

City of Monticello, Iowa

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Posted on February 3, 2022 at 9:00 a.m.

Monticello City Council Meeting February 7, 2022 @ 5:00 p.m.

NOTE: Public Hearing will be held at 6 PM

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

Mayor:	Dave Goedken	Staff:	
City Council:		City Administrator:	Russell Farnum
At Large:	Wayne Peach	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 – 5:00 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	January 17, 2022
Approval of Council Work Session Minutes	January 17, 2022
Approval of Payroll	January 27, 2022
Approval of Bill List	
Approval of Treasurer's Report	December 2021
Approval of Chamber of Commerce Owner updates for Beer Permit	
Approval of Dollar General Class C Beer Permit	

Approval of Board Re-Appointments: Nick Miller and Sophia Schemmel to Park & Recreation Board; David Savage to Airport Board; Larry Behrends to Cemetery Board; Lisa Stevens and Elizabeth Morgan to Library Board; Trint Adams to Planning & Zoning Commission; and Anne Strittmatter to Tree Board

Approval of Board Appointments: Gary Feldmann to replace Wayne Peach on the Planning & Zoning Commission and Board of Adjustments; Travis McNally to replace Duff Coleman on the Airport Board

Resolutions:

1. **Resolution** Approving Michael, A Tuel Jr Tax Abatement Application related to Residential Improvements constructed at 105 East Burroughs Street, Monticello, Iowa
2. **Resolution** Approving FY '23 Senior Dining Funding request in the amount of \$3,600
3. **Resolution** Scheduling Public Hearing for the Purpose of Considering the Maximum Tax Dollars to be collected by the City from Certain Levies for the City's Proposed Fiscal Year 2022-2023 Budget for February 21, 2022 at 6:00 p.m.
4. **Resolution** Approving Plat(s) of Survey to Parcels 2022-12 and 2022-13 for Property at 21464 River Road
5. **Resolution** Approving Plat of Survey to Parcel 2022-14
6. **Resolution** Rescinding Resolution #2021-90 Designating American Rescue Plan funding for use on the Waste Water Treatment Facility expansion and related Water and Sewer projects
7. **Resolution** Approving Change Order #1 in the amount of \$16,576.00 submitted by Pirc-Tobin Construction, Inc. related to the 2021 East 7th Street Utility Improvements Project

Reports / Potential Actions:

8. City Engineer
9. Mayor
10. City Administrator
11. City Clerk
12. Public Works Director
13. Police Chief
14. Water/Wastewater Superintendent
15. Park and Recreation Director
16. Library Director

Public Hearing: NOTE: Public Hearing will be held at 6 PM

17. **Public Hearing** to review an application for a State Revolving Fund (SRF) loan and to make available the contents of an environmental information document and the City's project plan

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.

Monticello City Council meetings are recorded, by attending and choosing to participate you give your consent to be recorded. If you prefer not to be recorded, you may submit comments in writing.

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), Facebook Live on “City of Monticello Iowa” and will be accessible via Zoom via the following link.

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

Topic: February 7, 2022 City Council Meeting
Time: Feb 7, 2022 05:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87542932889?pwd=bU5XYnVHUm1WUX1CQ0RjeTJTSU9kdz09>

Meeting ID: 875 4293 2889

Passcode: 405131

One tap mobile

+13126266799,,87542932889#,,,,*405131# US (Chicago)

+16465588656,,87542932889#,,,,*405131# 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: 875 4293 2889

Passcode: 405131

Find your local number: <https://us02web.zoom.us/j/87542932889>

Regular Council Meeting
January 17, 2022 – 6:00 P.M.
Community Media Center

Mayor Dave Goedken called the meeting to order. Council present were: Wayne Peach, Brenda Hanken, Candy Langerman, Chris Lux, and Tom Yeoman, in person and Scott Brighton joined with Zoom. Also present were City Administrator Russell Farnum, City Clerk Sally Hinrichsen, Library Director Michelle Turnis, Police Chief Britt Smith, Park & Rec Director Jacob Oswald, Public Works Director Nick Kahler and Water/Wastewater Superintendent Jim Tjaden. 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, Lux seconded, roll call unanimous.

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

Mayor Goedken opened the public hearing on the proposed sale/transfer of City owned property located at 449 North Sycamore Street. Staff received no written comments and there were no oral comments. Farnum reported advertising for proposals and received one proposal from Mike and Emily Kraus to purchase the property for \$20,000 with plans to build a 1,600 square foot, 3-bedroom ranch home with an unfinished basement, within calendar year 2022. Farnum spoke to Kraus about the details and terms, which can be outlined in a Purchase Agreement, once proposal is approved by the Council. Mayor Goedken closed the hearing on the proposed sale/transfer of City owned property located at 449 North Sycamore Street. Peach moved to approve Resolution #2022-7 to provide direction with regard to sale/transfer of City Owned Property located at 449 North Sycamore Street, Hanken seconded, roll call unanimous

Jones County Extension Youth Program Specialist Jacki Luckstead reviewed the plans for the Summer Discovery Program, which is open for youth, Kindergarten to 5th grade. The Program will have physical activity, promote healthy lifestyles and create snacks to feed their mind and body. It is held in several towns in Jones County. Luckstead asked Council for \$500.00 to help fund the program. Langerman moved to approve Resolution #2022-8 Approving contribution to Jones County Extension Programming in the amount of \$500.00, Hanken seconded, roll call unanimous.

Jones County Tourism Board Member Derek Lumsden reviewed ways they help promote tourism in Jones County. Jones County Tourism requested \$.30 per person and 4% of the Monticello Hotel/Motel Tax. Hanken moved to approve Resolution #2022-9 Approving funding/investment in Jones County Tourism in the amount of \$1,212.00 plus 4% of Hotel/Motel tax received in FY 2022, for FY 2023, Peach seconded, roll call unanimous.

Jones County Economic Development (JCED) Executive Director Derek Lumsden reviewed several projects that he worked on for Monticello including the Catalyst Grant for the Compadres building, the Rural Innovation Grant for the former Dollar General Store, where the Creative Adventure Lab will be located, and business tours of local businesses with 7th through 10th graders. He is working on various grants to help fund the

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wastewater treatment plant and Main Street application. JCED are requesting \$15,000 to help continue their activities and assist moving Monticello and Jones County forward. Langerman moved to approve Resolution #2022-10 Approving JCED Investment for FY '23 in the amount of \$15,000, Lux seconded, roll call unanimous.

Jones County Safe & Healthy Youth Coalition Project Coordinator Jennifer Husmann reviewed several activities and surveys that were done last year and plans for activities such as the TIPS training. Husmann requested \$3,000.00 to continue their work with the county's youth through their youth advisory committee, BEASTS (Being Excellent and Staying Totally Safe). Peach moved to approve Resolution #2022-11 approving investment in Jones County Safe & Healthy Youth Coalition in the amount of \$3,000, Langerman seconded, roll call unanimous.

Farnum explained the plat approved at the December 15, 2021 Council meeting was rejected at the Recorder's Office because the surveyor had dated the plat over 30 days prior to recording, and the surveyor was out through the end of the year, so he could not update signature on plat. Therefore, everything needs to be updated to 2022 for dates and parcel numbering. Langerman moved to approve Resolution #2022-12 Approving and directing City Administrator to accept ownership of Parcel 2022-11, by the acceptance of a Quit Claim Deed from Senior Housing, Inc and further approving Plat of Survey for Parcels 2022-10 and 2022-11, and directing the City Clerk to see to the recordation of said Deed with the Jones County Recorder. Yeoman seconded. Roll call unanimous.

Yeoman moved to approve Resolution #2022-13 Approving Philip & Amy Gilkerson Tax Abatement Application related to Residential Improvements constructed at 957 Valley Drive, Monticello, Iowa, Hanken seconded, roll call unanimous.

Langerman moved to approve Resolution #2022-14 to approve funding/investment in Jones County JETS Transportation System in the amount of \$1,500.00, Lux seconded, roll call unanimous.

Lux moved to approve Resolution #2022-15 approving investment in the Independence Day Fireworks festivities to be held on July 4, 2022 in the amount of \$2,600.00, Hanken seconded, roll call unanimous.

Farnum received a request for Council to consider changing the February 7th Council meeting to allow anyone wanting to attend the Caucus to do so, as check-in starts at 6:30 PM. The Public Hearing for the wastewater treatment plant project is scheduled that night at 6 PM, which could be rescheduled. After discussion, Yeoman moved to hold the Council meeting on February 7th, however to start the meeting at 5 PM for the routine business and hold the hearing at 6 PM, as published. Peach seconded. Roll call unanimous.

Farnum reported the Pre-con meeting with the 7th Street Utility Improvement Project was held and they plan to start as soon as the weather permits.

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Farnum reported there was another service line leak on North Sycamore Street. It was determined to be a contractor error, as a large piece of concrete was used as backfill. Horsfield Construction, the contractor, made the necessary repairs to the line

Farnum reported the wastewater treatment plant plans are considered 50% complete and are being reviewed by the DNR.

Goedken stated the City Comprehensive Plan includes the extension of sidewalk or trail on East First Street, from Business 151 to Willow Trail at Kitty Creek. Consensus of the Council was to wait with the sidewalk until the wastewater treatment plant project was completed, as the road would need to be rebuilt and if the road grade changed, the sidewalk could need to be taken out. They also discussed waiting as Dollar Fresh will donate the land to the City to determine the best option for the trail. No action was taken.

Kahler, Tjaden and Turnis reported on the work that had been recently done.

Oswald reported MSA reviewed their scope of services with the Park Board and if Council wants, they would come to a Council Meeting. Consensus of the Council was to ask MSA to attend the February 21st Council meeting.

Hinrichsen thanked the Council members, former Mayor Brian Wolken and anyone else that helped collect, as well as the residents who completed the LMI Survey. Hinrichsen advised City was notified that we met the LMI requirements for the CDBG grant.

No budget work session was held following this meeting as the review was completed at the earlier session.

Peach moved to adjourn the meeting at 6:55 pm.

Dave Goedken, Mayor

Sally Hinrichsen, City Clerk

Budget Work Session
January 17, 2022 – 5:00 P.M.
Community Media Center

Mayor Dave Goedken called the meeting to order. Council present were: Wayne Peach, Brenda Hanken, Candy Langerman, Chris Lux, and Tom Yeoman, in person and Scott Brighton joined with Zoom. Also present were City Administrator Russell Farnum, City Clerk Sally Hinrichsen, Library Director Michelle Turnis, Police Chief Britt Smith, Park & Rec Director Jacob Oswald, Public Works Director Nick Kahler and Water/Wastewater Superintendent Jim Tjaden. The public was invited to attend the meeting in person, with limited seating, due to the heightened public health risks of the Coronavirus Pandemic (COVID-19).

Council reviewed the proposed budget and gave staff direction on how to proceed. No action was taken.

Peach moved to adjourn the meeting at 5:57 pm.

Dave Goedken, Mayor

Sally Hinrichsen, City Clerk

PAYROLL - JANUARY 27, 2022

DEPARTMENT	GROSS PAY	OT PAY	COMP HRS. ACCRUED	COMP TOTAL	NET PAY
AMBULANCE	January 10 - 23, 2022				
Jacob Gravel	\$ 1,668.00	\$ -	0.00	0.00	\$ 1,214.89
David Husmann	2,480.40	572.40	0.00	0.00	1,524.71
Mary Intlekofer	757.24	-	0.00	0.00	516.44
Lori Lynch	3,007.88	933.48	0.00	0.00	1,991.46
Chloe Mogensen	548.40	-	0.00	0.00	435.53
Shelly Searles	1,049.40	-	0.00	0.00	834.29
Jenna Weih	2,924.80	1,096.80	0.00	0.00	2,035.69
Curtis Wyman	1,668.00	-	0.00	3.63	1,137.08
TOTAL AMBULANCE	\$ 14,104.12	\$ 2,602.68	0.00	3.63	\$ 9,690.09
CEMETERY	January 8 - 21, 2022				
Dan McDonald	\$ 1,891.15	\$ 147.15	0.00	0.00	\$ 1,370.61
TOTAL CEMETERY	\$ 1,891.15	\$ 147.15	0.00	0.00	\$ 1,370.61
CITY HALL	January 9 - 22, 2022				
Cheryl Clark	\$ 1,772.00	\$ -	8.25	28.88	\$ 1,205.70
Russ Farnum	3,903.85	-	0.00	0.00	2,654.95
Sally Hinrichsen	2,614.03	-	0.00	0.00	1,655.03
Nanci Tuel	1,574.40	-	0.00	0.00	1,059.84
TOTAL CITY HALL	\$ 9,864.28	\$ -	8.25	28.88	\$ 6,575.52
COUNCIL / MAYOR					
Scott Brighton	\$ 300.00	\$ -	0.00	0.00	\$ 276.78
Dave Goedken	500.00	-	0.00	0.00	453.30
Brenda Hanken	300.00	-	0.00	0.00	276.05
Candy Langerman	300.00	-	0.00	0.00	276.05
Chris Lux	300.00	-	0.00	0.00	275.78
Wayne Peach	300.00	-	0.00	0.00	235.05
Tom Yeoman	300.00	-	0.00	0.00	275.05
TOTAL COUNCIL / MAYOR	\$ 2,300.00	\$ -	0.00	0.00	\$ 2,068.06
LIBRARY	January 10 - 23, 2022				
Molli Hunter	\$ 987.20	\$ -	0.00	0.00	\$ 778.08
Penny Schmit	1,188.80	-	0.00	0.00	687.11
Michelle Turnis	1,705.44	-	0.00	0.00	1,089.54
TOTAL LIBRARY	\$ 3,881.44	\$ -	0.00	0.00	\$ 2,554.73
MBC	January 10 - 23, 2022				
Jacob Oswald	\$ 2,089.42	\$ -	0.00	0.00	\$ 1,573.85
Shannon Poe	1,664.84	-	0.00	0.00	1,146.05
TOTAL MBC	\$ 3,754.26	\$ -	0.00	0.00	\$ 2,719.90
POLICE	January 10 - 23, 2022				
Zachary Buehler	\$ 2,258.36	\$ -	0.00	0.00	\$ 1,674.98
Peter Fleming	2,314.20	-	0.00	5.25	1,633.33
Dawn Graver	2,539.06	-	0.00	0.00	1,831.84
Erik Honda	2,509.08	-	0.00	0.75	1,868.59
Jordan Koos	2,509.08	-	0.00	40.25	1,818.76
Britt Smith	3,071.06	-	0.00	0.00	2,255.42

PAYROLL - JANUARY 27, 2022

DEPARTMENT	GROSS PAY	OT PAY	COMP HRS. ACCRUED	COMP TOTAL	NET PAY
POLICE (cont.)					
Madonna Staner	1,576.00	-	0.00	0.00	1,197.89
Brian Tate	2,530.08	-	0.00	0.00	1,875.81
TOTAL POLICE	\$ 19,306.92	\$ -	0.00	46.25	\$ 14,156.62
ROAD USE					
January 8 - 21, 2022					
Zeb Bowser	\$ 2,071.00	\$ 327.00	0.00	0.00	\$ 1,568.26
Jasper Scott	2,023.43	339.43	0.00	12.00	1,464.83
TOTAL ROAD USE	\$ 4,094.43	\$ 666.43	0.00	12.00	\$ 3,033.09
SANITATION					
January 8 - 21, 2022					
Michael Boyson	\$ 2,038.30	\$ 294.30	0.00	0.00	\$ 1,424.25
Nick Kahler	2,131.80	-	0.00	0.00	1,471.94
TOTAL SANITATION	\$ 4,170.10	\$ 294.30	0.00	0.00	\$ 2,896.19
SEWER					
January 8 - 21, 2022					
Tim Schultz	\$ 298.80	\$ -	0.00	3.50	\$ 166.19
Jim Tjaden	2,461.54	-	0.00	0.00	1,786.99
TOTAL SEWER	\$ 2,760.34	\$ -	0.00	3.50	\$ 1,953.18
WATER					
January 8 - 21, 2022					
Daniel Pike	\$ 1,956.00	\$ -	9.38	31.25	\$ 1,412.47
TOTAL WATER	\$ 1,956.00	\$ -	9.38	31.25	\$ 1,412.47
TOTAL - ALL DEPTS.	\$ 68,083.04	\$ 3,710.56	17.63	125.51	\$ 48,430.46

CLAIMS REPORT

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
GENERAL					
POLICE DEPARTMENT					
AARON'S AUTOMOTIVE LLC	PD VEHICLE OPERATING	60.94			
BAKER PAPER CO INC	PD BUILDING SUPPLIES	34.60			
LAPORTE MOTOR SUPPLY	PD EQUIP REPAIR/MAINT	2.59			
LYNCH DALLAS, P.C.	PD ATTORNEY FEES	16.50			
MICHAEL'S CLOTHING	PD EQUIP REPAIR/MAINT	15.00			
MONTICELLO COMM SCHOOL DISTRCT	PD FUEL	931.01			

	110 POLICE DEPARTMENT TOTAL		1,060.64		
STREET LIGHTS					
ALLIANT ENERGY-IES	E FIRST STREETLIGHTS	5,288.21			

	230 STREET LIGHTS TOTAL		5,288.21		
CEMETERY					
IBEN CONSTRUCTION CO INC	CEM GRAVE OPENINGS - NOV-DEC	450.00			
JOHN DEERE FINANCIAL	CEMETERY EQUIP REPAIR/MAINT	139.01			
MONTICELLO COMM SCHOOL DISTRCT	CEMETERY FUEL	264.16			

