0	0	0

FY 2021 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MONTICELLO (53G495)
 Urban Renewal Area: MONTICELLO ORIGINAL URBAN RENEWAL (53006)
 TIF Taxing District Name: MONTICELLO CITY/MONTICELLO SCH/ORIGINAL URBAN RENEWAL INCREM
 TIF Taxing District Inc. Number: 530213
 TIF Taxing District Base Year: 1991
 FY TIF Revenue First Received: 1994
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/1992

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	36,465,740	10,788,344	1,264,640	0	-72,228	51,144,564	0	51,144,564
Taxable	0	20,083,264	9,709,511	1,138,176	0	-72,228	32,781,100	0	32,781,100
Homestead Credits									215

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	13,269,178	32,781,100	21,625,980	11,155,120	307,795

FY 2021 TIF Revenue Received: 589,831

TIF Taxing District Data Collection

Local Government Name:	MONTICELLO (53G495)
Urban Renewal Area:	MONTICELLO ORIGINAL URBAN RENEWAL (53006)
TIF Taxing District Name:	MONTICELLO CITY AG/MONTICELLO SCH/96 ADDITION URBAN RENEWAL INCREMENT
TIF Taxing District Inc. Number:	530215
TIF Taxing District Base Year:	1996
FY TIF Revenue First Received:	1999
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/1996

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	5,104	0	0	0	0

FY 2021 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	MONTICELLO (53G495)
Urban Renewal Area:	MONTICELLO ORIGINAL URBAN RENEWAL (53006)
TIF Taxing District Name:	MONTICELLO CITY AG/MONTICELLO SCH/01 ADDITION URBAN RENEWAL INCREMENT
TIF Taxing District Inc. Number:	530221
TIF Taxing District Base Year:	2000
FY TIF Revenue First Received:	2003
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	12/1999
Economic Development	12/1999

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	559,907	0	0	0	0

FY 2021 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MONTICELLO (53G495)
 Urban Renewal Area: MONTICELLO ORIGINAL URBAN RENEWAL (53006)
 TIF Taxing District Name: MONTICELLO CITY/MONTICELLO SCH/01 ADDITION URBAN RENEWAL INCREMENT
 TIF Taxing District Inc. Number: 530223
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	12/1999
Economic Development	12/1999

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	4,116,737	0	0	0	0

FY 2021 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MONTICELLO (53G495)
 Urban Renewal Area: MONTICELLO ORIGINAL URBAN RENEWAL (53006)
 TIF Taxing District Name: LOVELL TWP/MONTICELLO SCH/01 ADDITION URBAN RENEWAL INCREMENT
 TIF Taxing District Inc. Number: 530227
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	236,857	0	0	0	0

FY 2021 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MONTICELLO (53G495)
 Urban Renewal Area: MONTICELLO ORIGINAL URBAN RENEWAL (53006)
 TIF Taxing District Name: MONTICELLO CITY/MONTICELLO SCH/07 ADDITION URBAN RENEWAL INCREMENT
 TIF Taxing District Inc. Number: 530229

	UR Designation
TIF Taxing District Base Year: 2006	Slum No
FY TIF Revenue First Received: 2009	Blighted 12/1999
Subject to a Statutory end date? No	Economic Development 12/1999

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	1,388,850	0	0	0	0

FY 2021 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MONTICELLO (53G495)
 Urban Renewal Area: MONTICELLO ORIGINAL URBAN RENEWAL (53006)
 TIF Taxing District Name: MONTICELLO CITY/MONTICELLO SCH/10 ADDITION URBAN RENEWAL INCREMENT
 TIF Taxing District Inc. Number: 530231

	UR Designation
TIF Taxing District Base Year: 2009	Slum No
FY TIF Revenue First Received: 2014	Blighted 12/1999
Subject to a Statutory end date? No	Economic Development 12/1999

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	562,375	0	0	0	0

FY 2021 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MONTICELLO (53G495)
 Urban Renewal Area: MONTICELLO ORIGINAL URBAN RENEWAL (53006)
 TIF Taxing District Name: MONTICELLO CITY/MONTICELLO SCH/96 ADDITION URBAN RENEWAL INCREM
 TIF Taxing District Inc. Number: 530233
 TIF Taxing District Base Year: 1996
 FY TIF Revenue First Received: 1997
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	3,006	0	0	0	0

FY 2021 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MONTICELLO (53G495)
 Urban Renewal Area: MONTICELLO ORIGINAL URBAN RENEWAL (53006)
 TIF Taxing District Name: MONTICELLO CITY/MONTICELLO SCH/11 ADDITION URBAN RENEWAL INCREMENT
 TIF Taxing District Inc. Number: 530235
 TIF Taxing District Base Year: 2010
 FY TIF Revenue First Received: 2014
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2011

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	1,608,860	0	0	0	0

FY 2021 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MONTICELLO (53G495)
 Urban Renewal Area: MONTICELLO ORIGINAL URBAN RENEWAL (53006)
 TIF Taxing District Name: MONTICELLO CITY/MONTICELLO SCH/17A ADDITION URBAN RENEWAL INCREMENT
 TIF Taxing District Inc. Number: 530241
 TIF Taxing District Base Year: 2016
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	1,003,250	0	0	0	0

FY 2021 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MONTICELLO (53G495)
 Urban Renewal Area: MONTICELLO ORIGINAL URBAN RENEWAL (53006)
 TIF Taxing District Name: MONTICELLO CITY/MONTICELLO SCH/17B ADDITION URBAN RENEWAL INCREMENT
 TIF Taxing District Inc. Number: 530243
 TIF Taxing District Base Year: 2016
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	99,810	0	0	0	0

FY 2021 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: MONTICELLO (53G495)
 Urban Renewal Area: MONTICELLO BRECKENRIDGE URBAN RENEWAL
 UR Area Number: 53009

UR Area Creation Date: 02/2000

UR Area Purpose: To provide opportunities, incentives sites for new residential development within the district and to provide housing assistance to LMI families

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
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Urban Renewal Area Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2020: **15,100** **15,100** **Amount of 07-01-2020 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	179
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	179

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2021:	15,279	15,279	Amount of 06-30-2021 Cash Balance Restricted for LMI
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Income Housing For MONTICELLO BRECKENRIDGE URBAN RENEWAL

Amount of FY 2021 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
<hr/>	
Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

This balance in this TIF area is for LMI related projects

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2021

0

City Council Meeting
Prep. Date: November 8, 2021
Preparer: Nick Kahler



Agenda Item: 20
Agenda Date: November 15, 2021

Communication Page

Agenda Items Description: Purchase John Deere tractor for the snowblower

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

Attachments & Enclosures:

Fiscal Impact:

Budget Line Item:
Budget Summary:
Expenditure:
Revenue:

Synopsis: We need a tractor for the snowblower

Background Information: In the past we have always rented a tractor for the blower. That is not an option any longer. Purchasing a tractor will make it easier to get snow equipment ready because we will not have to wait for one to show up that we can then get fitted onto our snowblower. The John Deere 7830 I have found at Bodenstieners would work great. It is the right size for what we need and will last for many years to come.

Staff Recommendation: I recommend the approval of purchasing a John Deere 7830

The City of Monticello, Iowa

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

RESOLUTION #

Approving Purchase / Lease of "John Deere 7830 tractor" from Bodensteiner Implement Monticello

WHEREAS, The City of Monticello Public Works Department. has proposed the purchase of a John Deere 7830 tractor and has presented the Council with information about the proposed purchase, and

WHEREAS, The Public Works Department finds that the tractor could be used by the City on various projects and tasks, and

WHEREAS, The proposed John Deere 7830 tractor can be purchased over time with a Purchase/Lease Agreement that will allow the cost of the equipment to be spread over 5 years with a down payment of _____ and annual payments that will total \$ _____ per year, and

WHEREAS, the Public Works Department. estimates the life of the John Deere 7830 tractor to be approximately fifteen (15) years, and

WHEREAS, at the end of the lease term the John Deere 7830 will be owned by the city.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby approve of the purchase of a John Deere 7830 tractor as proposed with a down payment of \$ _____ and annual payments over 5 years at \$ _____ per year, after which the City will own the tractor.

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 15th day of November, 2021.