	450 CEMETERY TOTAL		853.17		
SOLDIER'S MEMORIAL BOARD					
NEXT GENERATION PLBG & HTG LLC	SLDR MEM BLDG REPAIR/MAINT	142.93			
TK ELEVATOR CORPORATION	ELEVATOR MAINTENANCE	42.73			

	498 SOLDIER'S MEMORIAL BOARD TOTAL		185.66		
ATTORNEY					
LYNCH DALLAS, P.C.	ATTORNEY FEES	2,534.25			

	641 ATTORNEY TOTAL		2,534.25		
CITY HALL/GENERAL BLDGS					
FP MAILING SOLUTIONS	CH OFFICE SUPPLIES	138.50			
INFRASTRUCTURE TECHNOLOGY	CH MISC CONTRACT WORK	478.50			
INTL INST OF MUNICIPAL CLERKS	CH DUES - HINRICHSN	175.00			
JOHN DEERE FINANCIAL	CH BUILDING SUPPLIES	7.99			
JONES COUNTY AUDITOR	CH PRO FEES - NOV. ELECTION	1,706.06			
KOCH BROTHERS, INC.	COPIER MAINTENANCE	214.32			
LYNCH DALLAS, P.C.	CH NUISANCES	214.50			
STEVE MONK CONSTRUCTION	CH NUISANCES - 660 N CEDAR	5,520.00			
MONTICELLO FIRE ASSOCIATION	FIREWORKS DONATION	2,600.00			
MONTICELLO ROTARY CLUB	CH DUES - FARNUM	100.00			
NEXT GENERATION PLBG & HTG LLC	CH BLDG REPAIR/MAINT	428.79			
TK ELEVATOR CORPORATION	ELEVATOR MAINTENANCE	85.45			

	650 CITY HALL/GENERAL BLDGS TOTAL		11,669.11		

	001 GENERAL TOTAL		21,591.04		

CLAIMS REPORT

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
MONTICELLO BERNDES CENTER					
PARKS					
BAKER PAPER CO INC	MBC BUILDING SUPPLIES		127.38		
FAREWAY STORES #840-1	MBC CONCESSIONS		35.02		
INFRASTRUCTURE TECHNOLOGY	MBC OFFICE SUPPLIES		66.50		
JOHN DEERE FINANCIAL	MBC BLDG REPAIR/MAINT		12.28		
MONTICELLO COMM SCHOOL DISTRICT	MBC FUEL		158.54		
SPAHN & ROSE LUMBER CO INC	MBC BUILDING SUPPLIES		3.89		

	430 PARKS TOTAL		403.61		

	005 MONTICELLO BERNDES CENTER TOTAL		403.61		
DARE					
POLICE DEPARTMENT					
IOWA DARE ASSOCIATION	DARE DUES		100.00		

	110 POLICE DEPARTMENT TOTAL		100.00		

	008 DARE TOTAL		100.00		
FIRE					
FIRE					
BRIAN CROWLEY	FIRE EQUIP REPAIR/MAINT		39.42		
FIRE SERVICE TRAINING BUREAU	FIRE TRAINING - REYNER		50.00		
MONTICELLO COMM SCHOOL DISTRICT	FIRE FUEL		44.60		
MUNICIPAL EMERGENCY SERVICES	FIRE SUPPLIES		195.00		
RADIO COMMUNICATIONS CO INC	FIRE RADIOS & EQUIPMENT		3,083.98		

	150 FIRE TOTAL		3,413.00		

	015 FIRE TOTAL		3,413.00		
AMBULANCE					
AMBULANCE					
AMERIGROUP IOWA INC	AMB OVERPAYMENT REFUND		324.83		
BAKER PAPER CO INC	AMB BUILDING SUPPLIES		34.60		
BOUND TREE MEDICAL, LLC	AMB MEDICAL SUPPLIES		1,380.53		
CR PHARMACY SERVICE INC	AMB MEDICAL SUPPLIES		44.00		
INFRASTRUCTURE TECHNOLOGY	AMB OFFICE SUPPLIES		271.00		
IOWA DEPT OF HUMAN SERVICES	AMB REFUND		145.98		
IOWA TOTAL CARE	AMB OVERPAYMENT REFUND		360.80		
JOHN DEERE FINANCIAL	AMB OFFICE SUPPLIES		27.98		
LYNCH DALLAS, P.C.	AMB ATTORNEY FEES		33.00		
MONTICELLO COMM SCHOOL DISTRICT	AMB FUEL		957.08		
PHYSICIAN'S CLAIM COMPANY	AMB BILLING FEES		1,866.45		
RADIO COMMUNICATIONS CO INC	AMB RADIOS & RADIO EQUIPMENT		2,969.50		
STERICYCLE, INC.	AMB PHARMACEUTICAL DISPOSAL		79.35		
UNITY POINT HEALTH	AMB MEDICAL SUPPLIES		301.03		

CLAIMS REPORT

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
	160 AMBULANCE TOTAL		8,796.13		
	016 AMBULANCE TOTAL		8,796.13		
LIBRARY IMPROVEMENT LIBRARY					
BAKER & TAYLOR BOOKS	LIB IMP BOOKS		33.26		
FISHER WHITING MEM LIBRARY	LIB IMP BOOKS		10.00		
MICRO MARKETING LLC	LIB IMP BOOKS		34.00		
ROUTE 3 PRESS	LIB IMP BOOKS		24.00		
	410 LIBRARY TOTAL		101.26		
	030 LIBRARY IMPROVEMENT TOTAL		101.26		
LIBRARY LIBRARY					
BAKER & TAYLOR BOOKS	LIB BOOKS		130.69		
FAREWAY STORES #840-1	LIB OFFICE SUPPLIES		2.50		
INFRASTRUCTURE TECHNOLOGY	LIB DATA PROCESSING		57.50		
MICRO MARKETING LLC	LIB AUDIO RECORDINGS		34.00		
TK ELEVATOR CORPORATION	ELEVATOR MAINTENANCE		42.73		
MICHELLE TURNIS	LIB ADVERTISING		5.00		
	410 LIBRARY TOTAL		272.42		
	041 LIBRARY TOTAL		272.42		
AIRPORT AIRPORT					
MONTICELLO AVIATION INC	AIRPORT MANAGER		2,166.66		
MONTICELLO COMM SCHOOL DISTRCT	AIRPORT FUEL		123.50		
	280 AIRPORT TOTAL		2,290.16		
	046 AIRPORT TOTAL		2,290.16		
ROAD USE STREETS					
ALLIANT ENERGY-IES	22059 HWY 38		486.64		
ALLIED OIL AND SUPPLY INC	RU VEHICLE OPERATING SUPPLIES		2,247.65		
BEHREND'S CRUSHED STONE	RU VEHICLE OPERATING SUPPLIES		329.86		
BRIAN CROWLEY	RU EQUIP REPAIR/MAINT		816.65		
INFRASTRUCTURE TECHNOLOGY	RU OFFICE SUPPLIES		2.50		
JOHN DEERE FINANCIAL	RU WELDER		1,670.07		
KROMMINGA MOTORS INC	RU STREET MAINTENANCE SUPPLIES		250.00		
LAPORTE MOTOR SUPPLY	RU SUPPLIES		41.93		
MONTICELLO COMM SCHOOL DISTRCT	RU FUEL		1,256.89		
MONTICELLO MACHINE SHOP INC	RU EQUIP REPAIR/MAINT		137.80		

CLAIMS REPORT

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
SPAHN & ROSE LUMBER CO INC	RU MINOR EQUIPMENT	628.91			
THOMPSON TRUCK & TRAILER, INC.	RU EQUIP REPAIR/MAINT	102.72			
WELTER STORAGE EQUIP CO., INC.	RU STREET MAINTENANCE SUPPLIES	1,055.00			
WHITE HAWK PLUMBING & HEATING	RU LIGHT SYSTEMS & STRUCTURES	65.66			
	210 STREETS TOTAL		9,092.28		
SNOW REMOVAL					
ACCENT CONSTRUCTION	RU SNOW REMOVAL	680.00			
ALL SEASON'S TRUCKING INC	RU SNOW REMOVAL	2,255.62			
BEHREND'S CRUSHED STONE	RU SNOW REMOVAL	1,303.50			
LAPORTE MOTOR SUPPLY	RU SNOW REMOVAL	46.89			
	250 SNOW REMOVAL TOTAL		4,286.01		
	110 ROAD USE TOTAL		13,378.29		
TRUST/SLAVKA GEHRET FUND LIBRARY					
FAREWAY STORES #840-1	LIB GEHRET PROGRAMMING	18.52			
JENNIFER LOEB	LIB GEHRET PROGRAMMING	287.40			
	410 LIBRARY TOTAL		305.92		
	178 TRUST/SLAVKA GEHRET FUND TOTAL		305.92		
PARK IMPROVEMENT CAPITAL PROJECTS					
JONES COUNTY RECORDER	PARK IMP PRO FEES	84.00			
	750 CAPITAL PROJECTS TOTAL		84.00		
	313 PARK IMPROVEMENT TOTAL		84.00		
TRUST/IOMA MARY BAKER LIBRARY					
CENTER POINT PUBLISHING	LIB BAKER BOOKS	45.54			
	410 LIBRARY TOTAL		45.54		
	503 TRUST/IOMA MARY BAKER TOTAL		45.54		
WATER					
ALLIANT ENERGY-IES	16540 190TH ST WATER TOWER	231.52			
INFRASTRUCTURE TECHNOLOGY	WATER DATA PROCESSING	11.50			
MONTICELLO COMM SCHOOL DISTRICT	WATER FUEL	99.68			
WHITE HAWK PLUMBING & HEATING	WATER SYSTEM	403.75			

CLAIMS REPORT

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
	810 WATER TOTAL		746.45		
	600 WATER TOTAL		746.45		
CUSTOMER DEPOSITS WATER CITY OF MONTICELLO	MORGAN/RITA		150.00		
	810 WATER TOTAL		150.00		
	602 CUSTOMER DEPOSITS TOTAL		150.00		
SEWER SEWER BAKER PAPER CO INC	SEWER LAB SUPPLIES		137.95		
JOHN DEERE FINANCIAL	SEWER LAB SUPPLIES		5.98		
MONTICELLO COMM SCHOOL DISTRICT	SEWER FUEL		99.66		
SPAHN & ROSE LUMBER CO INC	SEWER SUPPLIES		232.68		
	815 SEWER TOTAL		476.27		
	610 SEWER TOTAL		476.27		
SEWER CAPITAL IMPROVEMENT SEWER SNYDER & ASSOCIATES, INC	SEWER FACILITY EVALUATION		45,200.00		
	815 SEWER TOTAL		45,200.00		
	613 SEWER CAPITAL IMPROVEMENT TOTAL		45,200.00		
SANITATION SANITATION ALLIANT ENERGY-IES	22411 BUSINESS HWY 151		38.02		
JONES COUNTY SOLID WASTE	3RD QTR '22 ASSESSMENT		4,745.00		
REPUBLIC SERVICES	RESIDENTIAL GARBAGE		35,913.95		
	840 SANITATION TOTAL		40,696.97		
	670 SANITATION TOTAL		40,696.97		
	Accounts Payable Total		138,051.06		

**CLAIMS REPORT
CLAIMS FUND SUMMARY**

FUND NAME	AMOUNT
001 GENERAL	21,591.04
005 MONTICELLO BERNDEN CENTER	403.61
008 DARE	100.00
015 FIRE	3,413.00
016 AMBULANCE	8,796.13
030 LIBRARY IMPROVEMENT	101.26
041 LIBRARY	272.42
046 AIRPORT	2,290.16
110 ROAD USE	13,378.29
178 TRUST/SLAVKA GEHRET FUND	305.92
313 PARK IMPROVEMENT	84.00
503 TRUST/IOMA MARY BAKER	45.54
600 WATER	746.45
602 CUSTOMER DEPOSITS	150.00
610 SEWER	476.27
613 SEWER CAPITAL IMPROVEMENT	45,200.00
670 SANITATION	40,696.97

TOTAL FUNDS	138,051.06

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

Reviewed by: *[Signature]* 1/28/22

Fund	Activity	Beginning Fund Balance	Revenue	Interest Earned	Transfers In	Expenses	Transfers Out	Ending Fund Balance	Cash on Hand	Clerk's Cash In Bank	Clerk's Cash In Bank	Clerk's Cash In Bank	Investments	Investments	Ending Fund Balance
GENERAL FUNDS:															
	General	952809.83	112649.17	2073.76	121409.94	29375.00	916747.84	775.00	599920.79	316052.05	11879.16				916747.84
	Soldiers Memorial Board	11827.16	150.00		98.00		11879.16								11879.16
	Monticello Bernades Center	31033.53	1309.60	30.21	18023.22		14350.12	100.00	14250.12						14350.12
	Dare	6853.18		6.69			6859.87		6859.87						6859.87
	Canine	8131.26	250.00	7.94	267.35		8121.85		8121.85						8121.85
	Insurance Fund	43344.00		43.38	93.65		43293.73		22558.89	20734.84					43293.73
	Monticello Trees Forever	23243.60		22.70			23266.30		23266.30						23266.30
	Fire	149233.10	1697.23	151.09	15068.99		136012.43		30642.34	105370.09					136012.43
	Ambulance Operating	109005.66	23641.29	109.37	62480.04		89016.28		31566.63	57449.65					89016.28
	Hotel/Motel Tax Fund	9619.83	12706.27	9.40	580.00		21755.50		21755.50						21755.50
	Earl F. Lehmann Trust	238.32		0.03			238.35		0.00		238.35				238.35
	Street Bond	1050.00	250.00				1300.00		1300.00						1300.00
	Police Improvement	801.55	228.00	0.78			1030.33		1030.33						1030.33
	Library Improvement	24363.34	1399.74	2.78	357.88		25407.98		3874.55	21533.43					25407.98
	Library	39659.11	376.94	39.11	15167.83		35732.33	75.00	30529.98	5127.35					35732.33
	Equipment Set-A-Side	39665.56	100.00	21.53	10625.00		39787.09		22156.79	17630.30					39787.09
	Super Mac	22717.66		22.19	2363.99		20375.86		20375.86						20375.86
	Airport	127691.42	3324.58	75.88	5098.34		125993.54		75944.18	50049.36					125993.54
	Revolving Loan Fund	42313.29		42.68			42355.97		15555.72	26800.25					42355.97
SPECIAL REVENUE FUNDS:															
	Road Use Tax	325631.66	40229.35		75597.92		290463.09		-9110.48	299573.57					290463.09
	Road Use Tax Set-A-Side	80460.28		82.40			80542.68		5164.79	75377.89					80542.68
	Employee Benefits	377081.79	25027.35		46092.94		365996.20		92726.24	263269.96					365996.20
	TIF Tax Collections	366034.91	63077.97	394.62	88121.80		341375.70		315341.60	26034.10					341375.70
	Slavka Gehret Trust	204529.54		209.79			204739.33		8629.82	198109.51					204739.33
	Police Forfeiture Acct	1173.51		1.15			1174.66		1174.66						1174.66
DEBT SERVICE FUNDS:															
	Debt Service	288129.28	23246.55	227.39	500.00		311103.22		192995.80	118107.42					311103.22
	TIF - Debt Payments	0.00					0.00								0.00
PERMANENT FUNDS:															
	ARPA Capital Fund	291233.14		299.16			291532.30		969.56	290562.74					291532.30
	Park Improvements	44174.16	120.00	45.05	3437.50		40901.71		3237.36	37664.35					40901.71
	Library Capital Improvements	11958.86		11.68			11970.54		11970.54						11970.54
	Ambulance Improvements	105633.42	342.23	107.57			105983.22		17176.51	88806.71					105983.22
	TIF Projects	111347.02					111347.02		32847.02	78500.00					111347.02
	Cemetery Improvements	16871.75	80.00	195.13			17146.88		480.44	16666.44					17146.88
	Capital Improvements	317734.74		313.30			318048.04		49863.30	268184.74					318048.04
	Low Income Housing	15355.68		15.77			15371.45		1473.75	179.56					15371.45
	Baty Disc Golf Course	1827.52		1.79	176.00		1653.31		134.03	7353.33					1653.31
	Mary Maxine Redmond Trust	7744.23		7.93	264.80		7487.36		5853.34	5050.29					7487.36
	Pocket Park	10892.74		10.89			10903.63		540.00	173037.30					10903.63
PERMANENT FUNDS:															
	Cemetery Perpetual Care	173497.30	90.00				173577.30		540.00	173037.30					173577.30
	Charles S Bidwell Book Trust	82207.15		84.38	159.69		82131.84		1362.89	80768.95					82131.84
	Iona Mary Baker Trust	38168.62		39.17	440.88		37766.91		379.28	3787.65					37766.91
ENTERPRISE FUNDS:															
	Water Operating	152724.58	37100.02	155.72	19830.82		170149.50		40593.74	129555.76					170149.50
	Customer Deposits	94685.70	450.00		735.00		94400.70		12828.14	81572.56					94400.70
	Water Capital Improvements	21905.72	4989.56	70.00			26965.28		20756.03	6209.25					26965.28
	Sewer Operating	331325.10	100681.36	336.79	135195.14		297148.11		36632.11	260516.00					297148.11
	Sewer Capital Improvements	58303.16	4989.57	105.66	56500.00		6898.39		-1486.94	8385.33					6898.39
	Sanitation	90456.53	48421.03	89.87	41546.26		97421.17		67272.95	30148.22					97421.17
	Sanitation Capital Improvements	8551.61		8.35			8559.96		8559.96						8559.96
	Yard Waste Site	26367.94	3572.57	26.26	7737.27		22229.50		12179.13	10050.37					22229.50
	Storm Water fund	-8717.78	6092.36	421.08	-482.96		-2687.30		-2687.30						-2687.30
AGENCY FUNDS															
	Self Funded Insurance	0.00	470.10		470.10		0.00								0.00
	Flex Spending	161.02					161.02		161.02						161.02
	Enterprise Flex Spending	107.48					107.48		107.48						107.48
TOTAL OF ALL FUNDS															
		5291428.76	517062.84	5910.44	29375.00	718308.31	5096094.73	950.00	1855636.45	3227190.77	12117.51	0.00	0.00	0.00	5096094.73

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

Handwritten Signature 1.29.22

Bank	Amount	Interest rate	Maturity date	Length of investment	Purpose
F & M Bank					
Total by Bank	\$0.00				
Citizens State Bank					
Savings # 6025641	\$238.35	0.150	N/A		Earl F Lehmann Trust Soldier Memorial
Checking #694486	\$11,879.16		N/A		
Total by Bank	\$12,117.51				
Dutrac Credit Union					
Total by Bank	\$0.00				
Regions Banks					
Money Market #0087688689	\$0.00				Soldiers Memorial
Total by Bank	\$0.00				
Fidelity Bank & Trust					
Total by Bank	\$0.00				
Ohnward Bank & Trust					
General Ckg/Sweep #40002008	\$1,948,147.27	1.25	N/A		General Checking General Savings
Property Tax & Water #40001992	\$3,227,190.77	1.25	N/A		
Total by Bank	\$5,175,338.04				
Total Cash on Hand- All Banks	\$5,187,455.55				
Plus Petty Cash	\$950.00				Clerk's Office, Library, Aquatic Center and Berndes Center
Adjust Bank Error	-\$186.00				
Plus Outstanding Credit Card Pymt	\$150.00				
Less Outstanding Checks	\$92,274.82				
Treasurer's Balance	\$5,096,094.73				

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

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

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

Bank Balance		
General Checking	\$1,948,147.27	
Property Tax & Water	\$3,227,190.77	
Soldiers Memorial Ckg	\$11,879.16	
Earl F Lehmann Trust	\$238.35	
Soldier Memorial Money Market	\$0.00	
		<hr/>
Total Bank Balance		\$5,187,455.55
Plus (Minus) Adjustment:		
Bank Charge/Error	-\$186.00	
		<hr/>
Total Adjustment		-\$186.00
Plus Outstanding Credit Card Pymt:		
Credit Card Payments	\$150.00	
		<hr/>
Total Outstanding Credit Card Pymts		\$150.00
Less Outstanding Checks:		
Financial/Payroll	\$92,274.82	
Soldiers Memorial	\$0.00	
		<hr/>
Total Outstanding Checks		\$92,274.82
Plus Investments:		
Time Certificates	\$0.00	
Petty Cash	\$950.00	
		<hr/>
Total Investments		\$950.00
Treasurer's Balance		<hr/> <hr/> \$5,096,094.73

Prepared By: Sally Hinrichsen 1-28-2022
Sally Hinrichsen, City Clerk

Reviewed by: Russell Farnum 1-28-2022
Russell Farnum, City Administrator

City Council Meeting
Prep. Date: 1/13/2022
Preparer: Sally Hinrichsen



Agenda Item: # 1
Agenda Date: 2/7/2022

Communication Page

Agenda Items Description: Resolution to approve standard Residential Tax Abatement related to property located at 105 East Burroughs Street, 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 Mike A Tuel Jr related to residential improvements constructed at 105 East Burroughs Street, Monticello, Iowa

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

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

The City of Monticello, Iowa

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

RESOLUTION

Approving Michael, A Tuel Jr Tax Abatement Application related to Residential Improvements constructed at 105 East Burroughs Street, Monticello, Iowa

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

WHEREAS, Michael, A Tuel Jr has completed and filed an Application for Tax Abatement related to residential property located at 105 East Burroughs Street and

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

WHEREAS, The Council further finds that the estimated completion date of the improvements is July 2022, 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 Michael, A Tuel Jr as set forth above, consistent with Chapter 10 of the Monticello Code of Ordinances, said Application bearing the date of January 12, 2022 and being signed by Michael, A Tuel Jr and further directs the Monticello City Clerk to file same with the Jones County Assessor as prescribed by law.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and caused the Great Seal of the City of Monticello, Iowa to be affixed hereto. Done this 7th day of February, 2022.

David Goedken, Mayor

Attest:

Sally Hinrichsen, City Clerk

City Council Meeting
 Prep. Date: 1/31/2022
 Preparer: Sally Hinrichsen



Agenda Item: # 2
 Agenda Date: 02/07/2022

Communication Page

Agenda Items Description: Resolution to approve FY '23 investment in Jones County Senior Dining.

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

Attachments & Enclosures:

Proposed Resolution
Letter Request for funding

Fiscal Impact:

Budget Line Item:	
Budget Summary:	Admin contribution
Expenditure:	\$3,600
Revenue:	

Synopsis: Request of Senior Dining program for annual appropriation.

Background Information: The City of Monticello has been appropriating funds to senior dining for a number of years. The requested investment is based on the number of meals served in Monticello last year and is based on a percentage of what the Senior Dining Program need to provide services the seniors, up from \$3,200 in FY '22 and down from \$5,025 in FY '21 and from \$3,700 in FY '20

The Monticello Senior Dining site was closed in 2020, when the owner of the facility requested the Senior Center to evacuate the premises on or about July 1, 2020. They are currently delivering to homebound seniors in Monticello.

Staff Recommendation: Recommendation that the Council consider approval of the requested investment for FY '23 in the amount of \$3,600.

The City of Monticello, Iowa

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

RESOLUTION #

Approving FY '23 Senior Dining Funding request in the amount of \$3,600

WHEREAS, Monticello has historically supported the Senior Dining program in Monticello, typically being based upon a per meal rate or a % of program use, and

WHEREAS, Jones County Senior Dining has requested \$3,600 as the City of Monticello

FY '23 investment is based on the number of meals served in Monticello last year and is based on a percentage of what the Senior Dining Program need to provide services the seniors, up from \$3,200 in FY '22 and down from \$5,025 in FY '21 and from \$3,700 in FY '20, and

WHEREAS, The requested amount would be included as a contribution to be paid from the FY '23 General Fund.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby approve the funding request of the Jones County Senior Dining program in the amount of \$3,600 for fiscal year 2022.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and caused the Great Seal of the City of Monticello, Iowa to be affixed hereto. Done this 7th day of February, 2022.

David Goedken, Mayor

Attest:

Sally Hinrichsen, City Clerk

January 14, 2022

Russ Farnum, City Administrator
City of Monticello
200 E. 1st St.
Monticello, Ia. 52310

RE: Request for financial support for operating costs of the Jones County Senior Dining Program for the fiscal year 2023 (July 1, 2022-June 30, 2023).

I am writing to you on behalf of the Jones County Senior Dining Center, which is requesting financial support in the amount of \$3600.00; this will be used for program costs. This amount was based on the number of meals served in Monticello this last fiscal year and is based on a percentage of what the Program needs to help provide services to our seniors.

Meals are also served in Anamosa, Olin, and Wyoming; therefore we will be requesting funds from them as well.

Since we are a county wide program, we will be requesting funds from the Board of Supervisors too.

The operation of the Jones County Senior Center benefits seniors throughout the county. Seniors receive nutritious noon meals in addition to the opportunity for socialization and education. Frail homebound seniors in the county receive nutritious meals delivered to their homes and are monitored on a regular basis.

We need your continued support to maintain nutritious meal options with an increasingly growing senior population.

We appreciate your assistance with funding for the program. If at any time you have any questions or concerns, please contact Lisa Tallman at 462-4484.

Sincerely,

A handwritten signature in black ink that reads "Lisa Tallman". The signature is written in a cursive style with a long horizontal flourish at the end.

Lisa Tallman, Program Director
Jones County Senior Center

City Council Meeting
 Prep. Date: 1/31/2022
 Preparer: Sally Hinrichsen



Agenda Item: # 3
 Agenda Date: 02/07/2022

Communication Page

Agenda Items Description: Resolution Scheduling Public Hearing for the Purpose of Considering the Maximum Tax Dollars to be collected by the City from Certain Levies for the City’s Proposed Fiscal Year 2022-2023 Budget for February 21, 2022 at 6:00 p.m.

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: This Resolution schedules a Public Hearing that became a new requirement in the 2019 State of Iowa Legislative session.

Background Information: The City Council is required to hold a Public Hearing to make the public aware of the proposed maximum property tax dollars to be collected from certain levies. If the City’s tax revenues will increase more than 2 percent, the Council must approve that increase by a two-thirds vote, instead of a simple majority. (In Monticello’s case, a simple majority and 2/3 vote is one and the same, 4 members either way.)

At this juncture we (Staff/Council) are working to finalize the proposed budget. To keep the budget approval process on track, however, we need to schedule this Public Hearing at this time.

Staff Recommendation: Recommendation that the Council schedule the Public Hearing on the Maximum Tax Levy for February 21, 2022 at 6:00 p.m.

The City of Monticello, Iowa

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

RESOLUTION #

Scheduling Public Hearing for the Purpose of Considering the Maximum Tax Dollars to be collected by the City from Certain Levies for the City's Proposed Fiscal Year 2022-2023 Budget for February 21, 2021 at 6:00 p.m.

WHEREAS, Senate File 634 (a/k/a Iowa Code 384.15A) requires that a Public Hearing be held prior to considering the proposed FY 2022 maximum property tax dollars to be collected by the City, at which any resident or taxpayer of the City may present objections against or arguments in favor of the proposed maximum property tax dollars to be collected, and

WHEREAS, The FY 2023 city maximum property tax dollars for the affected levy total must be approved prior to setting the proposed budget public hearing for FY 2023, and

WHEREAS, Notice of the Public Hearing must be published at least ten but no more than twenty days prior to the Public Hearing, and

WHEREAS, Notice shall be published in the Monticello Express, scheduling Public Hearing for the 21st day of February, 2022 at 6:00 P.M. at the Community Media Center, City Council Chambers, Monticello, Iowa, at which any interested resident or taxpayer may be heard on the proposed maximum property tax dollars to be collected from certain levies, and

WHEREAS, The City Clerk is instructed to see to the publication of the appropriate Notice in the Monticello Express, consistent with the above dictates, so that the Public Hearing may be held as scheduled herein.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby schedule a Public Hearing for the purpose of considering the Maximum Tax Dollars to be collected by the City from Certain Levies for the City's proposed FY 2023 budget for the 21st day of February, 2021 at 6:00 p.m. to be held in the City Council Chambers at the Mary Lovell LeVan Renaissance Center in Monticello, Iowa.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and caused the Great Seal of the City of Monticello, Iowa to be affixed hereto. Done this 7th day of February, 2022.

David Goedken, Mayor

Attest:

Sally Hinrichsen, City Clerk

**NOTICE OF PUBLIC HEARING - CITY OF MONTICELLO - PROPOSED PROPERTY TAX LEVY
Fiscal Year July 1, 2022 - June 30, 2023**

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

Meeting Date: 2/21/2022 **Meeting Time:** 06:00 PM **Meeting Location:** 220 E 1st Street, Monticello, Iowa

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

City Website (if available)
WWW.CI.MONTICELLO.IA.US

City Telephone Number
(319) 465-3577

	Current Year Certified Property Tax 2021 - 2022	Budget Year Effective Property Tax 2022 - 2023	Budget Year Proposed Maximum Property Tax 2022 - 2023	Annual % CHG
Regular Taxable Valuation	131,374,228	145,194,423	145,194,423	
Tax Levies:				
Regular General	1,064,131	1,064,131	1,176,075	
Contract for Use of Bridge			0	
Opr & Maint Publicly Owned Transit			0	
Rent, Ins. Maint. Of Non-Owned Civ. Ctr.			0	
Opr & Maint of City-Owned Civic Center			0	
Planning a Sanitary Disposal Project			0	
Liability, Property & Self-Insurance Costs			0	
Support of Local Emer. Mgmt. Commission			0	
Emergency			0	
Police & Fire Retirement			0	
FICA & IPERS	208,500	208,500	284,941	
Other Employee Benefits	234,154	234,154	219,350	
Total Tax Levy	1,506,785	1,506,785	1,680,366	11.51
Tax Rate	11.46941	10.37771	11.57321	

Explanation of significant increases in the budget:

Projected increase in liability insurance premium, health insurance premiums, workers compensation premium and EMS expenses. This is not an increase in property tax rates. It is an increase in valuations set by the county, leading to additional revenue.

If applicable, the above notice also available online at:

City Web sites: ci.monticello.ia.us and monticello.lib.ia.us; Instagram site: monticello_public_library City Facebook sites: City of Monticello, Monticello Public Library - Ross & Elizabeth Baty, Monticello Ambulance Service, The Monticello Police Department, Monticello Aquatic Center, and City of Monticello – IA Parks & Recreation

*Total city tax rate will also include voted general fund levy, debt service levy, and capital improvement reserve levy.

**Budget year effective property tax rate is the rate that would be assessed for these levies if the dollars requested is not changed in the coming budget year

City Council Meeting
Prep. Date: 02/01/2022
Preparer: Russell Farnum



Agenda Item: # 4
Agenda Date: 02/07/2022

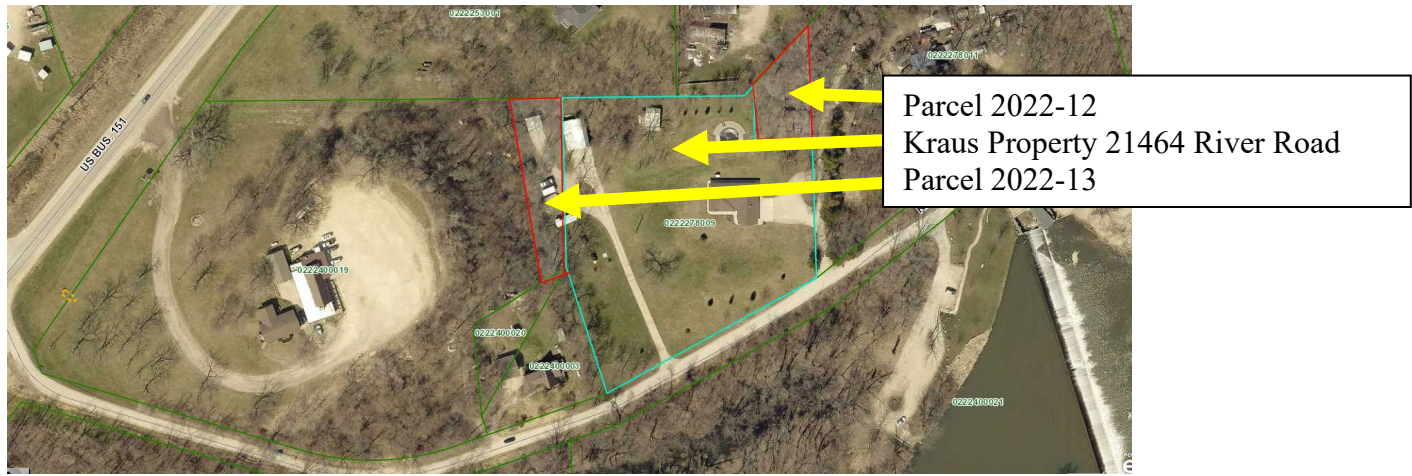
Communication Page

Agenda Items Description: Proposed Plats - Parcel 2022-12 and 2022-13, near 21464 River Road (Anthony Kraus)

Type of Action Requested: Resolution	
Attachments & Enclosures: Proposed Plat(s)	Fiscal Impact:
	Budget Line Item:
	Budget Summary:
	Expenditure:
	Revenue:

Synopsis: Anthony Kraus owns the property at 21464 River Road. He would like to purchase some land from a neighborhood to “fill in a notch” in the property (Parcel 2022-12), and it appears as though his garage is on other neighboring property that he proposed to purchase (Parcel 2022-13).

The properties are outside of the City Limits, but the City has review of these plats through its extraterritorial jurisdiction.



Background: The property at 21464 River Road is unincorporated. The owner would like to buy some additional land from two neighbors, in order to make his lot larger.

The property is just east of Business 151, just north of the Maquoketa River. The property, and the two adjacent lots, are improved with single family homes. Land to the west includes Hillside Sports Bar. The river is to the south, and to the north lies Monti View mobile home park and storage.

The owner is asking for approval of two plats, Parcels 2022-12 and 2022-13, which include portions of the neighboring properties. The purchase would increase the size of Kraus's property without negatively impacting the neighboring properties.

It would be recommended that these two parcels be combined with the property at 21464 River Road, in order to avoid creating any nonconforming or remnant lots.

This proposal is very near the City Limits, but will have no impact upon the future development of the City.

Recommendation: This will have no impact upon the future growth or development of the City, as no new development is proposed. The Planning and Zoning Commission reviewed these plats at their meeting of January 25, 2022, and recommended approval (with the condition) by a vote of 3-0 (Adams absent).

Approval is recommended with the condition that the two parcels (2022-12 and 2022-13) be combined with the property at 21464 River Road.