Brian Wolken, Mayor

Attest:

Sally Hinrichsen, Monticello City Clerk



JOHN DEERE
FINANCIAL

Finance Options

Valid through December 31, 2021
Created On November 05, 2021

Used 2008 JOHN DEERE 7830 TRACTOR

Serial # RW7830R011162

5270 hours

Selling Price	\$ 87,000.00
Down Payment	-\$ 40,000.00
Trade-Ins	---
Net Selling Price	\$ 47,000.00
Physical Damage Insurance	---
PowerGard	---
Filing / Origination Fees	---
Sales Tax	---
Total Financed Amount	\$ 47,000.00

Installment

Term in Months **60**

Fixed Rate **3.10%**

\$ 10,292.48

Annual

See full amortization schedule for your payment customizations

Subject to approval by John Deere Financial. Taxes, freight, setup and delivery charges may or may not be included and could change the payment. Available only at participating dealers.



JOHN DEERE
FINANCIAL

Finance Options

Valid through December 31, 2021
Created On November 05, 2021

Used 2008 JOHN DEERE 7830 TRACTOR

Serial # RW7830R011162 5270 hours

Selling Price	\$ 87,000.00
Down Payment	-\$ 50,000.00
Trade-Ins	---
Net Selling Price	\$ 37,000.00
Physical Damage Insurance	---
PowerGard	---
Filing / Origination Fees	---
Sales Tax	---
Total Financed Amount	\$ 37,000.00

Installment

Term in Months **60**
Fixed Rate **3.10%**

\$ 8,102.59
Annual

See full amortization schedule for your payment customizations

Subject to approval by John Deere Financial. Taxes, freight, setup and delivery charges may or may not be included and could change the payment. Available only at participating dealers.



JOHN DEERE
FINANCIAL

Finance Options

Valid through December 31, 2021
Created On November 05, 2021

Used 2008 JOHN DEERE 7830 TRACTOR

Serial # RW7830R011162 5270 hours

Selling Price	\$ 87,000.00
Down Payment	-\$ 65,000.00
Trade-Ins	---
Net Selling Price	\$ 22,000.00
Physical Damage Insurance	---
PowerGard	---
Filing / Origination Fees	---
Sales Tax	---
Total Financed Amount	\$ 22,000.00

Installment

Term in Months **60**
Fixed Rate **3.10%**

\$ 4,817.76
Annual

See full amortization schedule for your payment customizations

Subject to approval by John Deere Financial. Taxes, freight, setup and delivery charges may or may not be included and could change the payment. Available only at participating dealers.

City Council Meeting
Prep. Date: 11/11/21
Preparer: Russell Farnum



Agenda Item: # 21 & 22
Agenda Date: 11/15/2021

Communication Page

Agenda Items Description: Resolution to preliminarily approve a Development Agreement with Oak Street Manufacturing, and scheduling public hearings on the proposed agreement, and proposed Urban Renewal Plan Amendment

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

Attachments & Enclosures:

Resolutions

Fiscal Impact:

Budget Line Item:	
Budget Summary:	
Expenditure:	
Revenue:	

Synopsis: Tom Bagge, on behalf of Oak Street Manufacturing, has requested a tax rebate incentive for improvements to land on Welter Drive. This would be an expansion on additional land to the west of the Oak Street Manufacturing facility.

Based upon discussions with Oak Street Manufacturing on a proposed expansion of their facilities, Staff have prepared a draft Development Agreement for the expansion. Approval of the Resolution will show that Council consents to the terms of the draft agreement, and schedules a public hearing on the Agreement and the proposed Amendment that is required to include this as a project in the City’s Urban Renewal Plan.

Background Information:

This project is a third expansion to the Oak Street Manufacturing complex on Welter Drive. Bagge would purchase about 2 acres of additional land, and add a 40,000 square foot building that would include steel laser cutting, steel press folding, a paint line, a dynamic balancing machine, and expand another laminate line. This \$1.5 million expansion will add ten to twenty jobs with starting pay between \$18 and \$24 dollars per hour plus benefits (\$36-48,000 per year).

The accompanying development agreement provides financial support of the project through a TIF property tax rebate, for 10 years, with the rebates being 100% the first year, stepping down in 5% increments in subsequent years over the 10-year term. It also includes a land purchase subsidy of \$20,000 per acre, or \$40,000 in total. This follows many of the past agreements the City has approved for similar projects.

Projections indicate this would provide an incentive totaling just under \$320,000 for the project over ten years (the agreement is written with a “not to exceed” amount of \$325,000), while generating

nearly \$300,000 in new property tax revenue for the City and other taxing districts (OTD) during that same timeframe. Please see the projections, below:

Tax Year	Rebate (%)	Total Tax (Increment)	Amt Rebated	Running Total of Rebate	Non-TIF to City/OTD
2023	100	\$ 36,105	\$ 36,105	\$ 36,105	\$ 21,046
2024	95	\$ 36,105	\$ 34,300	\$ 70,405	\$ 22,851
2025	90	\$ 36,105	\$ 32,494	\$ 102,899	\$ 24,656
2026	85	\$ 36,105	\$ 30,689	\$ 133,588	\$ 26,462
2027	80	\$ 36,105	\$ 28,884	\$ 162,472	\$ 28,267
2028	75	\$ 36,105	\$ 27,079	\$ 189,551	\$ 30,072
2029	70	\$ 36,105	\$ 25,273	\$ 214,824	\$ 31,877
2030	65	\$ 36,105	\$ 23,468	\$ 238,292	\$ 33,683
2031	60	\$ 36,105	\$ 21,663	\$ 259,955	\$ 35,488
2032	55	\$ 36,105	\$ 19,858	\$ 279,813	\$ 37,293
Land Grant		\$ 40,000	\$ 319,813	Total Incentive	\$ 291,696

Staff Recommendation: Council input on the structure of the agreement is appreciated, but a \$1.5 million investment with the creation of ten to twenty good-paying jobs is a huge benefit to the City. Approval of the attached resolutions are recommended.

The City of Monticello, Iowa

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

RESOLUTION #

Preliminarily approving proposed Development Agreement between the City of Monticello and Oak Street Manufacturing and scheduling a Public Hearing on the proposed agreement.

WHEREAS, the City of Monticello, Iowa (the “City”), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Area and Urban Renewal Plan for the Monticello Urban Renewal Area (the “Urban Renewal Area”); and

WHEREAS, this City Council has adopted an ordinance providing for the division of taxes levied on taxable property in various Urban Renewal Areas pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Section 403.19(2) of the Code of Iowa, which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, the City proposes to enter into a Development Agreement, the “Development Agreement”, with Oak Street Manufacturing (the “Developer”) with regard to the construction of a new 40,000 square foot manufacturing facility in the City of Monticello, County of Jones, State of Iowa, and

WHEREAS, the Development Agreement is proposed to include incentives that include tax rebates and a 2-payment grant payable over a period of years in an amount that will not exceed \$325,000 under the authority of Chapter 403 of the Code of Iowa, and

WHEREAS, it is necessary to set a date for a public hearing on the Proposed Development Agreement pursuant to Section 403.9 of the Code of Iowa;

NOW THEREFORE, IT IS RESOLVED by the City Council of the City of Monticello, Iowa, as follows:

Section 1. The City Council, by the approval of this Resolution, shall be deemed to have preliminarily approved the proposed Developer’s Agreement and incentives offered therein, subject to the completion of those tasks and obligations of the Developer set forth therein, and further subject to public comment and input yet to be received by the City Council and to future formal approvals related to the inclusion of the proposed project within the Urban Renewal Plan.

Section 2. This City Council shall meet on the 3rd day of January, 2022, at 6:00 o'clock p.m., at the Monticello Renaissance Center, Community Media Room, in the City, at which time and place proceedings will be instituted and action taken to consider the formal and final approve of the proposed Development Agreement.

Section 3. The City Clerk is hereby directed to give notice of the proposed action, the time when and place where said meeting will be held, by publication at least once not less than four days and not more than twenty days before the date of said meeting in a legal newspaper of general circulation in the City, said notice shall be substantially consistent with the proposed Notice attached hereto, and

Section 4. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

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 15th day of November, 2021.

Brian Wolken, Mayor

Sally Hinrichsen, Monticello City Clerk

**NOTICE OF MEETING FOR APPROVAL OF DEVELOPMENT AGREEMENT WITH
Oak Street Manufacturing**

The City Council of the City of Monticello, Iowa, will meet at the Monticello Renaissance Center, Community Media Room, Monticello, Iowa, on the 3rd day of January, 2022, at 6:00 o'clock p.m., at which time and place proceedings will be instituted and action taken to approve a Development Agreement between the City of Monticello and Oak Street Manufacturing with respect to the construction of a new 40,000 manufacturing facility on Welter Drive on part of Lot 11 in the Welters First Addition, also known as part of the tract of land having PIN 0234351001 to the City of Monticello, County of Jones, State of Iowa, generally, at the estimated cost of \$1.5 Million. The agreement provides for two grant payment for \$20,000 per acre and tax rebates over a period of up to 10 years in a total amount not to exceed \$325,000 as authorized by Chapter 403 of the Code of Iowa.