The City of Monticello, Iowa

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

RESOLUTION #

Resolution Approving Plat(s) of Survey to Parcels 2022-12 and 2022-13 for Property at 21464 River Road

WHEREAS, The Plat(s) of Survey to Parcels 2022-12 and 2022-13 for property at 21464 River Road has been presented to the City Council for approval, same being located within the two-mile jurisdiction of the City limits of the City of Monticello, and

WHEREAS, The Plats were created to add land to the existing lot that contains the home and buildings on this site from surrounding property. The two adjacent lots, to the east are improved with single family homes. Land to the west includes Hillside Sports Bar, and

WHEREAS, The City Planning and Zoning Board has reviewed the Plat(s) of Survey and recommends that it be approved, subject to condition as stated below is met, and

WHEREAS, The City Council finds that the Plat(s) of Survey for property at 21646 River Road should be approved.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby approve the Plat(s) of Survey for property at 21464 River Road, subject to the following condition:

1. That the two parcels (2022-12 and 2022-13) be combined with the property at 21464 River Road.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and caused the Great Seal of the City of Monticello, Iowa to be affixed hereto. Done this 7th day of February, 2022.

David Goedken, Mayor

Attest:

Sally Hinrichsen, City Clerk

INDEX LEGEND

LOCATION: SE1/4 NE1/4 OF SECTION 22, T86N, R3W
 REQUESTOR: ANTHONY KRAUS
 PROPRIETOR: WILLIAM J. HALL JR. & LINDA M. HALL
 SURVEYOR: BILL BURGER
 SURVEYOR COMPANY: WM. BURGER LANDSURVEYOR
 BILL BURGER, 510 3RD STREET WEST COURT,
 RETURN TO: WORTHINGTON, IA 52078 | (563) 855-2028

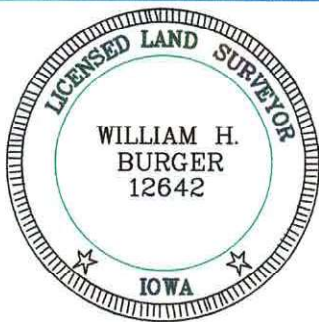
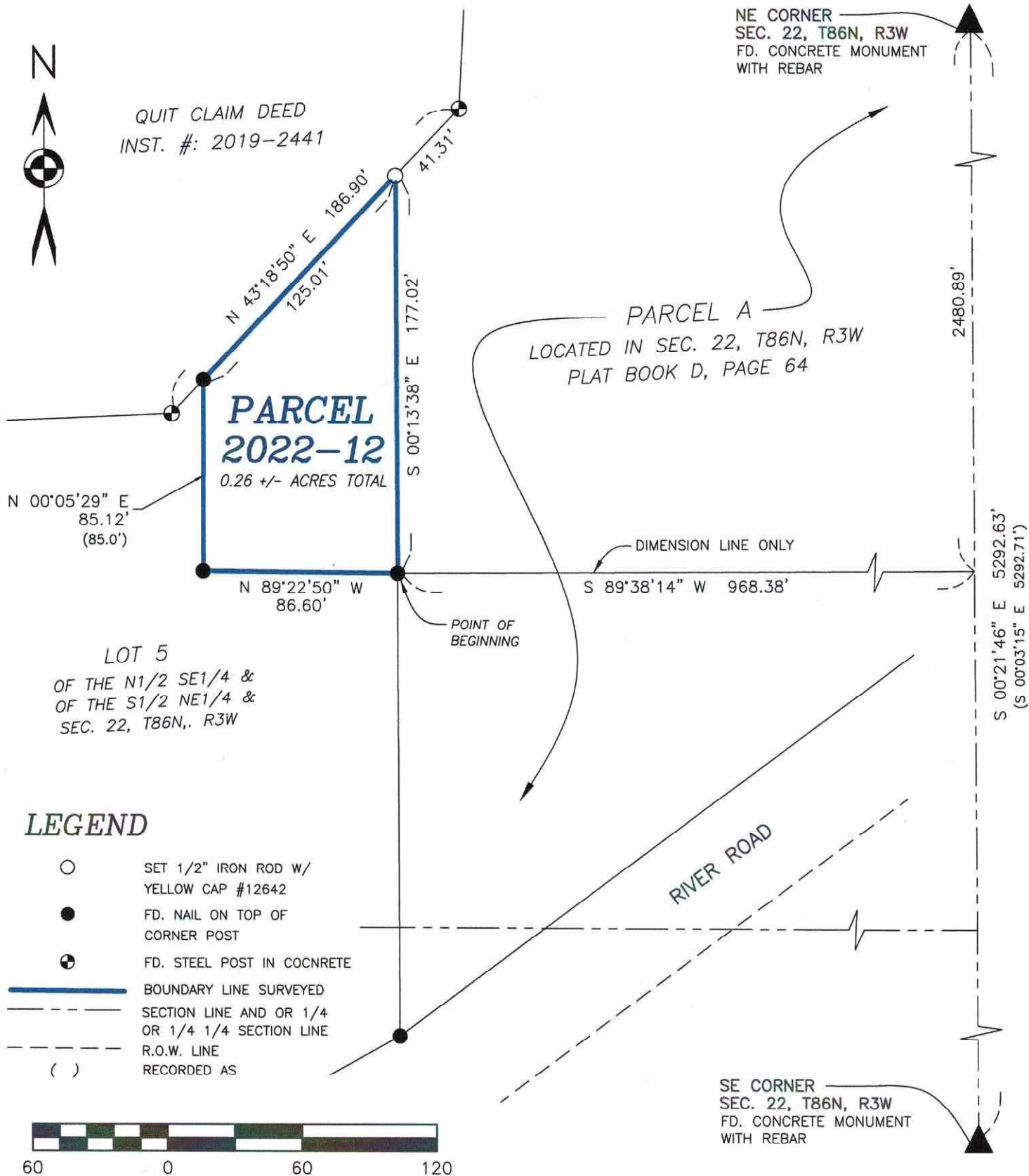
PREPARED BY BILL BURGER WM. BURGER LAND SURVEYOR 510 3RD STREET WEST COURT WORTHINGTON, IOWA 52078 (563) 855 2028

PLAT OF SURVEY

PARCEL 2022-12

PART OF PARCEL A SITUATED IN SECTION

TWENTY-TWO (22), TOWNSHIP EIGHTY-SIX NORTH (T86N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, JONES COUNTY, IOWA



DATE OF SURVEY: 9/10/2021	SCALE: 1" = 60'	SHEET 1 OF 3
PROPRIETORS: SEE INDEX LEGEND		
I HEREBY CERTIFY THAT THIS LANDSURVEYING DOCUMENT WAS PREPARED AND RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022 <i>William H. Burger</i> 1/11/22 WILLIAM H. BURGER #12642 DATE		Wm. Burger LandSurveyor 510 3rd Street West Court Worthington, Iowa 52078

LEGAL DESCRIPTION

PARCEL 2022-12 – Part of Parcel A located in Section Twenty-two (22), Township Eighty-six North (T86N), Range Three West (R3W), of the Fifth Principal Meridian, Jones County, Iowa; containing a total of 0.26 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record** and more particularly described by metes and bounds as follows:

COMMENCING at the Northeast corner of Section Twenty-two (22), Township Eighty-six North (T86N), Range Three West (R3W), of the Fifth Principal Meridian, Jones County, Iowa;

Thence South 00°-21'-46" East 2480.89 feet along the East line of the Northeast Quarter (NE1/4) of said Section Twenty-two (22);

Thence South 89°-38'-14" West 968.38 feet to the **POINT OF BEGINNING**, corner also being a Westerly corner of Parcel A in Section Twenty-two (22), Township Eighty-six North (T86N), Range Three West (R3W) of the Fifth Principal Meridian, Jones County, Iowa as recorded in Book D, Page 64 in the Office of the Jones County Recorder;

Thence North 89°-22'-50" West 86.60 feet along a Southerly line and to a Westerly corner of said Parcel A;

Thence North 00°-05'-29" East 85.12 feet along a Westerly line and to a Westerly corner of said Parcel A;

Thence North 43°-18'-50" East 125.01 feet along a Westerly line of said Parcel A;

Thence South 00°-13'-38" East 177.02 feet to the **POINT OF BEGINNING**, containing a total of 0.26 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The East line of the Northeast Quarter (NE1/4) of Section Twenty-two (22), Township Eighty-six North (T86N), Range Three West (R3W) of the Fifth Principal Meridian of Jones County, Iowa is assumed to bear South 00°-21'-46" East.

	<p><u>SURVEYORS CERTIFICATE</u></p> <p>I hereby certify that this land survey document was prepared and related survey work was performed by me or under my direct personal supervision, and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa;</p> <p>My license renewal date is December 31, 2022</p> <p><i>William H. Burger</i> 1/11/22 William H. Burger Date Reg. No. 12642</p> <p>Sheet No. <u>2</u> covered by this seal</p>
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INDEX LEGEND

LOCATION: N1/2 SE1/4 OF SECTION 22, T86N, R3W
 S1/2 NE1/4 OF SECTION 22, T86N, R3W

REQUESTOR: ANTHONY KRAUS

PROPRIETOR: THREE GENERATIONS, LLC

SURVEYOR: BILL BURGER

SURVEYOR COMPANY: WM. BURGER LANDSURVEYOR

BILL BURGER, 510 3RD STREET WEST COURT,
 RETURN TO: WORTHINGTON, IA 52078 | (563) 855-2028

PREPARED BY BILL BURGER WM. BURGER LAND SURVEYOR 510 3RD STREET WEST COURT WORTHINGTON, IOWA 52078 (563) 855 2028

PLAT OF SURVEY

PARCEL 2022-13

PART OF LOTS 6 AND 7 OF THE NORTH HALF (N1/2)

OF THE SOUTHEAST QUARTER (SE1/4) AND THE SOUTH HALF (S1/2) OF THE NORTHEAST QUARTER (NE1/4), ALL IN SECTION TWENTY-TWO (22), TOWNSHIP EIGHTY-SIX NORTH (T86N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, JONES COUNTY, IOWA

LEGEND

- SET 1/2" IRON ROD W/ YELLOW CAP #12642
- FD. 1/2" IRON ROD W/ YELLOW CAP #12642
- ⊕ FD. NAIL ON TOP OF CORNER POST
- FD. 5/8" IRON ROD W/ NO CAP
- BOUNDARY LINE SURVEYED
- - - SECTION LINE AND OR 1/4 OR 1/4 1/4 SECTION LINE
- - - R.O.W. LINE
- () RECORDED AS

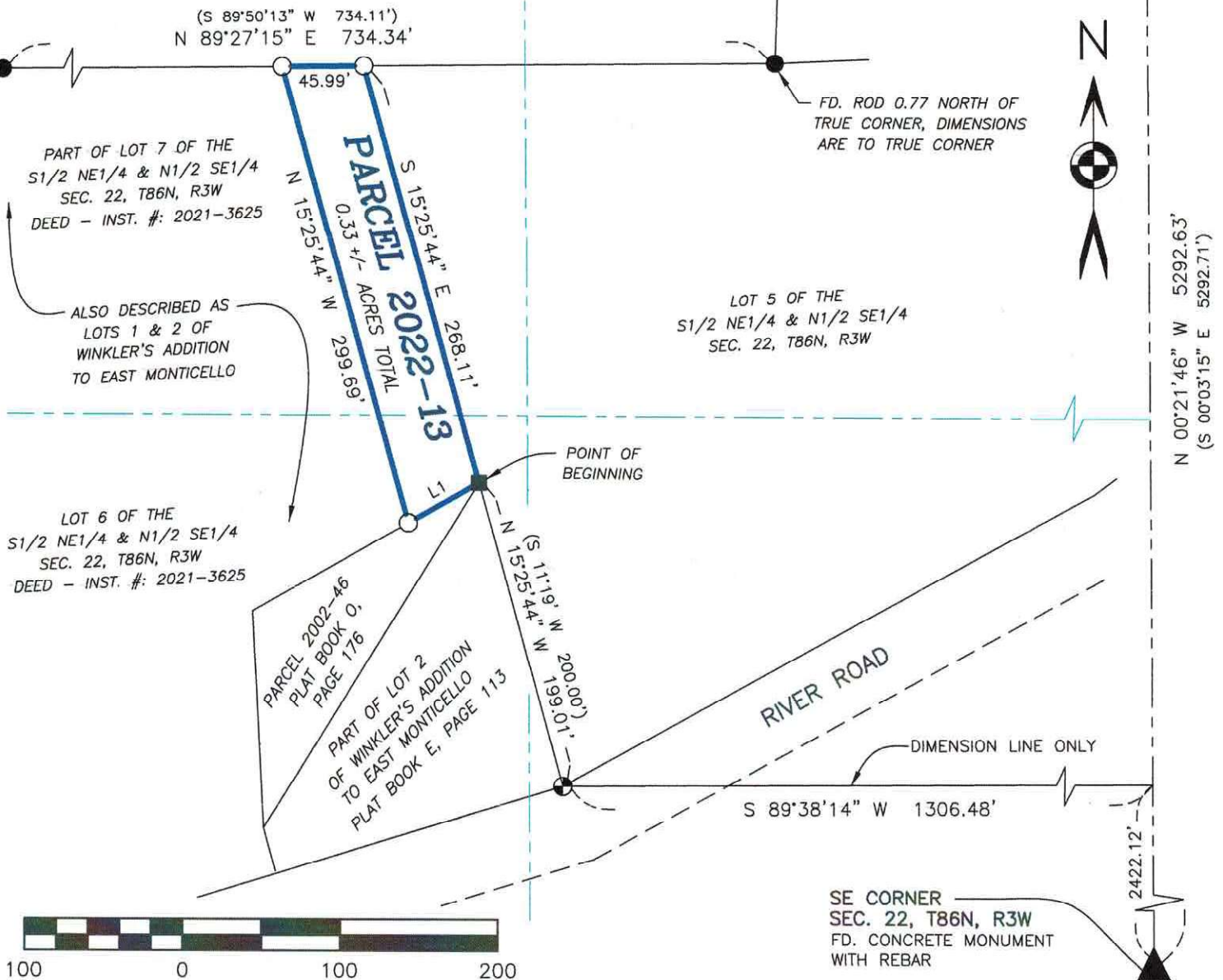
NE CORNER
 SEC. 22, T86N, R3W
 FD. CONCRETE MONUMENT
 WITH REBAR

ACREAGE SUMMARY

PARCEL	SW1/4 NE1/4 SEC. 22, T86N, R3W	NW1/4 SE1/4 SEC. 22, T86N, R3W
	TOTAL ACRES	TOTAL ACRES
2022-13	0.26 +/-	0.07 +/-

LINE	BEARING	DISTANCE
L1	S 60°29'06" W (S 87°23'48" W)	51.55'

WARRANTY DEED - BOOK 424, PAGE 306
 RETRACEMENT SURVEY - FEE BOOK 2010 1521



DATE OF SURVEY: 9/10/2021 SCALE: 1" = 100' SHEET 1 OF 3

PROPRIETORS: SEE INDEX LEGEND

I HEREBY CERTIFY THAT THIS LANDSURVEYING DOCUMENT WAS PREPARED AND RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022

Wm. Burger
 LandSurveyor

510 3rd Street West Court
 Worthington, Iowa 52078

WILLIAM H. BURGER #12642 DATE 1/11/22

LEGAL DESCRIPTION

PARCEL 2022-13 – Part of Lots 6 and 7 of the North Half (N1/2) of the Southeast Quarter (SE1/4) and the South Half (S1/2) of the Northeast Quarter (NE1/4), all in Section Twenty-two (22), Township Eighty-six North (T86N), Range Three West (R3W), of the Fifth Principal Meridian, Jones County, Iowa; containing a total of 0.33 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record** and more particularly described by metes and bounds as follows:

COMMENCING at the Southeast corner of Section Twenty-two (22), Township Eighty-six North (T86N), Range Three West (R3W), of the Fifth Principal Meridian, Jones County, Iowa;

Thence North 00°-21'-46" West 2422.12 feet along the East line of the Southeast Quarter (SE1/4) of said Section Twenty-two (22);

Thence South 89°-38'-14" West 1306.48 feet to the Southeast corner of that part of Lot 2 of Winkler's Addition to East Monticello, Jones County, Iowa as shown on plat of survey recorded in Book E, Page 113 in the Office of the Jones County Recorder;

Thence North 15°-25'-44" West 199.01 feet along the Easterly line and to the Northeasterly corner of said part of Lot 2 of Winkler's Addition shown on plat of survey recorded in Book E, Page 113;

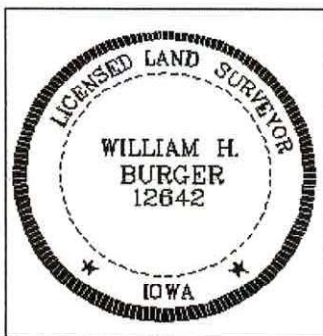
Thence South 60°-29'-06" West 51.55 feet along the Northerly line of Parcel 2002-46 as recorded in Plat Book O, Page 176 in the Office of the Jones County Recorder;

Thence North 15°-25'-44" West 299.69 feet to the North line of that part of Lot 7 of the South Half (S1/2) of the Northeast Quarter (NE1/4) and the North Half (N1/2) of the Southeast Quarter (SE1/4), all in said Section Twenty-two as described by warranty deed recorded in Instrument #: 2021-3625 in the Office of the Jones County Recorder;

Thence North 89°-27'-15" East 45.99 feet along said North line and to the Northwest corner of Lot 5 of the South Half (S1/2) of the Northeast Quarter (NE1/4) and the North Half (N1/2) of the Southeast Quarter (SE1/4) all in said Section Twenty-two (22);

Thence South 15°-25'-44" East 268.11 feet along the Westerly line of said Lot 5 to the **POINT OF BEGINNING**, containing a total of 0.33 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The East line of the Southeast Quarter (SE1/4) of Section Twenty-two (22), Township Eighty-six North (T86N), Range Three West (R3W) of the Fifth Principal Meridian of Jones County, Iowa is assumed to bear North 00°-21'-46" West.