The Agreement to make said rebate payments from incremental property tax payments will not be a general obligation of the City, but will be payable solely and only from incremental property tax revenues generated within the Monticello Urban Renewal Area.

At the meeting, the City Council will receive oral or written objections from any resident or property owner of the City. Thereafter, the Council may, at said meeting or at an adjournment thereof, take additional action to approve the Development Agreement as written, approve the agreement as amended, or may abandon the proposal.

This notice is given by order of the City Council of Monticello, Iowa, in accordance with Section 403.9 of the Code of Iowa.

Sally Hinrichsen
City Clerk

DEVELOPMENT AGREEMENT

This Agreement is entered into between the City of Monticello, Iowa (the “City”) and Oak Street Manufacturing (the “Developer”) as of the _____ day of _____, 2021.

WHEREAS, the City has previously established the Monticello Urban Renewal Area (the “Urban Renewal Area”), and has adopted a tax increment ordinance for the Urban Renewal Area; and

WHEREAS, the Developer intends to acquire certain real property which is situated within the Urban Renewal Area and more specifically described on Exhibit A hereto (the “Property”), and the Developer will undertake the construction of a 40,000 square foot manufacturing facility (the “Project”) on the Property; and

WHEREAS, the Developer has requested tax increment financing assistance with respect to the Project for Economic Development in a Commercial or Industrial Area; and

WHEREAS, Chapter 15A of the Code of Iowa authorizes cities to provide grants, loans, guarantees, tax incentives and other financial assistance to or for the benefit of private persons, and the City Council specifically finds as follows:

1. That a public purpose will reasonably be accomplished by the provision of tax incentives, grants, and other financial assistance to the Developer, including the provision of ten to twenty new jobs with livable wages, and an expansion of the tax base of the community.
2. That the construction of a new 40,000 square foot manufacturing facility will provide new tax base to the community, even if a portion of those taxes are rebated for a period of time.
3. That the proposed manufacturing use will create jobs, provide local option sales tax proceeds, where customers and employees stop to make purchases before and after their work shifts.
4. The Council has considered the overall impact the proposed development will have on the community, weighing the overall benefits of the business, and finds that the benefits to the Citizens, Local Businesses, and tax base of the City warrants and justifies the incentives and easily outweighs the amount of funds dispensed by way of and consistent with the terms of this Development Agreement.

NOW THEREFORE, the parties hereto agree as follows:

A. Developer’s Covenants

1. The Developer agrees to acquire the Property and agrees to construct (or cause to be constructed) and maintain the Project on the Property, and to use the completed facilities as part of its business operations throughout the term of this Agreement.

2. The Developer agrees to make timely payment of all property taxes as they come due throughout the term of this Agreement with respect to the Property and to submit a receipt or cancelled check in evidence of each such payment.

3. The Developer agrees to the following: (a) Begin construction said facility within one (1) year of this Agreement and diligently prosecute the same to completion; (b) Provide on-site storm water control as required by City Ordinances.

4. The Developer agrees to certify to the City by no later than October 15th of each year during the Term, as hereinafter defined, commencing October 15, 2021¹, an amount (The “Developer’s Estimate”) equal to the estimated Incremental Property Tax Revenues anticipated to be paid in the fiscal year immediately following such certification with respect to the taxable valuation of the Property. For purposes of this Agreement, Incremental Property Tax Revenues are calculated by:

- (1) Determining the consolidated property tax levy (City, County, School, Etc.) then in effect with respect to taxation of the Property;
- (2) Reducing the Consolidated Tax Rate by the following to create an “Adjusted Levy Rate”:
 - (a) the debt service levies of all taxing jurisdictions, and
 - (b) the school district instructional support and physical equipment plant levies, and
 - (c) any other levies which may be exempted from such calculation by action of the Iowa General Assembly.
- (3) Multiplying the resulting Adjusted Levy Rate by any incremental growth in the taxable valuation of the Property, as shown on the property tax rolls of Jones County, above and beyond the “Base Valuation” which is agreed to total \$100,000, resulting in the “Estimated Incremental Property Tax Revenues”, and then
- (4) Deducting property tax credits, if any, applicable to the Property from the “Estimated Incremental Property Tax Revenues”, to create the “Actual Incremental Property Tax Revenues”.

The calculations resulting in the Developer’s Estimate will be set forth on the worksheet attached hereto, marked Exhibit B, and submitted to the City for review. The City reserves the right to review and request revisions to the Developer’s Estimate to ensure the accuracy of the figures submitted. Any disagreement with regard to the calculations used to arrive at the Developer’s Estimate, and/or the final estimate itself, that cannot be resolved by the Parties, shall

¹ The Developer’s Certification by October 15, 2021 will allow the City Clerk to include the amount estimated to be due for FY ‘23 in the TIF Certification due by 12/1/2021. The Certification will allow the City to receive necessary increment for payments to the developer in FY ‘23.

be decided by and in the sole discretion of the City. The City will provide reasonable assistance to the Developer in the completion of this worksheet upon request.

5. Minimum Assessment Agreement. The Developer agrees to enter into an “Assessment Agreement” in substantially the form attached hereto, marked Exhibit C, pursuant to §403.6 of the Iowa Code fixing the minimum assessed valuation of the Property, in contemplation of the value to be added by the proposed project, at not less than one-million two-hundred fifty thousand dollars (\$1,250,000), hereafter referenced as the “Minimum Assessed Valuation” as of January 1, 2023, the first valuation date. It is the stated intention of the Developer that the Minimum Assessed Valuation shall be established on the Jones County property tax rolls as of the First Valuation Date regardless of the then-current degree of completion or incompleteness of the Project. The Assessment Agreement shall remain in effect throughout the Term of this Agreement, as hereinafter defined.

6. Default Provisions. The following shall be “Events of Default” under this Agreement, and the term “Event of Default” shall mean, whenever it is used in this Agreement (unless otherwise provided), any one or more of the following events:

(1) Failure by the Developer to own and maintain the Project pursuant to the terms and conditions of this Agreement.

(2) Failure by the Developer to fully and timely remit payment of property taxes when due and owing.

(3) Failure by the Developer to maintain a tenant in the property, using the property for “manufacturing” or similar purpose.

(4) Failure of the Developer to comply with Sections A(1) through A(6) of this Agreement.

In the event of a default the City shall provide written notice to the Developer, describing the default and the steps necessary to remedy or cure the Default. The Developer shall be given thirty (30) days from the date of mailing or personal service, including the date of mailing or personal service as the case may be, to remedy or cure the default or to provide adequate assurances to the City that the Default will be cured on a schedule that is agreeable to the City. If the Developer fails to cure the default or provide assurances, the City shall then be authorized to:

(1) Pursue any action available to it, at law or in equity, in order to enforce the terms of this agreement.

(2) Withhold the Payments provided for under Section B, below.

B. City’s Covenants

1. Property Tax Rebate Payments. In recognition of the Developer’s obligations set out above, the City agrees to make 20 semi-annual economic development tax increment payments (the “Rebate Payments”) to the Developer, pursuant to Chapters 15A and 403 of the Code of Iowa and as described below, provided, however, that the aggregate total amount of the

Payments, including the land grant amount, shall not exceed \$325,000 (The “Maximum Payment Total”), and all payments under this Agreement shall be subject to annual appropriation by the City Council, as further described herein.

This Agreement is based upon the agreed upon minimum assessment of \$1.25 million dollars going on the tax rolls as of January 1, 2023. Based thereon, the first tax payment based upon the agreed upon Minimum Assessment valuation would be made in September, 2023. Accordingly, the Rebate Payments will be made on or about the 1st of December and the 1st of June each fiscal year, beginning on December 1, 2023 and continuing thereafter until all 20 semi-annual payments have been made or until such earlier time as the aggregate amount of Total Payments (as hereinafter defined) made under this Agreement equals \$325,000. All payments made under this Agreement shall be subject to annual appropriation by the City Council as provided hereunder.

No payment shall exceed an amount which represents the Incremental Property Tax Revenues available to the City with respect to the Property during the six (6) months immediately preceding each Payment date.