	<p><u>SURVEYORS CERTIFICATE</u></p> <p>I hereby certify that this land survey document was prepared and related survey work was performed by me or under my direct personal supervision, and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa;</p> <p>My license renewal date is December 31, 2022</p> <p><i>William H. Burger</i> 1/11/22 William H. Burger Date Reg. No. 12642</p> <p>Sheet No. 2 covered by this seal</p>
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City Council Meeting
Prep. Date: 02/01/2022
Preparer: Russell Farnum



Agenda Item: # 5
Agenda Date: 02/07/2022

Communication Page

Agenda Items Description: Proposed Plat Parcel 2022-14 near 652 N. Birch St (Matt Miller)

Type of Action Requested: Resolution

Attachments & Enclosures:

Proposed Plat

Fiscal Impact:

Budget Line Item:	
Budget Summary:	
Expenditure:	
Revenue:	

Synopsis: Matt Miller owns the property at 652 N. Birch Street. His home is very close to the south lot line. He is proposing to purchase some land from the neighboring property to expand his yard.

Background: The home at 652 N. Birch was constructed in about 1991. By appearances, the home was built very close to, if not over, the south line of the lot on which it is situated. The homeowner did not create this situation. The owner is asking for approval of the plat for Parcel 2022-14, which is a portion of the neighboring property, which is the owner is buying from the neighbor. The purchase would move the south line of Miller’s lot further away from the home, increasing the size of Miller’s lot and the setback from the house.



The property, and the surrounding lots, are all zoned R-1, with a minimum lot size of 7,000 square feet and a minimum width of 70 feet. If this plat is approved and the lot combined with 652 Birch, the new lot will be a bit over 22,000 square feet, with a lot width of 127 feet.

The remaining property of the neighbor (Lot 1 of Hillcrest Place) will still be conforming with the zoning requirements. The lot width will remain the same. The lot size will be reduced from 13,272 square feet, to just over 10,000 square feet.

If this plat is approved, the petitioner will need to take action to combine Parcel 2022-14 with his existing property. This will be a condition of approval. The Planning and Zoning Commission reviewed this plat at their regular meeting of January 25, and recommended approval (with the condition) by a vote of 3-0 (Adams absent).

Recommendation: This proposal improves a nonconforming situation without detracting from the neighborhood or creating another nonconformity. Approval is recommended, with the condition that Parcel 2022-14 be combined with the property at 652 N. Birch Street.

The City of Monticello, Iowa

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

RESOLUTION #

Approving Plat of Survey to Parcel 2022-14

WHEREAS, The Plat of Survey to Parcel 2022-14 has been presented to the City Council for approval, same being located within the City Limits of the City of Monticello, and

WHEREAS, The Plat of Survey was created to parcel off property titled to Linda Dowie and located at 650 Hillcrest Drive, same to be transferred to a neighboring property owner Matt Miller located at 652 North Birch Street, and

WHEREAS, The City Planning and Zoning Board has reviewed the Plat of Survey and recommends that it be approved, subject to condition as stated below is met, and

WHEREAS, The City Council finds that the Plat of Survey to Parcel 2022-14 and, subject to the condition, as recommended by the Planning and Zoning Board.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby approve the Plat of Survey to Parcel 2022-14, subject to the following condition:

1. That these two parcels be combined with the property at 21464 River Road, in order to avoid creating any nonconforming or remnant lots

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and caused the Great Seal of the City of Monticello, Iowa to be affixed hereto. Done this 7th day of February, 2022.

David Goedken, Mayor

Attest:

Sally Hinrichsen, City Clerk

INDEX LEGEND

LOCATION: LOT 1 OF MONTICELLO HILLCREST PLACE
IN MONTICELLO, IOWA

REQUESTOR: MATT MILLER

PROPRIETOR: LINDA L. DOWIE

SURVEYOR: BILL BURGER

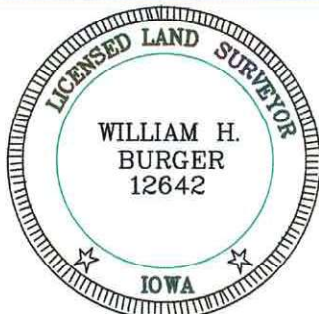
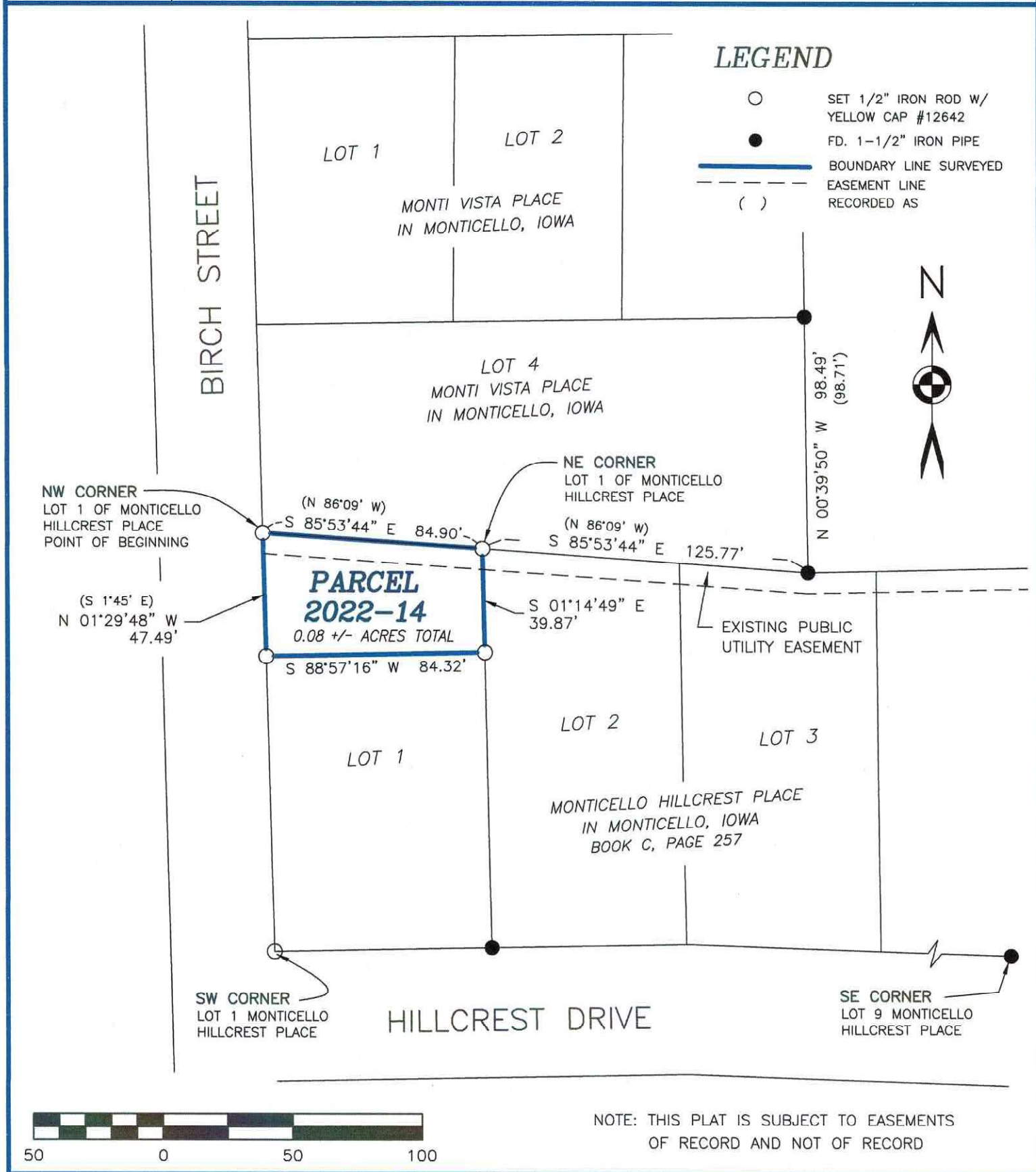
SURVEYOR COMPANY: WM. BURGER LANDSURVEYOR

BILL BURGER, 510 3RD STREET WEST COURT,
RETURN TO: WORTHINGTON, IA 52078 | (563) 855-2028

PREPARED BY BILL BURGER WM. BURGER LAND SURVEYOR 510 3RD STREET WEST COURT WORTHINGTON, IOWA 52078 (563) 855 2028

PLAT OF SURVEY

PARCEL 2022-14 PART OF LOT 1 OF MONTICELLO
HILLCREST PLACE IN MONTICELLO, IOWA



DATE OF SURVEY: 12/23/2021	SCALE: 1" = 50'	SHEET 1 OF 3
PROPRIETORS: SEE INDEX LEGEND		
I HEREBY CERTIFY THAT THIS LANDSURVEYING DOCUMENT WAS PREPARED AND RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022 <i>William H. Burger</i> 1/11/22 WILLIAM H. BURGER #12642 DATE		Wm. Burger LandSurveyor 510 3rd Street West Court Worthington, Iowa 52078

LEGAL DESCRIPTION

PARCEL 2022-14 – part of Lot 1 of Monticello Hillcrest Place in Monticello, Iowa; containing a total of 0.08 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record** and more particularly described by metes and bounds as follows:

BEGINNING at the Northwest corner of Lot 1 of Monticello Hillcrest Place in Monticello, Iowa as recorded in Book C, Page 257 in the Office of the Jones County Recorder;

Thence South 85°-53'-44" East 84.90 feet along the North line and to the Northeast corner of said Lot 1;

Thence South 01°-14'-49" East 39.87 feet along the East line of said Lot 1;

Thence South 88°-57'-16" West 84.32 feet to the West line of said Lot 1;

Thence North 01°-29'-48" West 47.49 feet along the West line of said Lot 1 to the **POINT OF BEGINNING**, containing a total of 0.08 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The North line of Lot 1 of Monticello Hillcrest Place in Monticello, Iowa is assumed to bear South 85°-53'-44" East.

	<p><u>SURVEYORS CERTIFICATE</u></p> <p>I hereby certify that this land survey document was prepared and related survey work was performed by me or under my direct personal supervision, and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa;</p> <p>My license renewal date is December 31, 2022</p> <p><i>William H. Burger</i> 1/14/22 William H. Burger Date Reg. No. 12642</p> <p>Sheet No. <u>2</u> covered by this seal</p>
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LEGAL DESCRIPTION

PARCEL 2022-14 – part of Lot 1 of Monticello Hillcrest Place in Monticello, Iowa; containing a total of 0.08 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record** and more particularly described by metes and bounds as follows:

BEGINNING at the Northwest corner of Lot 1 of Monticello Hillcrest Place in Monticello, Iowa as recorded in Book C, Page 257 in the Office of the Jones County Recorder;

Thence South 85°-53'-44" East 84.90 feet along the North line and to the Northeast corner of said Lot 1;

Thence South 01°-14'-49" East 39.87 feet along the East line of said Lot 1;

Thence South 88°-57'-16" West 84.32 feet to the West line of said Lot 1;

Thence North 01°-29'-48" West 47.49 feet along the West line of said Lot 1 to the **POINT OF BEGINNING**, containing a total of 0.08 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The North line of Lot 1 of Monticello Hillcrest Place in Monticello, Iowa is assumed to bear South 85°-53'-44" East.

	<p><u>SURVEYORS CERTIFICATE</u></p> <p>I hereby certify that this land survey document was prepared and related survey work was performed by me or under my direct personal supervision, and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa;</p> <p>My license renewal date is December 31, 2022</p> <p><i>William H. Burger</i> 1/14/22 William H. Burger Date Reg. No. 12642</p> <p>Sheet No. <u>2</u> covered by this seal</p>
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City Council Meeting
Prep. Date: 02/01/2022
Preparer: Russell Farnum



Agenda Item: # 6
Agenda Date: 02/07/2022

Communication Page

Agenda Items Description: Repealing Resolution 2021-90

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

Attachments & Enclosures:

Resolution

Fiscal Impact:

Budget Line Item:	
Budget Summary:	
Expenditure:	
Revenue:	

Synopsis:

In August, 2021, the Council approved Resolution 2021-90, which designated the City’s share of COVID relief (ARPA) funds to water and sewer projects, primarily the replacement of the waste water treatment facility (WWTF).

Since that time, the City has also completed an income survey that shows the City is eligible for CDBG funding for the waste water treatment facility. Staff was recently informed that one of the requirements for use of CDBG money is that the City’s ARPA funds cannot be specifically designated for use on the WWTF. Please note: This requirement does not prohibit the City from spending this money on the WWTF, it just cannot be “earmarked” for that purpose. Instead, the City should designate the funding to replace lost revenue. It can then spend those dollars as it sees fit, for example, on the WWTF.

The accompanying resolution repeals the prior Resolution 2021-90, which designated the ARPA.

Background Information:

The Federal government has passed legislation that provided billions in COVID relief funding for States and municipalities, termed the American Rescue Plan Act (ARPA).

The money will be disbursed in two “tranches”; Tranche 1 has already been released to the states, and Tranche 2 will be released this year. The State will be disbursing to local governments based upon population, according to all projections, Monticello’s share will be about \$250,000 for each tranche, or about \$500,000 total. As part of the legislation, the funding can only be used for specific purposes:

- Support public health expenditures;

- Address the negative economic impacts caused by the public health emergency;
- Replace lost public sector revenue;
- Provide premium pay for essential workers; and.
- Invest in water, sewer, and broadband infrastructure.

State and local government recipients have until December 31, 2024, to obligate the funds and until 2026 to spend the funds. For budgetary purposes, it's best that the Council provide clear direction on the use of the funds, in order to assure compliance with the Federal regulations.

Staff Recommendation:

There was a recent change in legislation that allows substantially more flexibility for communities to claim lost revenue. Because of that change, and the CDBG funding requirements, Monticello is best served by designating the funding lost revenues due to COVID.

Approval is recommended.

The City of Monticello, Iowa

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

RESOLUTION

Rescinding Resolution #2021-90 Designating American Rescue Plan funding for use on the Waste Water Treatment Facility expansion and related Water and Sewer projects

WHEREAS, The Council approved to designate the use of the American Rescue Plan funding to the design, engineering and construction of the Waste Water Treatment Facility expansion on August 16, 2021 as set forth within Resolution #2021-90, and

WHEREAS, The City Administrator explained that Federal government has passed legislation that provided billions in COVID relief funding for States and municipalities, termed the American Rescue Plan Act (ARPA), and

WHEREAS, The US Treasury issued the Final Rule on uses for the ARPA funds, which take effect on April 1, 2022, which allows for a standard allowance for revenue loss for government services adds additional eligible water and sewer infrastructure investments, and

WHEREAS, City recently completed an income survey that shows the City is eligible for CDBG funding for the waste water treatment facility. Staff was recently informed that one of the requirements for use of CDBG money is that the City's ARPA funds cannot be specifically designated for use on the waste water treatment facility, until after the CDBG Grant is awarded, and

NOW THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby Rescind Resolution #2020-90 in its' entirety.

IN THE TESTIMONY WHEREOF, I have hereunto subscribed my name and caused the Great Seal for the City of Monticello, Iowa to be affixed. Done this 7th day of February, 2022.

David Goedken, Mayor

Attest:

Sally Hinrichsen, City Clerk



February 2, 2022

Mr. Russ Farnum, City Administrator
City of Monticello, Iowa
200 East 1st Street
Monticello, IA 52310

RE: EAST 7TH STREET UTILITY IMPROVEMENTS – CHANGE ORDER NO. 1

Dear Council:

During the preconstruction meeting for the East 7th Street Utility Improvements project on January 7, 2022 there was discussion about various project items that could be modified in order to add value or longer life expectancy to the proposed improvements. We have worked with City staff and Pirc-Tobin Construction, Inc. to develop modified scope of work for particular items in the contract.

The scope of the water main improvements has been value engineered to include net deductions on the project. The modifications being made to the water main scope are acceptable to the Iowa DNR. The manhole lining versus the manhole replacement were evaluated to add life expectancy improvements of the project, generally because the unit price for the manhole lining came in higher than originally anticipated during the bid. Thus, we are proposing to delete the manhole lining scope on four manholes and add four manhole replacements to the project scope.

The bid items in this change order are original bid items and generally include quantity adjustments. We will be available in person at the Council meeting on February 7, 2022 to answer any questions the Council may have.

Sincerely,

SNYDER & ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read 'A.J. Barry', is written over a light blue horizontal line.

A.J. Barry, P.E.
Civil Engineer

Enclosure: Change Order No. 1

cc: Charlie Arnold, Pirc-Tobin Construction, Inc.

CHANGE ORDER NO. 1

OWNER: City of Monticello

PROJECT: East 7th Street Utility Improvements
S&A PROJECT #: 121.0022.08

To: Pirc-Tobin Construction, Inc.
Contractor
2660 Old Quass Rd
Address
Alburnett, IA 52202
City, State, Zip

You are directed to make the following changes in this contract:

1. **Description of change to be made:**
Realign water main to reduce the number of fittings; realign water main vertically and replace sanitary sewer main with water main grade piping to eliminate casing pipe on the water main; delete the filling on the water main to be abandoned (maintain abandonment capping); delete manhole lining and add manhole replacements at 4 locations to extend expected manhole service life.
2. **Reason for Change:**
To apply value engineering for quantity adjustments on contract bid items to provide the City with longer life expectancy on project improvements based on modifications discussed at the preconstruction meeting.

3. **Settlement for the cost of making the change shall be as follows:**

Item No.	Item Description	Quantity	Unit	Unit Price	Total Price
8.	FILLING AND PLUGGING OF KNOWN PIPE GILVERTS, PIPES, CONDUITS, WATER MAIN, 4"	-413	LF	\$3.00	-\$1,239.00
23.	FITTING, ALL FITTINGS, WATER MAIN	-414	LB	\$13.00	-\$5,382.00
35.	MANHOLE LINING WITH HAND PLACED CEMENTITIOUS MORTAR LINER, 1/2" THICKNESS	-30	VF	\$450.00	-\$13,500.00
59.	WATER MAIN WITH CASING PIPE, TRENCHED, PVC AWWA C900 (DR-18), 8"	-20	LF	\$237.00	-\$4,740.00
Subtotal (Deductions)					-\$24,861.00

Item No.	Item Description	Quantity	Unit	Unit Price	Total Price
14.	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC C900, 8"	55	LF	\$125.00	\$6,875.00
21.	WATER MAIN, TRENCHED, PVC AWWA C900 (DR-18), 8"	20	LF	\$58.00	\$1,160.00
31.	MANHOLE, SW-301, 48"	4	EA	\$6,850.00	\$27,400.00
33.	REMOVE MANHOLE	4	EA	\$863.00	\$3,452.00
44.	FULL DEPTH PATCHES	17	SY	\$150.00	\$2,550.00
Subtotal (Additions)					\$41,437.00
TOTAL (Additions - Deductions)					\$16,576.00

4. This change order will result in a net change in the contract completion time of 0 days and a net change in the cost of the project of \$16576.00 divided as follows:

	Contract Amount	Contract Completion Date
Approved funds and contract completion date as per (Engineer's Estimate, Contract or last approved C.O.)	\$302,698.70	May 31, 2022
Change due to this C.O. (+ or -)	\$16,576.00	0
Totals including this C.O.:	\$319,274.70	May 31, 2022

The change described herein is understood, and the terms of settlement are hereby agreed to:

Pirc-Tobin Construction, Inc.
CONTRACTOR
By 

DATE: 2-02-22

Snyder & Associates, Inc.
ENGINEER
By 

DATE: 02/02/2022

City of Monticello
OWNER
By _____

DATE: _____

PIRC CONSTRUCTION INC. TOBIN

P.O. Box 160 Alburnett, Iowa 52202 Phone: (319) 842-2130 Fax: (319) 842-2131

To: City Of Monticello	Contact:
Address: 200 East First Street Monticello, IA 52310	Phone:
	Fax:
Project Name: Monticello East 7th Street Utility Improvements	Bid Number:
Project Location: Along East 7th Street From Cedar Street To North Sycamore, Monticello, IA	Bid Date: 11/18/2021

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
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Original Contract Items Credit

008	Filling And Plugging Of Known Pipe Culverts, Pipes, Conduits, Water Main, 4"	-413.00	LF	\$3.00	(\$1,239.00)
023	Fitting, All Fittings, Water Main	-414.00	LB	\$13.00	(\$5,382.00)
035	Manhole Lining With Hand Placed Cementitious Mortar Liner, 1/2" Thickness	-30.00	VF	\$450.00	(\$13,500.00)
059	Water Main With Casing Pipe, Trenched, PVC AWWA C900 (DR-18), 8"	-20.00	LF	\$237.00	(\$4,740.00)

Total Price for above Original Contract Items Credit Items: (\$24,861.00)

Proposed Plan Changes

014	Sanitary Sewer Gravity Main, Trenched, PVC C900, 8"	55.00	LF	\$125.00	\$6,875.00
021	Water Main, Trenched, PVC AWWA C900 (DR-18), 8"	20.00	LF	\$58.00	\$1,160.00
031	Manhole, SW-301, 48"	4.00	EACH	\$6,850.00	\$27,400.00
033	Remove Manhole	4.00	EACH	\$863.00	\$3,452.00
044	Full Depth Patches	17.00	SY	\$150.00	\$2,550.00

Total Price for above Proposed Plan Changes Items: \$41,437.00

Total Bid Price: \$16,576.00

Notes:

- Thank you for this opportunity to Provide this proposal.
This Scope of Items is Based Upon Plans Drafted by XXXXXXXX Provided and Dated XXXX

Please review the List of Exclusions listed Below:

- **Excludes Bond, Permits & Dues
- **Excludes Construction Survey
- **Excludes Traffic Control
- **Excludes Trench Compaction Testing
- **Excludes Subgrade and Subbase Compaction Testing
- **Excludes City Inspection Fees
- **Excludes Dewatering and Farming of Soils
- **Excludes Rock Excavation
- **Assumes all trenches to utilize existing trench material for backfill as is, excluding moisture conditioning.
- **Excludes SWPP monitoring
- **Excludes Erosion Control and Seeding (Temporary and Permanent) other than Scope of Unit Priced Items listed

Inclusions and Interpretations of Plans Provided:

NOTE: ALL ITEMS are Tied, unless listed as an Alternate or Discussed Prior to Bid Submittal.

- ***Dedication to the Owners Schedule, to produce a Project on Time!
- ***Organized and Transparent
- ***Easy to Work With - We Do not need to be "Managed"
- ***Forward Thinking to Problems and Provide SOLUTIONS!

**Final Quantities to be based on Actual Field Measured amounts.

- A. **Material Escalation** - The contract price for this construction project has been calculated based on the current prices and availability for building materials. However, the market, availability and pricing for building materials today are volatile, and sudden price increases or delivery delays can occur. The Contractor/Subcontractor agrees to use best efforts to obtain the lowest possible prices from available building material suppliers, but should there be an increase in the prices or delivery dates of these specified materials purchased after execution of contract for use in this construction project, the Owner / General Contractor agrees to pay the cost increase to the Contractor/Subcontractor. Any claim by the Contractor/Subcontractor for payment of a cost increase or material delivery delay, shall require written notice delivered by the Contractor/Subcontractor to the Owner / General Contractor stating the increased cost, the building material or materials in question, the source of supply, and delay dates and costs, supported by invoices and cost breakdowns.

Payment Terms and Conditions as Follows:

- **All Accounts Due 30 Days after Cut-off Period billing End Date. Accounts not paid will be charged 1.75% Each Month, which is Annual 21%, and any and all collection fees including but not limited to Reasonable attorney Fees.
- **Retainage to be Paid in Full within 3 months after Substantial Completion

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: _____</p> <p>Date of Acceptance: _____</p>	<p>CONFIRMED: Pirc-Tobin Construction, Inc.</p> <p>Authorized Signature: _____</p> <p>Estimator: Ryan J. Harter (319) 929-3605 rjharter@pirtobin.com</p>
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Instruction to Contractor #1

To: Pirc-Tobin Construction, Inc.

Date: 01/12/2022

From: A.J. Barry, P.E.

CC:

RE: EAST 7TH STREET UTILITY IMPROVEMENTS

INSTRUCTION:

The Contractor is hereby notified that the modifications listed below have been made by Snyder & Associates, Inc. to the original Contract Documents. Please respond if revisions generally appear to be acceptable, or if there are further modifications the Contractor would like to discuss.

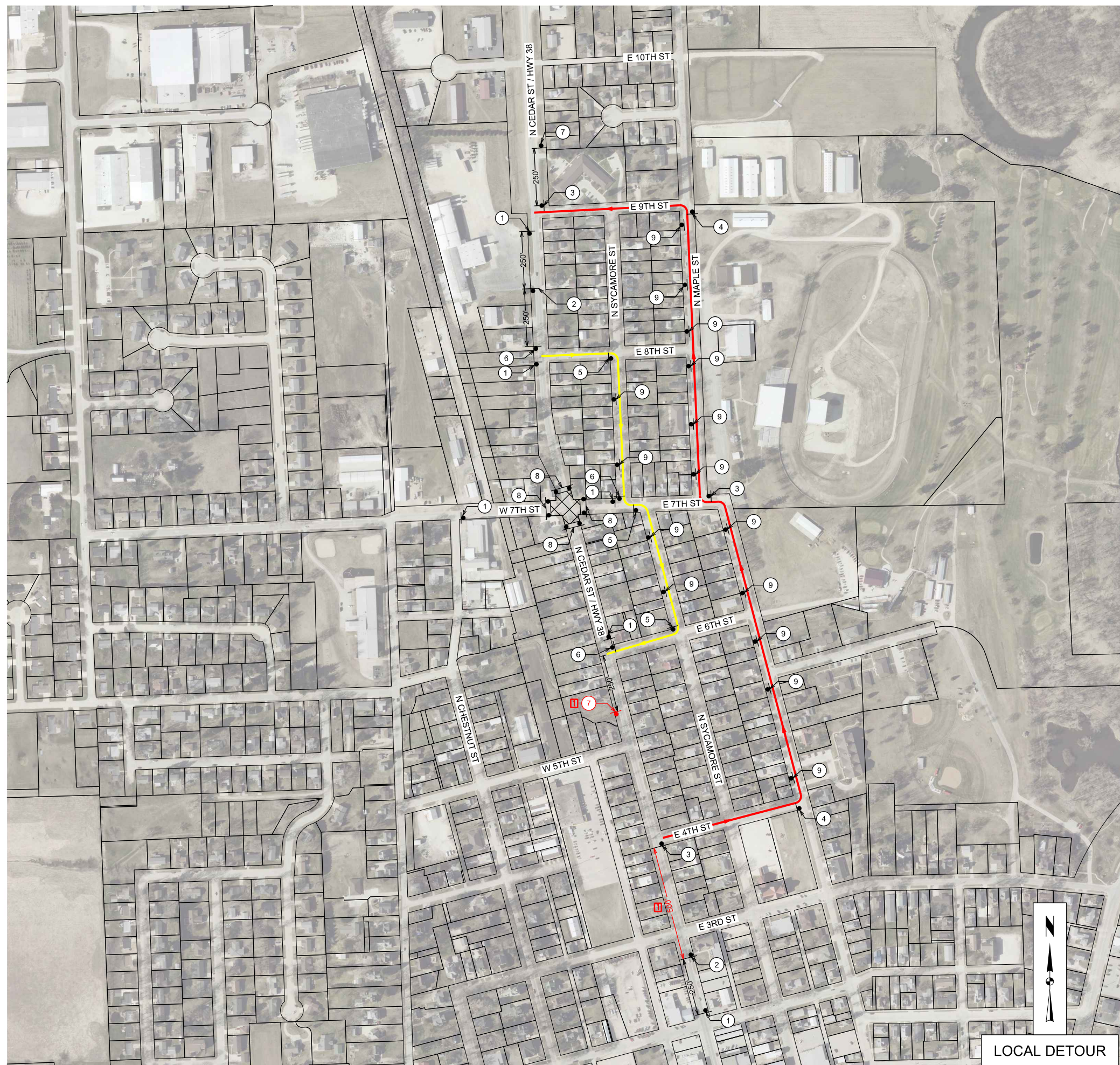
1. Sheet J.3 – ITC No. 1
 - a. Sign #3, 4, 5, 6 have been modified to be “NORTH” instead of “NORTHBOUND”, and “SOUTH” instead of “SOUTHBOUND”.
 - b. Sign #7 near the termination of the southbound detour has been relocated.
 - c. A dimension has been modified near the start of the northbound detour.

2. Sheet M.3 – ITC No. 1
 - a. The water main alignment has been modified near the SW quadrant of the 7th/Cedar Street intersection, and east of the 7th/Cedar Street intersection.
 - b. 20 LF of sanitary sewer is shown for replacement, along with an additional 17 SY of pavement.
 - c. 9 - 45 degree bends can be eliminated from the project.
 - d. 2 – 8” Gate Valves have been relocated.
 - e. Two existing manholes have been labeled for use by televising subs.

CONTRACTOR RESPONSE:

As Discussed, this plan change is agreeable and will be executed as Site Conditions will allow.

cja 1.14.22



LEGEND

- TRAFFIC SIGN
- TYPE III BARRICADE
- WORK AREA

① ROAD CLOSED AHEAD W20-3 48" x 48"

② DETOUR AHEAD W20-2 48" x 48"

③ NORTH CEDAR ST DETOUR M4-9R 30" x 24"

④ NORTH CEDAR ST DETOUR M4-9L 30" x 24"

⑤ SOUTH CEDAR ST DETOUR M4-9R 30" x 24"

⑥ SOUTH CEDAR ST DETOUR M4-9L 30" x 24"

⑦ END DETOUR M4-8a 24" x 18"

⑧ ROAD CLOSED R11-2 48" X 30" WITH TYPE III BARRICADE

⑨ R8-3A 12"X18" ARROW POINT ONE WAY AT ENDS

ITC NO. 1	01/12/22	AJB
MARK	REVISION	DATE BY
Engineer: RWS	Checked By: PDS	Scale: 1" = 200'
Technician: RWS	Date: 1/12/2022	Field Bc:
Project No: 1210022	Sheet	J.3

EAST 7TH STREET UTILITY IMPROVEMENTS

TRAFFIC CONTROL - STAGE 2

SNYDER & ASSOCIATES, INC.

MONTICELLO, IOWA

5005 BOWLING STREET S.W.
CEDAR RAPIDS, IA 52404
319-362-9394 | www.snyder-associates.com

Project No: 1210022
Sheet J.3

The City of Monticello, Iowa

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

RESOLUTION

Approving Change Order #1 in the amount of \$16,576.00, submitted by Pirc-Tobin Construction, Inc. related to the 2021 East 7th Street Utility Improvements Project

WHEREAS, Pirc-Tobin Construction, Inc. is contracted with the City to complete the 2021 East 7th Street Utility Improvements Project, and

WHEREAS, Pirc-Tobin Construction, Inc. has submitted Change Order #1 tied to the installation of manhole fixtures within a portion of the project scope in the amount of \$16,576.00, and

WHEREAS, The City Engineer has reviewed the proposed Change Order #1 and recommends that it be approved by the City Council.

NOW THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby approve Change Order #1 submitted by Pirc-Tobin Construction, Inc. related to the 2021 East 7th Street Utility Improvements Project t in the amount of \$16,576.00.

IN THE TESTIMONY WHEREOF, I have hereunto subscribed my name and caused the Great Seal for the City of Monticello, Iowa to be affixed. Done this 7th day of February, 2022.

David Goedken, Mayor

Attest:

Sally Hinrichsen, City Clerk

City Council Meeting
Prep. Date: 2/1/2021
Preparer: Sally Hinrichsen



Agenda Item: #8 - 16
Agenda Date: 2/07/2022

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:

- 8. City Engineer
- 9. Mayor
- 10. City Administrator
- 11. City Clerk
- 12. Public Works Director
- 13. Police Chief
- 14. Water/Wastewater Superintendent
- 15. Park and Recreation Director
- 16. Library Director

City Council Meeting
Prep. Date: 2/03/2022
Preparer: Sally Hinrichsen



Agenda Item: # 17
Agenda Date: 2/07/2022

Communication Page

Agenda Items Description: **Public Hearing** on design and environmental information related to the proposed improvements to the City's wastewater treatment system/water supply system

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

Attachments & Enclosures:

Fiscal Impact:
Budget Line Item:

--

Budget Summary:

--

Expenditure:

--

Revenue:

--

Synopsis: As part of the SRF environmental review process, a public hearing to allow concerned folks to come forward with any worries about the potential environmental impact of the project is required. Since it's a federally-required hearing, the public notice needed to be published in a local paper at least 30-days in advance of the hearing, which was published on December 29, 2021.

Background Information: The City was notified on January 11, 2021, that the State Revolving Fund has been approved the Planning and Design application in the amount not to exceed \$595,000 for sewer system improvements planning & design. The City will be added to the State Revolving Loan Intended Use Plan project list for approval on March 16, 2021. Once approved, the City can request reimbursement of costs incurred for the planning and design of the Sewer Plant upgrade project on or about March 19, 2021.

Prior to receiving reimbursement for disbursements, City is required to hold a public hearing on the proposed new debt. Dorsey & Whitney will coordinate activity and legal proceedings necessary to enable the City to authorize the Planning & Design Loan, as required by state law.

Staff Recommendation: Staff recommend that the Mayor open the Public Hearing on design and environmental information related to the proposed improvements to the City's wastewater treatment system/water supply system. Council should consider any and all comments moving forward.

PUBLIC HEARING NOTICE

The City of Monticello will be holding a Public Hearing to review an application for a State Revolving Fund (SRF) loan and to make available to the public the contents of an environmental information document and the City's project plan. These documents include design and environmental information related to the proposed improvements to the City's wastewater treatment system.

The proposed project involves the construction of a new activated sludge mechanical treatment plant followed by UV disinfection, construction of a new rotary biosolids dewatering press and storage, gray water distribution system, upsizing influent pumps, adding an effluent pumping station and the demolition of the existing trickling filter treatment plant.

The purpose of this Public Hearing is to inform area residents of the community of Monticello of this proposed action, discuss the actual cost and user fees associated with this project, and to address citizen's concerns, if any, with the plan.

The Public Hearing location and time are as follows:

February 7, 2022 – 6:00 p.m.
Monticello Renaissance Center
220 East First Street
Monticello, Iowa 52310

All interested persons are encouraged to attend this hearing. Written comments on this proposal may also be submitted prior to the hearing. Questions regarding this hearing or the availability of documentation may be directed to the City Clerk's Office at 319-465-3577.