Each Rebate Payment shall be in an amount which represents a percentage (the “Annual Percentage”) of the Incremental Property Tax Revenues available to the City with respect to the Property during the 6 months immediately preceding each Payment date reduced by the Repayment Deduction (as hereinafter set forth). Incremental Property Tax Revenues are produced by multiplying the consolidated property tax levy (city, county, school, etc.) times the incremental valuation of the Property, then subtracting debt service levies of all taxing jurisdictions, subtracting the school district physical plant and equipment levy and subtracting any other levies which may be exempted from such calculation by action of the Iowa General Assembly. The Annual Percentages shall be as follows:

- FY 2023-2024: 100%
- FY 2024-2025: 95%
- FY 2025-2026: 90%
- FY 2026-2027: 85%
- FY 2027-2028: 80%
- FY 2028-2029: 75%
- FY 2029-2030: 70%
- FY 2030-2031: 65%
- FY 2031-2032: 60%
- FY 2032-2033: 55%

2. Security and Debt Certification. The Total Payments shall not constitute general obligations of the City, but shall be made solely and only from incremental property taxes received by the City from the Jones County Treasurer which are attributable to the Property, in the case of the Rebate Payments.

Each Payment shall be subject to annual appropriation by the City Council. Prior to December 1 of each year during the term of this Agreement, the City Council shall consider the question of

obligating for appropriation to the funding of the Payments due in the following fiscal year, an amount of tax increment revenues to be collected in the following fiscal year equal to or less than the most recent Developer's Estimate factored by the Annual Percentage to be in effect in the next succeeding fiscal year (the "Appropriated Amount").

If in any given fiscal year the City Council determines to not obligate the then-considered Appropriated Amount, the City will be under no obligation to fund the Payments scheduled to become due in the following fiscal year, and the Developer will have no rights whatsoever to compel the City to make such Payments or to seek damages relative thereto. A determination by the City Council to not obligate funds for any particular fiscal year's Payments shall not render this Agreement null and void and the Developer may make future requests for appropriation.

In any given fiscal year, if the City Council determines to obligate the then-considered Appropriated Amount, then the City Clerk will certify by December 1 of each such year to the Jones County Auditor an amount equal to the most recently obligated Appropriated Amount.

It is the intention and desire of the City Council, at the passage of this Developer's Agreement, that funds will be annually appropriated as contemplated herein absent a finding by the City Council of severe hardship to the City.

3. Grant Payments. The City further agrees to make a series of economic development grants. (The "Grant Payments") The Grant Payments and the Rebate Payments are collectively referred to as the Total Payments. The Grant Payments shall be made to the Developer as follows:

- a. **Grant Payments related to Land Purchase:** The City will provide a grant, payable in two equal installments, equal to \$20,000 per acre of property generally used for purposes of the project. The "Land Purchase" grant will total \$40,000, and will be paid as follows:
 - 1). Upon completion of construction and the issuance of an occupancy permit from the City with respect to the completed Project a Grant Payment in the amount of \$20,000.
 - 2). At the first year anniversary of the issuance of the occupancy permit, so long as the Developer is not in default on any term of this agreement, The Developer will receive a second Grant Payment in the amount of \$20,000.

C. Administrative Provisions

1. **Amendment and Assignment:** This Agreement may not be amended, assigned, assumed, sold or otherwise transferred without the prior written consent of the other party. However, the City hereby gives its permission that the Company's rights to receive the Payments hereunder may be assigned by the Company to a private lender, as security on a credit facility taken with respect to the Project, without further action on the part of the City.

2. Successors: This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties.

3. Term: The term of this agreement shall commence on the Commencement Date and end after payment of the anticipated 20 semi-annual payments or on such earlier date upon which the aggregate sum of Payments made to the Company equals the Maximum Payment Total.

4. Choice of Law: This Agreement shall be deemed to be a contract made under the laws of the State of Iowa and for all purposes shall be governed by and construed in accordance with laws of the State of Iowa.

5. Force Majeure: Neither Party is responsible for any failure to perform its obligations of satisfy a condition under this agreement upon the occurrence of a Force Majeure Event. When the nonperforming party is able to resume performance or satisfy the conditions, it will promptly give the other party written notice to that effect and shall resume performance under this agreement. For the purposes of this agreement, a “Force Majeure Event” is an act or event that (i) prevents the nonperforming party from performing its obligations under this agreement or satisfying any conditions to the performing party under this agreement; (ii) is beyond the reasonable control of and not the fault of the nonperforming party; and (iii) is beyond the nonperforming party’s ability to avoid or overcome by the exercise of commercially reasonable due diligence. A Force Majeure Event includes the following, without limitation: an act of war (whether declared or not), hostilities, invasion, act of foreign enemies, terrorism, or civil disorder; extraordinary shortages in labor or materials; a strike or strikes or other industrial action or blockade or embargo or any other form of civil disturbance (whether lawful or not); exceptional weather conditions; and discontinuation of electricity supply or other necessary utilities to the Property.

The City and the Developer have caused this Agreement to be signed, and the City’s seal to be affixed, in their names and on their behalf by their duly authorized officers, all as of the day and date written above.

CITY OF MONTICELLO, IOWA

By _____
Brian Wolken, Mayor

Attest:

Sally Hinrichsen, City Clerk

Tom Bagge, for Oak Street Manufacturing
Its:

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Certain real property in the City of Monticello, County of Jones, State of Iowa more particularly described as follows:

(TBD) The northernmost 371 feet of the easternmost 250...ish feet of Lot 11 of Welters First Addition, a portion of the tract of land having PIN 0234351001 to the City of Monticello, County of Jones, State of Iowa.

The City of Monticello, Iowa

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

RESOLUTION

**Preliminarily approving Proposed Amendment to Monticello Urban
Renewal Plan to include Oak Street Manufacturing Project, and to schedule
a Public Hearing on the proposed Urban Renewal Plan
amendment for the 3rd day of January 2022 at 6:00 p.m.**

WHEREAS, The City of Monticello is contemplating the entry into a development agreement with Oak Street Manufacturing in relation to the proposed construction of a new 40,000 square foot manufacturing facility at 255 Welter Drive in the City of Monticello, County of Jones, State of Iowa, and

WHEREAS, The Council is concurrently considering amendments to the Urban Renewal Plan to provide for the granting of incentives to said Oak Street Manufacturing project, and

WHEREAS, A public hearing must also be scheduled to add the proposed project to the Urban Renewal Plan before the City may utilize TIF to pay for said obligations under the Development Agreement, and

WHEREAS, The Council finds that a Public Hearing should be set for 3rd day of January, 2022 to amend the Monticello Urban Renewal Plan should the Development Agreement be approved.

NOW, THEREFORE, BE IT RESOLVED by the City Council does hereby schedule a Public Hearing for the 3rd day of January, 2022 at 6:00 p.m. at the regularly scheduled City Council Meeting, same to be held in Council Chambers at the Monticello Renaissance Center, at which time the Council will consider the approval of the amendment of the Monticello Urban Renewal Plan to allow for the use of tax increment to satisfy and/or pay the incentives as set forth within the Development Agreement.

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 15th day of November, 2021.

Brian Wolken, Mayor

Attest:

Sally Hinrichsen, City Clerk

City Council Meeting
Prep. Date: 11/11/21
Preparer: Russell Farnum



Agenda Item: # 23
Agenda Date: 11/15/2021

Communication Page

Agenda Items Description: Approving a Development Agreement with Matt Kumley dba Glass Tap, LLC, pertaining to Real Estate at 103 W. 1st Street

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

Attachments & Enclosures:

Resolution and Development Agreement

Fiscal Impact:

Budget Line Item:	
Budget Summary:	
Expenditure:	
Revenue:	

Synopsis: This is the development agreement necessary to proceed with consummating the sale of the property at 103 W. First Street to Matt Kumley, and leveraging the Catalyst Grant for additional funding for the continued improvements to the property.

The Agreement is nearly identical to that presented to the Council at the October 4, 2021 Council packet, except Matt Kumley dba Glass Tap, LLC is the sole party in the agreement.

Approval is recommended.

RESOLUTION NO.

To Approve Development Agreement between City of Monticello
and Matt Kumley dba Glass Tap, LLC

WHEREAS, the City has previously received, through the Iowa Department of Natural Resources (“IDNR”), a State of Iowa Derelict Building Grant and expended in excess of \$50,000 on roof replacement and asbestos abatement; and

WHEREAS, the City has received, through the Iowa Economic Development Agency (IEDA”), a State of Iowa Community Catalyst Building Remediation Grant to support the improvement of the Compadres Building as anticipated and outlined herein, in the amount of \$100,000, to which the City has committed a matching grant of \$50,000; and

WHEREAS, the Purchaser intends to acquire the Compadres Building from the City, for the payment of \$1,000 and consideration of the terms and obligations herein, and the Purchaser will undertake the restoration and interior construction of a restaurant/bar within the Compadres Building, and future residential units on the second story, with an investment on Purchaser’s part of not less than \$200,000; and

WHEREAS, the City proposes to enter into an agreement (the “Development Agreement”) with Matt Kumley dba Glass Tap, LLC (the “Developer”) with respect to the restoration and interior construction of a restaurant/bar within the Compadres Building, and future residential units on the second story located at 103 West First Street, in Monticello, Iowa, and

WHEREAS, the City agrees to make payments or reimbursements from the Catalyst Grant in an amount not to exceed \$100,000, with an additional \$50,000 match provided by the City (\$150,000 in total) pursuant to the terms and requirements of the State of Iowa Community Catalyst Building Remediation Grant. Any additional amounts necessary to complete the project shall be the responsibility of the Purchaser.

NOW THEREFORE, IT IS RESOLVED by the City Council of the City of Monticello, Iowa, on this 15th day of November, 2021, by the approval of this Resolution, does hereby approve the proposed Development Agreement and incentives offered therein.

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 15th day of November, 2021.

Brian Wolken, Mayor

Attest: _____
Sally Hinrichsen, City Clerk

DEVELOPMENT AGREEMENT

This Agreement is entered into this _____ day of _____, 2021, by and between the City of Monticello, Iowa (the "City"), Matt Kumley dba Glass Tap, LLC (the "Purchaser"), pertaining to property commonly known as 103 W. First Street, more specifically described on Exhibit "A" attached hereto (the "Property" and/or the "Compadres Building").

WHEREAS, the City has previously received, through the Iowa Department of Natural Resources ("IDNR"), a State of Iowa Derelict Building Grant and expended in excess of \$50,000 on roof replacement and asbestos abatement; and

WHEREAS, the City has received, through the Iowa Economic Development Agency (IEDA"), a State of Iowa Community Catalyst Building Remediation Grant to support the improvement of the Compadres Building as anticipated and outlined herein, in the amount of \$100,000, to which the City has committed a matching grant of \$50,000; and

WHEREAS, the Purchaser intends to acquire the Compadres Building from the City, for the payment of \$1,000 and consideration of the terms and obligations herein, and the Purchaser will undertake the restoration and interior construction of a restaurant/bar within the Compadres Building, and future residential units on the second story, with an investment on Purchaser's part of not less than \$200,000; and

WHEREAS, the Purchaser will undertake the operation of a restaurant/bar, which along with initial stocking and preparation in consideration of the terms and obligations herein;

NOW THEREFORE, the parties hereto agree as follows:

A. Essential Terms

1. **PROJECT.** "Project" means the activities and other obligations to be performed or accomplished by the City and the Purchaser as described in this Agreement, in the Scope of Work and Description of Project attached herein as Exhibit "B", and in the application submitted through IowaGrants.gov.
2. **PROJECT COMPLETION PERIOD.** The "Project Completion Period" commences with the Date of Award Letter from IEDA, _____ and ends with the Project Completion Date set out in the grant, _____.
3. **COSTS TO BE REIMBURSED.** The costs to be reimbursed for the Catalyst Grant and City match under this agreement are those costs that are directly related to the Project, as set out in Section 261-45.2 of Iowa Administrative Code. Those costs specifically do not include expenditures for accounting services, legal services, loan origination and other financing costs, syndication fees and related costs, developer fees, or the costs associated

with selling or renting dwelling units whether incurred before or after completion of the Project.

4. **PRIOR EXPENSES.** No expenditures made prior to the Date of Award Letter nor the date of this Agreement may be included as Project Costs.
5. **MAINTENANCE OF INSURANCE.** During the term of this Agreement, the Purchaser shall maintain the project property in good repair and condition, ordinary wear and tear excepted, and shall not suffer or commit waste or damage upon the project property. The Purchaser shall pay for and maintain insurance in an amount not less than One Million Dollars in general liability coverage, as well as the cash value of the project property. The Purchaser shall name the City and the IEDA as additional insureds, mortgagees, or loss payee(s). The Purchaser shall provide the City with a copy of each and every insurance policy in effect, and current copies of any updates thereto.
6. **SCOPE OF WORK.** The Project includes structural repairs, roof repairs, insulation updates, windows and awnings, updated electrical system, interior and exterior paint, bathroom installation, storm water management, sidewalk, plaster repair, fixtures and furnishings as more specifically described in Exhibit "B".
7. **FINANCIAL OBLIGATION.** In addition to the Grant funding the parties agree to, and are hereby obligated to provide, the funding for the completion of the Project as outlined herein. Under no circumstances shall the IEDA nor the City be obligated to pay more than the grant amounts listed herein, and all cost overruns shall be the liability of the Purchaser.
8. **TERM.** This agreement shall endure any sale or transfer of the Property until such time as the Purchaser has fulfilled the Covenants and terms of this Agreement, and the grant requirements have been fulfilled by the Parties as determined by the City and IEDA.

B. Purchaser's Covenants

1. **Construction.** Purchaser agrees to construct the project on the property to the point of final fixtures and finishes, preferably within one year of the date of this Agreement, and in any case, within the Project Completion Period.
2. **Completion of Construction and Operation.** Purchaser agrees to acquire the Property and build out and operate a bar/restaurant, and allow for live music and a unique outdoor space for customers, which may, but is not required to, include an expansion of the existing neighboring bar owned by the Purchaser. For purposes of this Agreement, "operate" or "operation" shall mean that the construction is complete, all fixtures have been installed, the Purchaser has obtained a liquor license for the Property, the facility is stocked with beverages and/or food as appropriate, and regular days and hours of operation are posted, at which time the Property is open to the public for liquor service and dining as anticipated in this Agreement.

3. **Continued Operation.** Purchaser agrees to continue to, or cause to be continued, operation of the restaurant/bar or successor business at this location during the term of the Agreement.
4. **Payment of Taxes.** Purchaser agrees to make timely payment of all property taxes as they come due throughout the term of this Agreement with respect to the Property and to submit proof of payment to the City Clerk if requested.

D. City's Covenants

1. **Grant Match Payments.** In recognition of the Purchaser's obligations set out above, the City agrees to make payments or reimbursements from the Catalyst Grant in an amount not to exceed \$100,000, with an additional \$50,000 match provided by the City (\$150,000 in total) pursuant to the terms and requirements of the State of Iowa Community Catalyst Building Remediation Grant. Any additional amounts necessary to complete the project shall be the responsibility of the Purchaser.
2. **Deed.** The City further agrees to provide a Quit Claim Deed and satisfactory clear title to the Purchaser as may be mutually agreeable by the Purchaser and the City.

E. Administrative Provisions

1. This Agreement may not be amended or assigned by any party with the written consent of the other parties.
2. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties.
3. This Agreement shall be deemed to be a contract made under the laws of the State of Iowa and for all purposes shall be governed by and construed in accordance with laws of the State of Iowa.
4. If at any time during the term of this Agreement, the Purchaser fails to fulfill the obligations outlined herein, which remains unfulfilled after adequate notice and opportunity to correct, the ownership of the Property shall automatically revert to the City.

The City and the Purchaser have caused this Agreement to be signed, and the City's seal to be affixed, in their names and on their behalf by their duly authorized officers, all as of the day and date written above.

City of Monticello, Iowa

By _____
Brian Wolken, Mayor

Attest:

Sally Hinrichsen, City Clerk

Matt Kumley, Purchaser
dba Glass Tap, LLC

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Certain real property in the City of Monticello, County of Jones, State of Iowa more particularly described as follows:

The west ½ of Lot 511 and the northern 16 feet of Lots 512 and 513, all in the Railroad Addition to the City of Monticello

SUBJECT TO the rights of the public in all highways and to all easements, agreements and restrictive covenants of record.

EXHIBIT B

SCOPE OF WORK AND DESCRIPTION OF PROJECT

The Compadres building has gone through some massive changes in the last few years. Abandoned by the previous owner, the City came into possession of a dilapidated building falling in. The City received a Derelict Building Grant to remove asbestos and put a new roof on the main portion of the building.

The City put out an RFP for building proposals and received two. The City is selling the building to a local developer, Matt Kumley, who owns an adjacent building. The developer is planning to demolish the interior of the building that has rotted and sunk into the first floor.