Unit Process Reliability

As required by the DNR Wastewater Design Standards 14.5.2, the Monticello Wastewater Treatment Facility is required to establish reliability in accordance with Unit Process Reliability Criteria B. There are sufficient aeration basins such that with the largest out of service the remaining will have 50% capacity. The final clarifiers have been designed such that with the largest out of service the remaining units will have 75% capacity. Sludge storages will be provided using a new sludge holding tank. The UV disinfection system has been designed that with the largest out of service the remaining unit will have 50% capacity.

Power Source Reliability

Per DNR Wastewater Design Standards 14.5.3, Facility Reliability Class I indicates that the power source must be sufficient to operate all vital components, during peak wastewater flow conditions, together with critical lighting and ventilation. These vital components include those associated with flow, treatment, pumping, metering and disinfection. As such, the Monticello Wastewater Treatment Facility will have an emergency power generator on-site for providing emergency power generator to the vital components.

Disinfection Reliability

Due to the requirement for disinfection between March 15th and November 15th, the ultraviolet disinfection equipment will be designed and installed as required by DNR Wastewater Design Standards 20.11.

Why You Should Read This: The document below reviews the environmental impact likely from a project. This project is planned to be federally funded through your tax dollars; therefore, you are entitled to take part in its review. If you have concerns about the environmental impact of this project, raise them now. We encourage public input in this decision making process.



IOWA STATE REVOLVING FUND
ENVIRONMENTAL INFORMATION DOCUMENT

PROJECT IDENTIFICATION

Applicant: City of Monticello
County: Jones
State: Iowa

SRF Number: CS1921009 01
Iowa DNR Project Number: W2018-0419A

COMMUNITY DESCRIPTION

Location: The City of Monticello is located in Jones County, Iowa approximately 38 northeast miles of Cedar Rapids, Iowa and 75 miles northwest of Davenport, Iowa.

Population: The population of Monticello according to the 2010 US Census was 3,796. The design population equivalent for the year 2040 is 4,528.

Current Waste Treatment: The existing trickling filter was constructed during the 1940s along with the screening equipment, grit removal and pumping facilities, and one the primary clarifiers. Another primary clarifier, a final clarifier and the anaerobic sludge digester were added in 1970. In 1988, the media within the trickling filter was replaced and a second final clarifier and UV disinfection system were added. The aluminum dome was added and the screen was replaced in 1994. In 1999 the grit removal equipment was replaced and in 2010 the UV equipment was replaced. The sludge holding lagoon was constructed in 1980 and a 2.7 flow equalization lagoon was constructed in the early 2000s.

PROJECT DESCRIPTION

Purpose: The purpose of this project is to make improvements to the wastewater treatment facilities to meet the effluent limits and nutrient reduction requirements outlined by the Iowa Department of Natural Resources National Pollution Discharge Elimination System (NPDES) Permit and to enhance their reliability, increase capacity

and to replace obsolete system to safely and reliably operate the City of Monticello's wastewater system for the next 20 years.

Proposed Improvements: The proposed project includes replacing the existing trickling filter activated sludge treatment plant with an extended aerated activated sludge treatment system, replacing existing sludge processing equipment with new sludge dewatering belt filter press and sludge hold building. New activated sludge extended aeration WWTP including: aero-mod tanks (200'Lx135'Wx16'D), sludge storage (145'Lx140'W), blower's building (30'Lx40'W), UV building (30'Lx20'W), various underground piping, and the removal of several existing tanks. The proposed project may also include bringing city water into the site. Currently, the City water main ends just east of Riverview Court. If it is brought to the site it would be installed within the ROW and down the WWTP access road. A site sketch with the three possible water main routes is attached. The proposed project will disturb an estimated 6.0 acres of the total 36.40 acres land in the proposed project area.

Receiving Stream: The treated wastewater from the proposed facility will discharge to Maquoketa River, tributary to the Mississippi River. The Maquoketa River is classified as designation of A-1, B(WW-1) which means primary contact recreation uses.

ALTERNATIVES CONSIDERED

Alternatives Considered: Three wastewater treatment plant system alternatives were considered to meet the effluent limits outlined in the City's NPDES Permit: Activated Sludge (extended aeration), Sequencing batch Reactor (SBR), and an Oxidation Ditch.

Reasons for Selection of Proposed Alternative: The activated sludge (extended aeration) process is the preferred alternative for meeting the biological treatment needs for the City as it will allow the City to have flexibility in treatment in order to optimize the treatment process to achieve the goals of the nutrient reduction strategy.

The project site was selected for the availability of land, proximity to existing infrastructure, engineering criteria, capital cost, operational costs and considerations, as well as minimization of the impacts to the environment.

MEASURES TAKEN TO ASSESS IMPACT

Coordination and Documentation with Other Agencies and Special Interest Groups: The following Federal, state and local agencies were asked to comment on the proposed project to better assess the potential impact to the environment:

U.S. Army Corps of Engineers

U.S. Fish and Wildlife Service

State Historical Society of Iowa (State Historical Preservation Office)

Iowa DNR Conservation and Recreation Division
Iowa DNR Water Resources Section
Citizen Band Potawatomi Indian Tribe
Flandreau Santee Sioux
Ho-Chunk Nation
Iowa Tribe of Kansas and Nebraska
Iowa Tribe of Oklahoma
Kickapoo Tribe in Kansas
Kickapoo Tribe of Oklahoma
Lower Sioux Indian Community Council
Miami Tribe of Oklahoma
Omaha Tribal Council
Osage Tribal Council
Otoe-Missouria Tribe
Pawnee Nation of Oklahoma
Peoria Tribe of Indians of Oklahoma
Ponca Tribe of Indians of Oklahoma
Ponca Tribe of Nebraska
Prairie Band Potawatomi Nation
Prairie Island Indian Community
Sac & Fox Nation of Mississippi in Iowa
Sac & Fox Nation of Missouri
Sac & Fox Nation of Oklahoma
Santee Sioux Nation
Shakopee Mdewakanton Sioux Community
Sisseton-Wahpeton Oyate
Spirit Lake Tribal Council
Three Affiliated Tribes Mandan, Hidatsa & Arikara Nations
Upper Sioux Tribe
Winnebago Tribal Council
Yankton Sioux Tribal Business and Claims Committee
Jones County Historic commission

No adverse comments were received from any agencies to date. Conditions placed on the applicant by the above agencies in order to assure no significant impact are included in the Summary of Reasons for Concluding No Significant Impact section.

ENVIRONMENTAL IMPACT SUMMARY

Construction: Traffic patterns within the community may be disrupted and above normal noise levels in the vicinity of the construction equipment can be anticipated during construction and should be a temporary problem. Adverse environmental impacts on noise quality will be handled by limited hours of contractor work time during the day. Other adverse environmental effects from construction activities will be

minimized by proper construction practices, inspection, prompt cleanup, and other appropriate measures. Areas temporarily disturbed by the construction will be restored. Solid wastes resulting from the construction project will be regularly cleared away with substantial efforts made to minimize inconvenience to area residents.

Care will be taken to maintain dirt to avoid erosion and runoff. The proposed project will disturb soils over an area greater than one acre; therefore, the applicant is required to obtain an NPDES General Permit Number 2 (for storm water discharge associated with construction activities) and abide by its terms. Provided that this permit is obtained and the terms of which are abided by, no significant impact to surface water quality, fish, shellfish, wildlife, or their natural habitats is expected. Temporary air quality degradation may occur due to dust and fumes from construction equipment. The applicant shall take reasonable precautions to prevent the discharge of visible emissions of fugitive dusts beyond the lot line of the property during the proposed project (567 Iowa Administrative Code IAC 23.3(2)“c”).

This project may require the disposal of sewage sludge. It is the responsibility of the applicant to ensure that the disposal of any sewage sludge complies with applicable requirements found in 40 CFR Part 503 and 567 Iowa Administrative Code IAC 67. Properties that contain regulated materials are located within or very near the proposed project area. If construction activities find an unknown area of contamination, it is the responsibility of the applicant to follow the procedure for notification of hazardous conditions (567 IAC 131.2). Excavated soil that contains a hazardous substance must be assessed and properly disposed of (567 IAC 100.4).

Historical/Archaeological: The State Historical Preservation Office (SHPO), the Certified Local Government and various Native American tribes with an interest in the area were provided information regarding the project. The DNR has determined, and the SHPO has concurred (R&C#211153596), that this undertaking will result in “no historic properties affected” based on the scope of the project, the prior use of the project area, and the findings of the Phase I Archeological Survey conducted on the project property. However, if project activities uncover any item(s) that might be of archaeological, historical, or architectural interest, or if important new archaeological, historical, or architectural data should be encountered in the project APE, the applicant should make reasonable efforts to avoid further impacts to the property until an assessment can be made by an individual meeting the Secretary of the Interior’s professional qualifications standards (36 CFR Part 61).

Environmental: A Joint Application will be submitted by the City’s consultant to the Iowa DNR Conservation and Recreation Division and U.S. Army Corps of Engineers. The DNR Flood Plain Management Section will determine if the proposed project requires a permit for impacts to the 100-year floodplain. The DNR Conservation and Recreation Division will determine if the project will impact any State-owned lands or State-listed threatened or endangered species. The U.S. Army Corps of Engineers will determine if

the proposed project will impact wetlands or jurisdictional waters of the United States. The project will not impact any wild and scenic rivers as none exist within the State of Iowa.

The U.S. Fish & Wildlife Service Section 7 Technical Assistance website consultation determined, and we expect that the Iowa DNR Conservation and Recreation Division will agree, that the project will not impact threatened or endangered species or their habitats provided that any tree cutting is conducted between October 1 and March 31 to avoid impacting endangered bats. However, if any State- or Federally-listed threatened or endangered species or communities are found during the planning or construction phases, additional studies and/or mitigation may be required. While the Iowa DNR Flood Plain Section has not yet commented, we expect the project will not affect the 100-year flood plain provided all necessary floodplain development permits, state and local, are obtained and the terms of which are abided by.

No adverse impacts are expected to result from this project, such as those to surface water quantity, or groundwater quality or quantity. Therefore, no significant impact to surface water quality, fish, shellfish, wildlife, or their natural habitats is expected to result from this project.

Land Use and Trends: The project will not displace population nor will it alter the character of existing residential areas. The proposed project is within the present corporate limits of Monticello in areas zoned residential, commercial, or industrial. No significant farmlands will be impacted. This project should not impact population trends as the presence or absence of existing water/sewer infrastructure is unlikely to induce significant alterations in the population growth or distribution given the myriad of factors that influence development in this region. Similarly, this project is unlikely to induce significant alterations in the pattern and type of land use.

Irreversible and Irrecoverable Commitment of Resources: Fuels, materials, and various forms of energy will be utilized during construction.

POSITIVE ENVIRONMENTAL EFFECTS TO BE REALIZED FROM THE PROPOSED PROJECT

Positive environmental effects will be improved treatment of the wastewater from the City of Monticello, compliance with effluent discharge permit limits, reduced discharge of the pollutants and nutrients to the receiving stream, and improved water quality in the receiving stream.

SUMMARY OF REASONS FOR CONCLUDING NO SIGNIFICANT IMPACT

- The project will not significantly affect the pattern and type of land use (industrial, commercial, agricultural, recreational, and residential) or growth and distribution of population.
- The project will not conflict with local, regional or State land use plans or policies.

- It is anticipated that the project will not impact wetlands provided any necessary permits are obtained and the terms of which are abided by.
- The project will not affect threatened and endangered species or their habitats provided that any tree cutting is conducted between October 1 and March 31 to avoid impacting endangered bats. If any State- or Federally-listed threatened or endangered species or communities are found during the planning or construction phases, additional studies and/or mitigation may be required.
- The project will not displace population, alter the character of existing residential areas, or convert significant farmlands to non-agricultural purposes.
- While the DNR Floodplain Section has not yet commented, we expect the project will not affect the 100-year flood plain provided all necessary floodplain development permits, state and local, are obtained and the terms of which are abided by.
- The project will not have effect on parklands, preserves, other public lands, or areas of recognized scenic or recreational value.
- No historic properties will be adversely affected by the proposed project. However, if project activities uncover any item(s) that might be of archaeological, historical, or architectural interest, or if important new archaeological, historical, or architectural data should be encountered in the project APE, the applicant should make reasonable efforts to avoid further impacts to the property until an assessment can be made by an individual meeting the Secretary of the Interior’s professional qualifications standards (36 CFR Part 61).
- The project will not have a significant adverse effect upon local ambient air quality provided the applicant takes reasonable precautions to prevent the discharge of visible emissions of fugitive dusts beyond the lot line of the property during the proposed project (567 IAC 23.3(2)“c”).
- The project will not have a significant adverse effect upon local ambient noise levels, surface water quantity, groundwater quality or quantity, or water supply.
- No significant impact to surface water quality, fish, shellfish, wildlife, or their natural habitats is expected provided that an NPDES General Permit Number 2 (for storm water discharge associated with construction activities) is obtained and the terms of which are abided by.

The project description, scope, and anticipated environmental impacts detailed above are accurate and complete to the best to my knowledge.

Signature of the Mayor, City of Monticello

Date

Printed Name of the Mayor, City of Monticello

USGS 7.5 Minute Quadrangle: Monticello
Section: 22, 23, Township: 86 N, Range: 03 W
Date: 1980
Scale: 1 Inch = 2,000 Feet



North

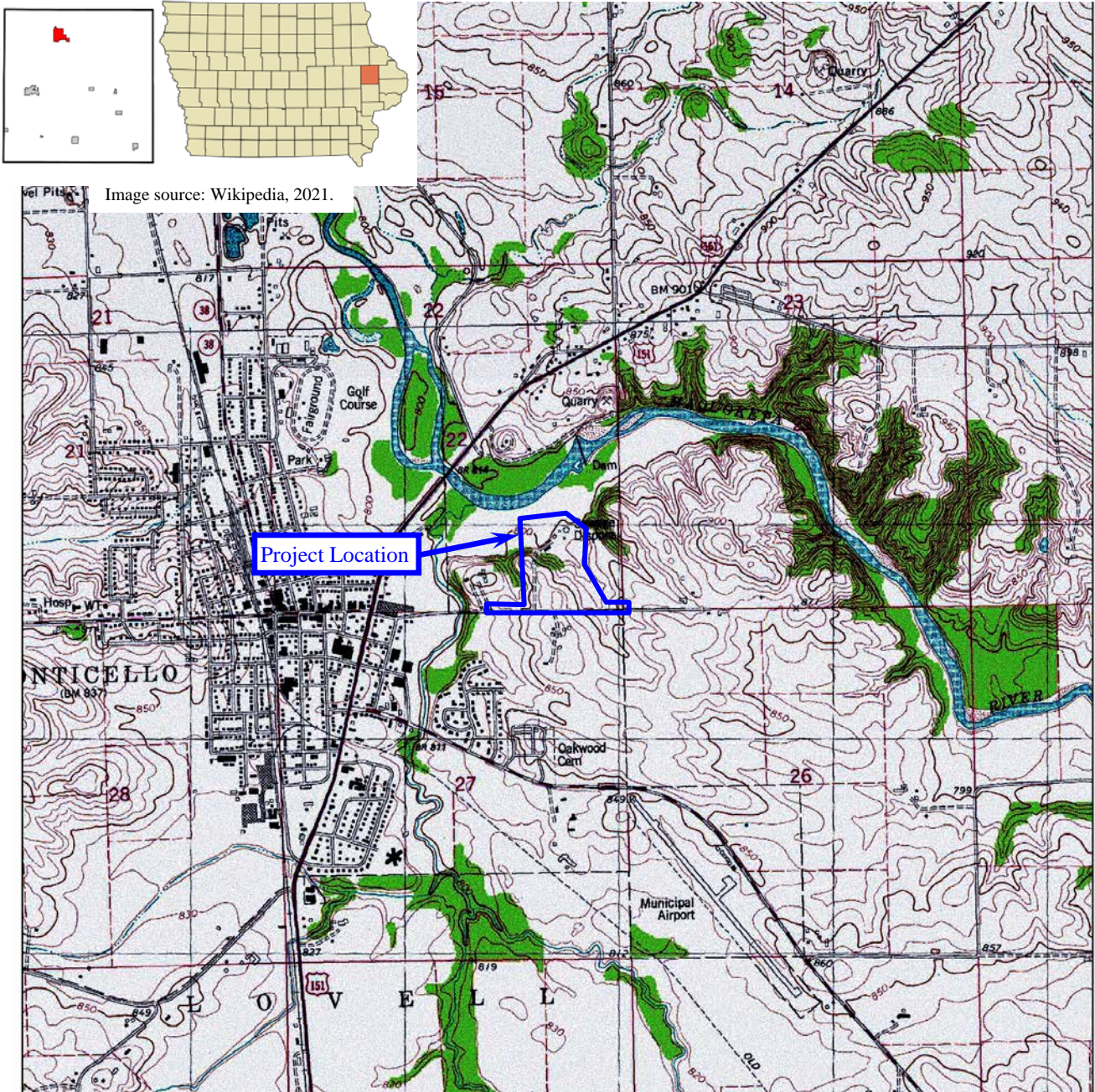


Image source: Wikipedia, 2021.