The plans are to completely fill in the basement with concrete, redo the first floor, and turn it into a restaurant space for seating with a kitchen and an exterior/outdoor space. Additionally, the plans are to completely rebuild the second floor and turn those spaces into future housing. The plan would keep the 1st Street facing exterior, including the brick front and the west rear exterior facing the off-street parking. Due to the asbestos removal, the east facing portion of Cedar Street will be demolished due to internal collapse and a new wall/gate will be established to help secure the area from anyone being in the outdoor area without owner knowledge.

The developer was interested in the Compadres building initially to expand his bar into a bar/restaurant, allow for live music, and create a unique outdoor space for clients. By working with the City, this can happen now. Additionally, Matt is planning to hire 20-25 staffers to help with the restaurant and bar, including wait staff, bar staff, kitchen staff, etc. Not only will this put a needed restaurant space in the downtown, but it will allow for the workforce to grow locally as well. Finally, the apartments in the upper story will allow for upper story living and help drive more commerce downtown.

The building is currently vacant, but used to be a restaurant. The building to the west is a bar and has been for a number of years. The building is of the same era and similar material construction as its neighboring buildings, so a vast change, such as by demolition, would leave a gaping hole in the block as well as potentially damage the three neighboring buildings that it touches.

The building materials on the exterior will be high quality, especially the brick since it will be retained and repaired. The roof will be insulated, but not foamed, so as to allow water to run more easily off of it and be repaired instead of constantly replaced when there are issues. There will be a new aluminum storefront and upper story windows to match the historic look of the building and keep the integrity of the downtown.

On the east side of the building, there will be a demarcation of the property, either through a doorway that is secure and looks like it fits, through some form of ornate fence/structure that allows the building to be secure from the back, or another approach. The goal of the owner is to make sure the space complements the neighboring buildings, but is also a usable and secure space.

On the interior, high quality materials will be used for the flooring, walls, ceilings, etc. to make sure that the building is sound and sustainable.

The City of Monticello has been looking for partnerships on this project for years. Currently, only the DNR has been a partner with the Derelict Building program to help remove asbestos and stabilize a part of the building in the roof.

When an opportunity for the Catalyst application came up, the City put out the call for proposals. Two were received by local prominent businessmen and one was selected. The great thing about that meeting was that the local business owner is working with the City to get the project done, hopefully with the state Catalyst funding.

The proposed funding would be as follows:
City of Monticello: \$50,000
Catalyst Grant: \$100,000
Matt Kumley (Restaurant Owner): \$200,000

The local match to the Catalyst Grant money for this project is 2.5 to 1, which marks a great partnership as well as a lot of local investment for this to be a successful project. Additionally, the group has had support from Jones County Economic Development in helping to find contractors (when possible) and to assist in the grant applications for other funding to help complete the project.

City Council Meeting
Prep. Date: 10/21/2021
Preparer: Britt Smith



Agenda Item: # 24
Agenda Date: 11/15/2021

Communication Page

Agenda Items Description: Ordinance for the addition of a no parking zones.

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

Attachments & Enclosures:

Fiscal Impact:

Budget Line Item:
Budget Summary:
Expenditure:
Revenue:

Synopsis: To amend Chapter 69.08 No Parking Zones:

- add South Gill Street on the East Side from First Street to Bradview Court.
- add North Maple Street on the West Side from 3rd Street 100 feet South.
- add East South Street on the South Side from Cedar Street to Main Street.
- add South Elm Street on the East Side from First Street to Grand Street.

Background Information:

The South Gill Street No Parking Zone request comes from a resident of Park Drive. South Gill Street serves as one of the only two exits of the Faust's Willow Ridge Addition. With parking permitted on both sides of the street it makes only one lane passable for ingress and egress to the addition. In previous years, none of the residents along this section of roadway ever used the street parking. As new residents have moved in, parking became utilized on both sides of the street. I had personally spoken to the resident on the East side and requested they only park on the West side of the street. The resident agreed and complied which resolved the issue without formal changes within the code. A new resident has moved in and has again started using the East side for parking. In addition to this, cars routinely park on South Gill during Funerals and Visitations at Goettsch's. Making this a posted No Parking Zone will eliminate this issue.

The North Maple Street No Parking Zone for Sacred Heart School bus drop off has already been approved by the Council and signs have been placed, we had planned to add it to the Code of Ordinances the next time we made a revision.

The East South Street No Parking Zone is currently a signed no parking zone along the North side of the street. This was signed as no parking when the South Street reconstruction project was done a few

years ago, but never added into the code. Adding it now would just match our code with current practice.

The South Elm Street No Parking Zone request comes from a business owner along this section of street. Permitting parking in this area was of more significant importance when the school was in use, but now just causes congestion for two-way traffic with a narrow street.

Staff Recommendation: I recommend that the Council consider approval of the Ordinances to Chapter 69 of the City of Monticello Code of Ordinances. (2nd reading)

ORDINANCE NO.

An Ordinance Amending the Code of Ordinances of the City of Monticello, Iowa, by Adding New Subsections to Chapter 69, Parking Regulations, Section 08 No Parking Zones on portions of South Gill Street, North Maple Street, East South Street and South Elm Street.

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

Section 1: NEW SUBSECTION. The Code of Ordinances of the City of Monticello, Iowa, is amended by adding the new Subsections 29, 30, 31 and 32, which are hereby adopted to read as follows:

29. South Gill Street on the East Side from First Street to Bradview Court.
30. North Maple Street on the West Side from 3rd Street 100 feet South.
31. East South Street on the South Side from Cedar Street to Main Street.
32. South Elm Street on the East Side from First Street to Grand Street.

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. 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 4. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed by the Council the _____ day of _____, 2021, and approved this _____ day of _____, 2021.

Brian Wolken, Mayor

Attest:

Sally Hinrichsen, City Clerk

First Reading: _____

Second Reading: _____

Third Reading: _____

I certify that the foregoing was published as Ordinance # _____ on the _____ day of _____, 2021.

Sally Hinrichsen, City Clerk

City Council Meeting
 Prep. Date: 11/10/2021
 Preparer: Sally Hinrichsen



Agenda Item: # 25
 Agenda Date: 11/15/2021

Communication Page

Agenda Items Description: Ordinance amending provisions pertaining to Deposit (utility)

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

Attachments & Enclosures:

Proposed ordinance

Fiscal Impact:

Budget Line Item:	
Budget Summary:	
Expenditure:	
Revenue:	

Synopsis: To amend Chapter 90.07 Deposit (Utility)

Background Information:

The City has not increased the Utility bill deposit for over 20 years. With the recent utility bill increases, staff recommends increasing the deposit amount. The average monthly utility bill is approximately \$90 per month and a minimum bill is approximately \$56 per month

The current deposit is \$50.00.

Water meters are read the 1st of each month and bills are mailed the last day of the month. For example: Meter is read October 1st, which is water used from Sept 1st to Sept 30th. These bills are mailed October 31st and due November 20th.

Water bills are due on the 20th of every month, if not paid, a \$6.00 penalty is assessed to account. If bill is not paid by the end of the month, a notice is mailed giving them 10 days to pay account. If balance is still outstanding, a disconnect door hanger (orange card) is hung, which adds a \$25.00 fee and customer is given 24 hours to pay bill or water is subject to shut off.

By the time they are subject to shut off, they would have 2 ½ months of utility usage. (Past due bill, current bill and approximately 12-13 days)

Staff Recommendation: Staff recommends that the Council consider approval of the Ordinance to increase the deposit amount, they feel is justified. (1st reading)

ORDINANCE NO.

An ordinance amending the Code of Ordinances of the City of Monticello, Iowa, by amending provisions pertaining to Deposit

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

SECTION 1. SECTION MODIFIED. Chapter 90, Section 07, of the Code of Ordinances of the City of Monticello, is repealed and the following adopted in lieu thereof:

90.07 DEPOSIT. Before granting an application for water service or consenting to assignment of water service, the City shall have the right to require the sum of \$_____ to be placed on deposit with the City for the purpose of establishing or maintaining any customer or assignee's credit. The deposit shall be held by the City during the time water service is provided to the customer, except the deposit may be returned to the customer if the customer requests discontinuance of service due to permanent change in residence outside the City. When a deposit is returned, there shall first be deducted therefrom any unpaid or delinquent amounts for City utilities. No interest shall accrue on the deposit.

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 on January 1, 2022, after its final passage, approval and publication as provided by law.

Passed and approved by the Council this _____ day of December, 2021.

Brian Wolken, Mayor

ATTEST:

Sally Hinrichsen, City Clerk

City Council Meeting
 Prep. Date: 11/12/21
 Preparer: Russell Farnum



Agenda Item: # 26
 Agenda Date: 11/15/2021

Communication Page

Agenda Items Description: Discussion and Possible Action on Updating Chapter 123 of the Municipal Code, House Moving

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

Attachments & Enclosures:

Ordinance

Fiscal Impact:

Budget Line Item:	
Budget Summary:	
Expenditure:	
Revenue:	

Synopsis: In reviewing this chapter based upon a recent inquiry, Staff identified multiple deficiencies in the regulations, including inadequate bonding and insurance requirements and no particular inspection or verification procedures.

In dealing with the careful planning and risk to expensive public improvements that moving a structure involves, Staff think that the accompanying updates are necessary and required to protect the interests of the City and its citizens.

Background Information: The attached draft outlines the changes that are presented and recommended for approval. Please note it is drafted in legal “redline” format, where the language to be removed is shown in ~~strikethrough~~, and the language proposed to be added is underlined.

In the Application section, provisions are added which require the applicant to provide the route, and the equipment and methods by which the structure is proposed to be moved. For example, will the building be on a flatbed trailer, a bunch of dollies, or hung by chains from an excavator?

In addition to the weight (which impacts the City’s roads) the applicant shall provide the dimensions of the structure. The applicant also needs professional certification that the structure is sound enough to be moved by the methods proposed, that it’s free of asbestos and other hazardous materials, and if being moved into the City, that it is adequately designed for its final purpose.

Additionally, if a structure is being moved into a residential zoning district, the applicant must obtain the consent of the adjacent property owners. If that cannot be obtained, the permit can only be issued by the Council. This is similar to the City’s fencing requirements, which allows the Council to mediate any concerns that may be presented by the future neighbors.

If a structure is being moved into the City (or to a new location in the City), the application to move the building must be accompanied by the building permit application for placement of the structure at the new location.

In 123.04, the old bond requirement was a paltry \$10,000. As Council knows from the recent \$6,000 bill to replace a small portion of guardrail on Amber Road, public infrastructure is expensive. In order to protect the City's infrastructure from damage from moving the building, the bond amount should not be less than \$100,000.

In 123.05, the insurance amounts were also reviewed and updated, with \$1 million liability and \$2 million aggregate coverage. The prior amounts were \$50,000 per person and \$100,000 per accident. In addition, the applicant needs to prove that his vehicles that will be used in the moving process are also insured.

Chapter 123.06, regarding issuance of the permit, outlines a review and approval process, where previously, the Clerk merely had to issue the permit once all the paperwork was submitted. This gives the Police Chief and Public Works Director an opportunity to make sure that everything is appropriately planned in order to protect the City's streets and other infrastructure, as well as the public safety.

Chapter 132.07 requires close coordination with law enforcement during the actual move, and allows the City to charge a fee for its time spent on traffic control and other issues related to the move.

Chapter 123.12 provides for a final inspection once the building is placed upon its foundation at a new location in the City. The applicant must provide certification that the building meets all Iowa building code requirements, as though it were a new structure, including electrical, HVAC, plumbing and structural requirements.

Chapter 123.13 provides for some minor exceptions to this code, including moving a small shed or similar structure with a licensed vehicle, and for motor homes or mobile homes that are designed to be moved on their own wheels.

Staff Recommendation:

These updates are necessary to provide protection to the City's infrastructure and to protect the public health, safety and welfare. Approval is recommended.

CHAPTER 123 HOUSE MOVERS

[123.01](#) House Mover Defined

[123.02](#) Permit Required

[123.03](#) Application

[123.04](#) Bond Required

[123.05](#) Insurance Required

[123.06](#) Permit Issued

[123.07](#) Public Safety

[123.08](#) Time Limit

[123.09](#) Removal by City

[123.10](#) Protect Pavement

[123.11](#) Overhead Wires

123.01 HOUSE MOVER DEFINED.

A "house mover" means any person who undertakes to move a building or similar structure upon, over or across public streets or property when the building or structure is of such size that it requires the use of skids, jacks, dollies, or any other specialized moving equipment.

123.02 PERMIT REQUIRED.

It is unlawful for any person to engage in the activity of house mover as herein defined without a valid permit from the City for each house, building or similar structure to be moved.

123.03 APPLICATION.

Application for a house mover's permit shall be made in writing to the Clerk. The application shall include:

1. Name and Address. The applicant's full name and address and, if a corporation, the names and addresses of its principal officers.
2. Building Location. An accurate description of the present location and future site of the building or similar structure to be moved.
3. Storage Location. If the building is proposed to be temporarily stored/located within the City limits before being permanently placed on a foundation or lot consistent with the provisions of Section [123.08](#). Storage shall not exceed seven (7) days.
4. Routing Plan, Equipment and Method. A routing plan, outline of all equipment and the methods by which the structure are to be moved shall be provided by the applicant. The Routing Plan, Equipment and Method are subject to the approval of ~~approved by~~ the Police Chief, ~~street superintendent~~ Public Works Director, and impacted public utility officials. The route approved shall be the shortest route compatible with the greatest public convenience and safety.

5. Weight and Dimensions. The applicant must provide reliable evidence of the weight and dimensions of the structure, including height, width and length, to the satisfaction of the City. ~~For example, The~~ weight shall be determined by a certified scale or otherwise estimated and certified by a ~~Registered Professional or Structural~~ Engineer.

6. Structural and Code Evaluation. The applicant must provide certification, signed and sealed by a Registered Professional or Structural Engineer that the building is structurally sound, and capable of being moved with the methods and equipment proposed. The applicant shall provide certification that the structure is free of all asbestos and hazardous materials. The applicant shall provide proof, signed and sealed by a Registered Professional Engineer or Iowa Licensed Architect, that any building being moved to a location within the Corporate Limits is adequately designed for its ultimate purpose, and meets all provisions of the Iowa State Building Code for a new structure, including HVAC, Plumbing, Electrical, and Structural.

7. Notice to Neighbors. For any building proposed to be relocated within, or moved to a location in, any residentially-zoned lot in the City, the applicant shall provide a list of all adjacent property owners, with the written consent and signature of at least one owner of each and every adjacent property. For this section, adjacent property shall be any property that abuts, or lies immediately across the street, easement or alley, from the property onto which the proposed structure is being moved. If consent cannot be obtained from all adjacent property owners, the permit shall not be issued without City Council approval.

8. Building Permit Application Required. For any building proposed to be moved to a location within the Corporate Limits, a complete building permit application shall be submitted concurrently with the house moving permit application, setting forth all building permit and zoning requirements for the placement of the structure at the new location. This shall include, at a minimum, a site plan showing the building and foundation location, all parking, utility service locations, and all other information otherwise required for a building permit. The building permit fee is in addition to the house moving permit fee.

96. Fees. Fees as set by Resolution of the City Council, to cover all costs incurred by the City including but not limited to law enforcement and public works time and materials, shall be enumerated on an attachment to the Application and collected in advance of the issuance of a permit.

123.04 BOND REQUIRED.

The applicant shall post with the Clerk a ~~performance~~ bond in the minimum sum of One Hundred Thousand Dollars (\$100,000.00) issued by a surety company authorized to issue such bonds in the State. The bond shall guarantee the permittee's performance and shall serve as security for payment ~~offer~~ any damage done to the City or to public property, and payment of all costs incurred by the City in the course of moving the building or structure.

123.05 INSURANCE REQUIRED.

1. Each applicant shall also file a certificate ~~of comprehensive public liability insurance with coverage limits of not less than one million dollars (\$1,000,000.00) per occurrence and two million dollars (\$2,000,000.00) general aggregate~~ of insurance, with the City of Monticello named as additional insured. The certificate shall also provide that the policy cannot be revoked, canceled, or modified in any way

~~until the City has been notified by certified mail at least ten days prior to the proposed action, indicating that the applicant is carrying public liability insurance in effect for the duration of the permit covering the applicant and all agents and employees for the following minimum amounts:~~

~~2. The applicant shall also furnish to the City a business automobile insurance certificate with minimum limits of \$2,000,000/\$2,000,000 bodily injury and \$2,000,000 property damage. This coverage shall include the vehicle pulling the trailer and trailer with load, to protect for losses while the building is being moved on the public streets and/or highways.~~

~~—1. Bodily Injury—\$50,000.00 per person; \$100,000.00 per accident.~~

~~—2. Property Damage—\$50,000.00 per accident.~~

123.06 PERMIT ISSUED.

~~1. For buildings located in the City which are being moved to a location outside the corporate boundaries, and/or for buildings that will be moved through the City to a location outside the corporate limits, the permit application shall be reviewed by the Police Chief, Public Works Director, City Administrator and other appropriate staff. Upon approval of the application, route, methods, bond, insurance certificate, and payment of the required fee, the Clerk shall issue the permit.~~

~~2. For buildings being moved into the City from a location outside the City, or from a current location in the City to a different location within the City, the permit application shall be reviewed by the Police Chief, Public Works Director, City Administrator and other appropriate staff. Upon approval of the application, route, methods, bond, insurance certificate, consent of adjacent property owners, and payment of the required fee, the Clerk shall issue the permit. If, pursuant to Chapter 123.03, paragraph 7, the consent of adjacent property owners has not been obtained, the Clerk shall schedule the permit application for review by the City Council at a regular meeting. The Clerk shall not schedule the permit application for Council review until the application is complete and all other documents are in order.~~

~~3. No permit shall be issued for any application that will result in, or cause, a violation of any other Chapter or any other provision of the Monticello Code of Ordinances.~~

~~—Upon approval of the application, filing of bond and insurance certificate, and payment of the required fee, the Clerk shall issue a permit. A separate permit shall be required for each house, building or similar structure to be moved.~~

123.07 PUBLIC SAFETY.

~~The permittee shall coordinate with law enforcement to provide the escort so that the move can be supervised and traffic can be controlled. At all times when any structure is in motion upon any street, alley, sidewalk or public property, the permittee shall maintain flag persons at the closest intersections or other possible channels of traffic to the sides, behind and ahead of the building or structure. At all times when the building or structure is at rest upon any street, alley, sidewalk or public property the~~

permittee shall maintain adequate warning signs or lights at the intersections or channels of traffic to the sides, behind and ahead of the building or structure.

If extenuating circumstances arise where there is a breakdown or extended period that law enforcement or public works must provide traffic control, the permittee will be billed at an hourly rate as set by Resolution of the City Council.

~~—At all times when a building or similar structure is in motion upon any street, alley, sidewalk or public property, the permittee shall maintain flag persons at the closest intersections or other possible channels of traffic to the sides, behind and ahead of the building or structure. At all times when the building or structure is at rest upon any street, alley, sidewalk or public property the permittee shall maintain adequate warning signs or lights at the intersections or channels of traffic to the sides, behind and ahead of the building or structure.~~

123.08 TIME LIMIT.

No house mover shall permit or allow a building or similar structure to remain upon any street or other public way for a period of more than 12 hours without having first secured the written approval of the City. No house mover shall maintain a building or similar structure, including but not limited to a home/house within the City limits on a trailer, blocks, jacks or similar moving equipment or temporary base for a period of time in excess of seven (7) days ~~if said structure is to be placed on a permanent foundation within the City limits.~~ No house mover shall maintain a building or similar structure, including but not limited to a home/house within the City limits on a trailer, blocks, jacks or similar moving equipment or temporary base for a period of time in excess of 48 hours if said structure is not to be placed on a permanent foundation within the City limits.

123.09 REMOVAL BY CITY.

In the event any building or similar structure is found to be in violation of Section [123.08](#), the City is authorized to remove such building or structure and assess the costs thereof against the permit holder and the surety on the permit holder's performance bond.

123.10 PROTECT PAVEMENT.

It is unlawful to move any house structure or building of any kind over any pavement, unless the wheels or rollers upon which the house or building is moved are at least one inch in width for each 1,000 pounds of weight of such building. If there is any question as to the weight of a house or building, the ~~estimate of the City's determination as to such weight~~ shall be final.

123.11 OVERHEAD WIRES.

The holder of any permit to move a building shall see that all telephone, cable television and electric wires and poles are removed when necessary and replaced in good order, and shall be liable for the costs of the same.

123.12 FINAL INSPECTION

Prior to occupancy, any structure moved into the City Limits shall be inspected by an Iowa Licensed Architect and written confirmation, signed and sealed by the Architect, that the completed structure meets all provisions of the Iowa State Building Code for a new structure as installed.

123.13 EXCEPTIONS

The only exceptions to this Chapter are:

1. Buildings or structures under 100 square feet and under 12 feet in height that are intended to be unoccupied storage or accessory structures, provided said structures are transported safely and adequately secured to a trailer or other licensed motor vehicle;

2. Manufactured or Modular Homes that are licensed and transported on their own structural frame with wheels.

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City Council Meeting
 Prep. Date: 11/12/2021
 Preparer: Sally Hinrichsen



Agenda Item: # 27
 Agenda Date: 11/15/2021

Communication Page

Agenda Items Description: Ordinance amending the Code of Ordinances of The City of Monticello, Iowa, By Amending provisions pertaining to Section 22.02 “Library Board of Trustees”

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

Attachments & Enclosures:

Draft Ordinance

Fiscal Impact:

Budget Line Item:	
Budget Summary:	
Expenditure:	
Revenue:	

Synopsis: Proposal by Library Board of Trustees to increase the number of members allowed to live outside the City limits up to two.

Background Information:

Board currently has seven members with up to one being allowed to live outside the City limits. The Board has looked into and recommends increasing the number of members allowed to live outside the City limits to two.

Proposal by Library Board of Trustees to increase the number of members allowed to live outside the City limits up to two, as decided at their February Board meeting. On July 19, 2021, Council approved ballot wording for the November 2, 2021 election. The wording was approved and the County Board of Supervisors canvassed the election results and confirmed the passage of the ballot wording.

The Library Board and staff both support these changes. This change requires approval of three readings on an Ordinance.

Recommendation: Staff recommends that the Council introduce and consider the 1st reading of the proposed Ordinance.

ORDINANCE NO.

An Ordinance amending the Code of Ordinances of the City of Monticello, Iowa, by amending provisions pertaining to “Library Board of Trustees”.

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

SECTION 1. SECTION MODIFIED. Section 22.02 of the Code of Ordinances of the City of Monticello, Iowa, is repealed and the following adopted in lieu thereof:

22.02 LIBRARY TRUSTEES. The Board of Trustees of the Library, hereinafter referred to as the Board, consists of five (5) resident members, one (1) nonresident member, and one (1) at large member. All resident members are to be appointed by the Mayor with the approval of the Council. All nonresident members are to be appointed by the Mayor with the approval of the Jones County Board of Supervisors.

Commented [SH1]:

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.

_____ reading passed by the Council on this _____ day of _____, 2021
_____ reading passed by the Council on this _____ day of _____, 2021
_____ reading passed by the Council on this _____ day of _____ 2021

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: 11/11/2021
Preparer: Sally Hinrichsen



Agenda Item: # 28-36
Agenda Date: 11/15/2021

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:

- 28. City Engineer
- 29. Mayor
- 30. City Administrator
- 31. City Clerk
- 32. Public Works Director
- 33. Police Chief
- 34. Water/Wastewater Super intendent
- 35. Park and Recreation Director
- 36. Library Director

October 2021 – City Clerk’s Office Update

- Prepared and mailed 286 CDBG LMI Surveys related to the Wastewater Treatment Plant Improvements. The required number of surveys were collected and delivered to ECICOG in early November
- Mailed 75 letters to the property owners along the North Sycamore Street Project related to the extended warranty, as approved by the Council
- Submitted the updated Flood Plain Ordinance to State which approved it and to FEMA who is currently reviewing it.
- Completed SRF Planning and Design loan reimbursement request #3 in the amount of \$45,200 related to the Wastewater Treatment Plant.
- Implemented the Utility Billing increases and reviewed accounts to ensure rates were correct.
- Sally and Cheryl attended the IMFOA conference
- Pulled, scanned and sent documents for auditors, who will be in person for several day in November, but also working virtually from their offices
- In addition, we to work on daily deposit, entering Park & Recreation Deposits & credit card payments into City accounting system, Utility Billing (payments, disconnect letters, collections, printing bills), Payroll
 - Mailed 133 – 10-day notices
 - Prepared 44 disconnect door hangars
 - Service Disconnection – 2 services were disconnected
 - Repair shut-off letters - 3 letters mailed
- Cemetery lot sales & recording, interment rights documents,
 - Sold 2 interment rights
 - Transferred 0 interment rights
- Continuing work on various grants, projects and fiscal year end reports due to State and County