USGS Topographic Map

Monticello Wastewater Treatment Plant Improvements
Monticello, IA

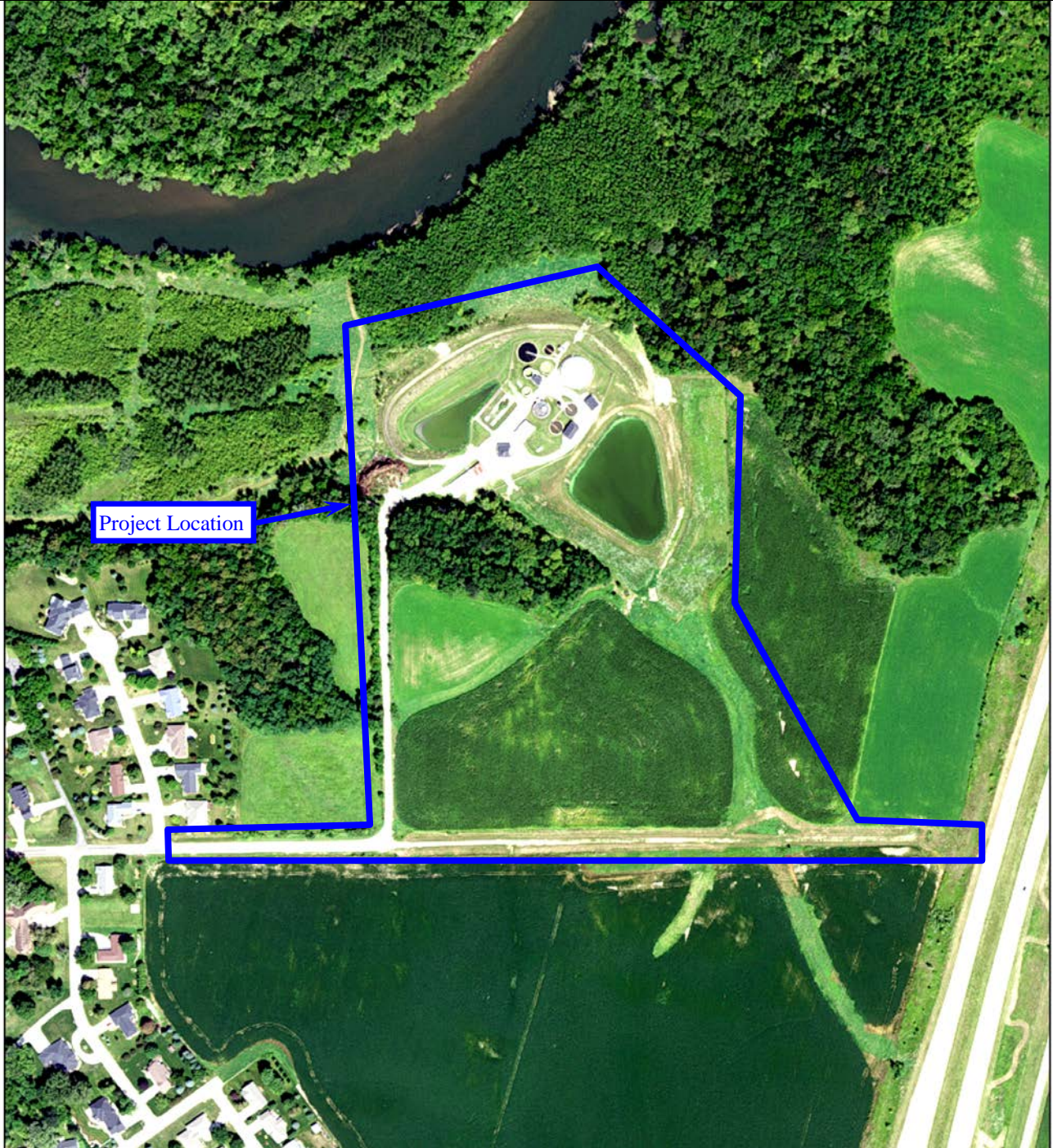


State Revolving Fund
502 East 9th Street
Des Moines, IA 50319-0034

Location information provided by Snyder & Associates



North



Aerial Photograph 2017

Monticello Wastewater Treatment Plant Improvements
Monticello, IA



State Revolving Fund
502 East 9th Street
Des Moines, IA 50319-0034

V:\entLib\ery\CAD\2022\2022-1218-1109-048-12-4000-C01-1201109-001.dwg 1/6/2022 11:56:22 AM

QA/QC

BY: _____

DATE: _____

CONSTRUCTION PLANS FOR CITY OF MONTICELLO JONES COUNTY, IOWA WASTEWATER TREATMENT IMPROVEMENTS

CONTRACT NUMBER:
PLAN SUBMISSION: IOWA DNR 60% PLANS
BID DATE:

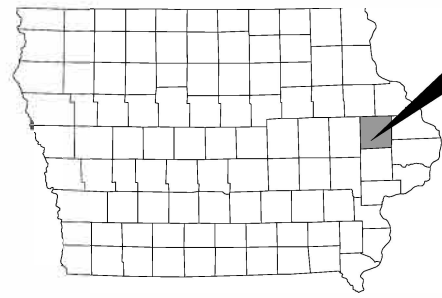
THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE
WITH THE 2021 VERSION OF THE STATEWIDE URBAN
DESIGN AND SPECIFICATIONS (SUDAS) MANUAL.

CITY COUNCIL MEMBERS

DAVE GOEDKEN, MAYOR

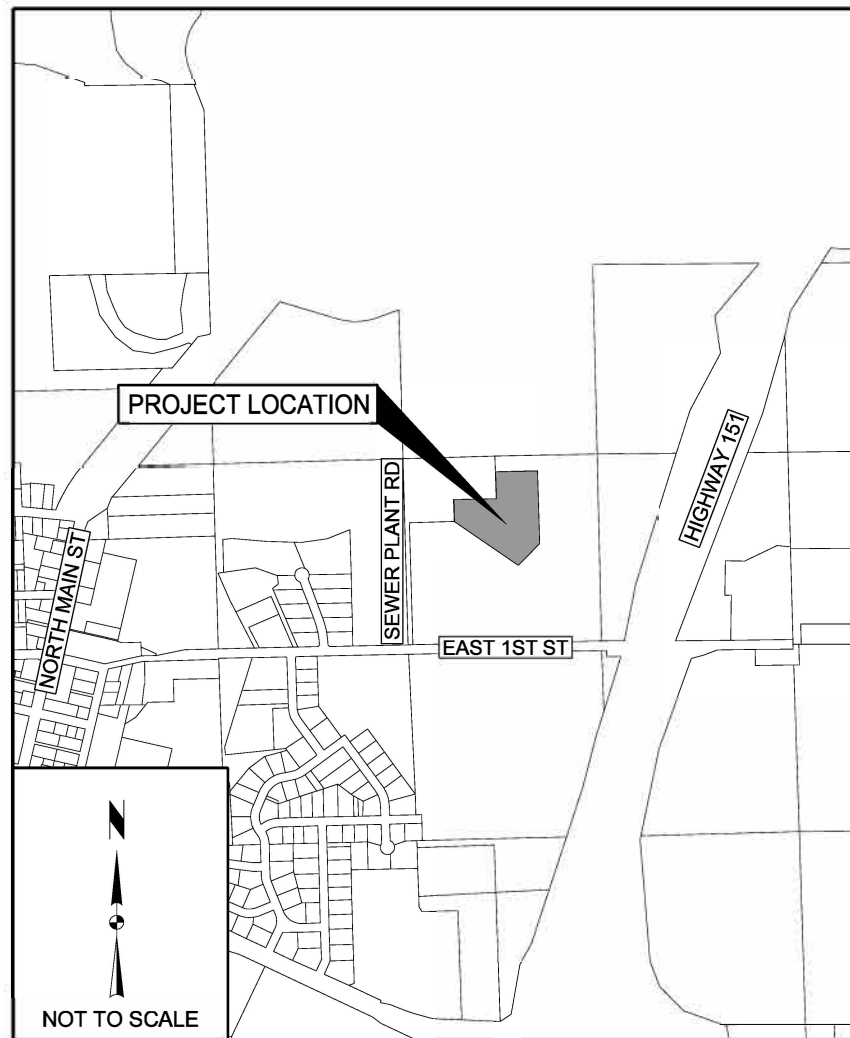
WAYNE PEACH
BRENDA HANKEN
CANDY LANGERMAN
CHRIS LUX
SCOTT BRIGHTON
TOM YEOMAN

MARK	60% DNR SUBMITTAL	DATE	1/6/2022
Engineer	NAE	Checked By	XX
Technician	RWS	Date	1/6/2022
Project No.	1201109	Field Bk.	
		Scale	1"=
		Page	
		Sheet	G0.01



PROJECT LOCATION

IOWA



PROJECT LOCATION

NOT TO SCALE

VICINITY MAP



CITY OF MONTICELLO

THIS DOCUMENT IS RECOMMENDED
FOR FILING WITH THE CITY CLERK

MAYOR

DATE

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Nicholas A. Eisenbacher, _____ Date
 License Number 26334
 My License Renewal Date is December 31, 2022
 Pages _____ of _____ covered by this seal:

PRELIMINARY PLANS (60%)

NICHOLAS A. EISENBACHER
 LICENSED PROFESSIONAL ENGINEER
 P2533
 IOWA

WASTEWATER TREATMENT IMPROVEMENTS

TITLE SHEET

MONTICELLO, IOWA

SNYDER & ASSOCIATES, INC.

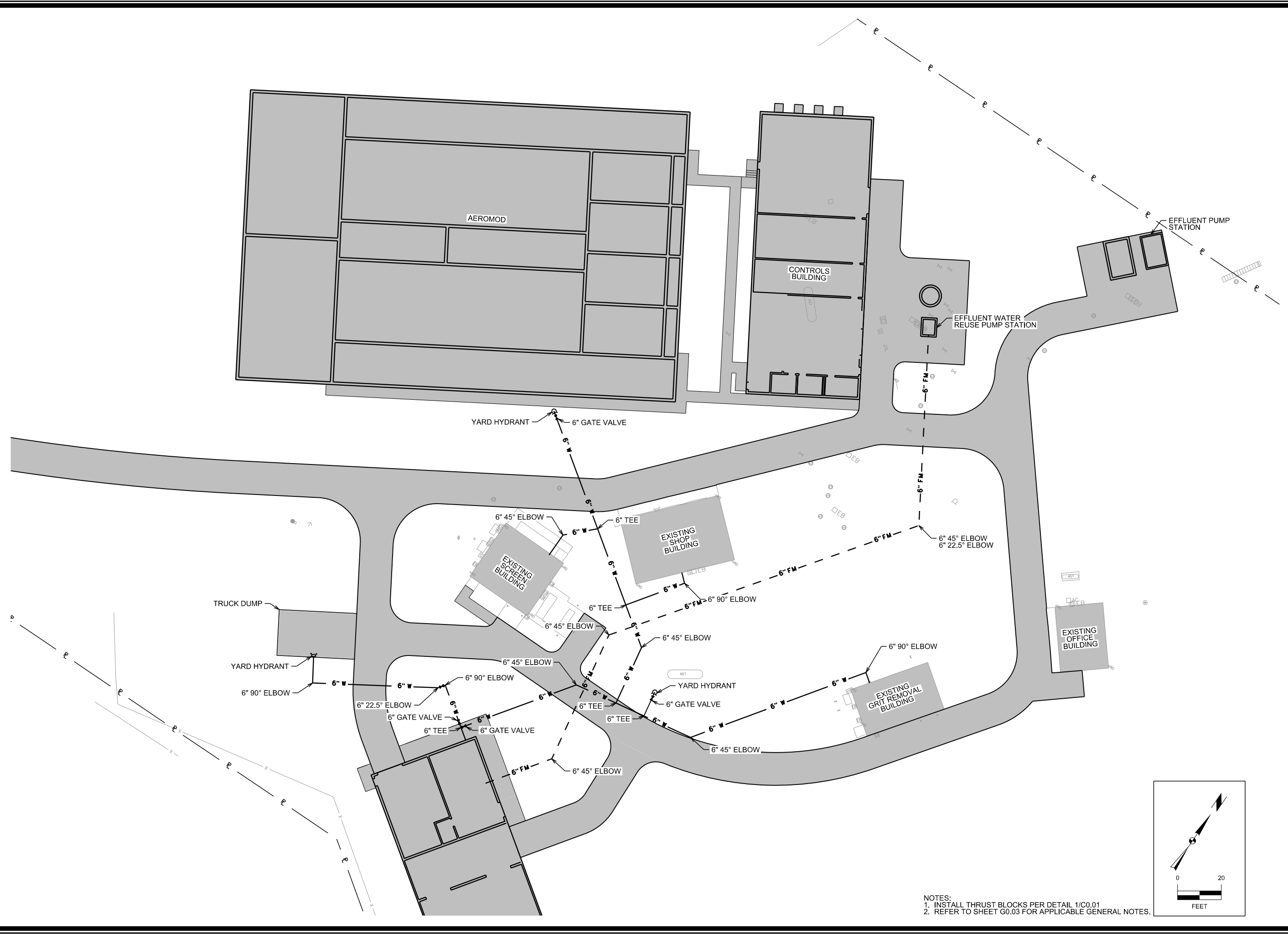
5005 BOWLING STREET S.W.
CEDAR RAPIDS, IA 52404
319-362-9394 | www.snyder-associates.com



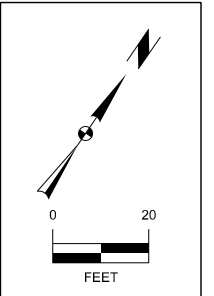
Project No: 1201109

Sheet G0.01

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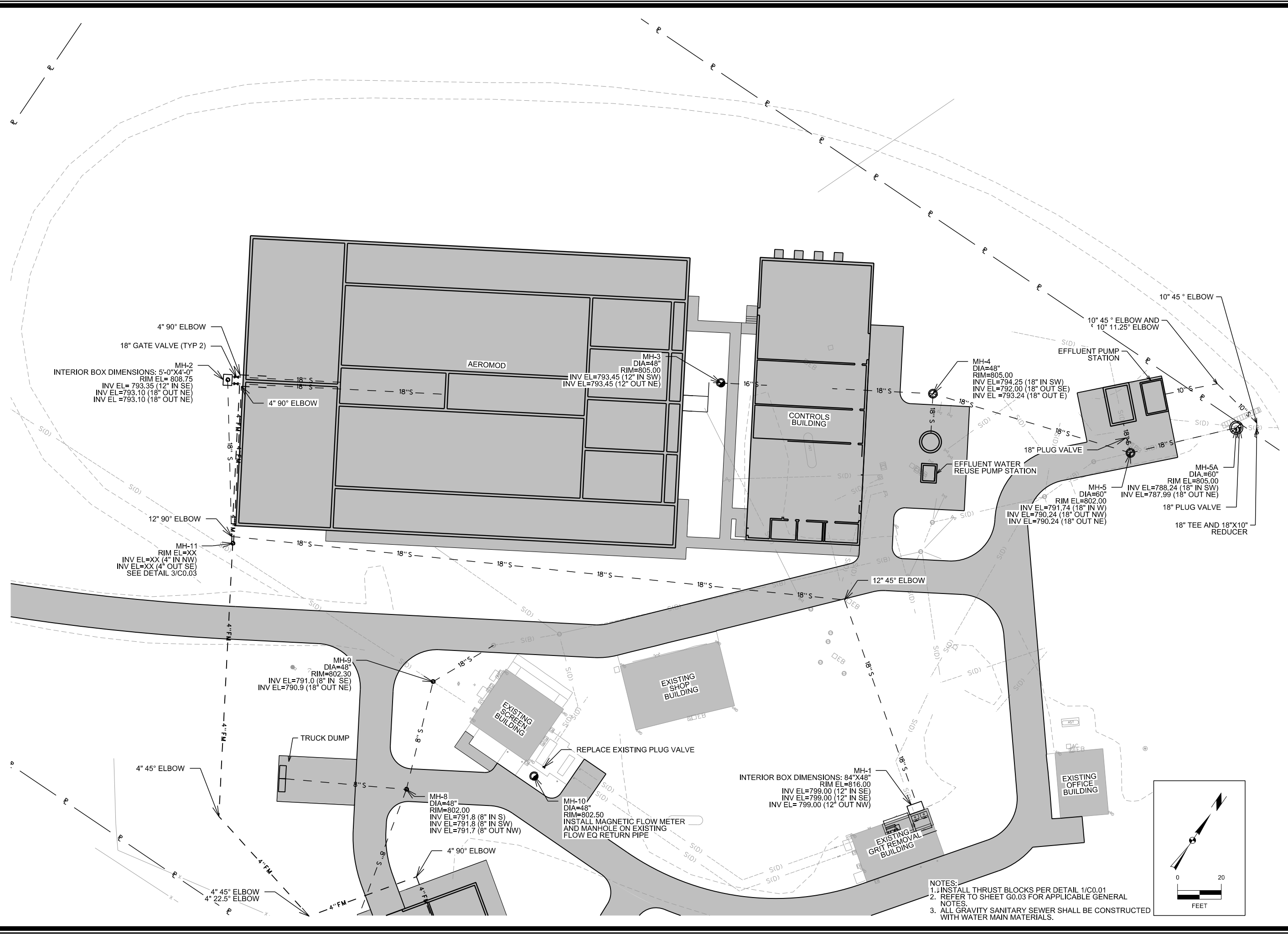
NOTES:
 1. INSTALL THRUST BLOCKS PER DETAIL 1/C0.01
 2. REFER TO SHEET G0.03 FOR APPLICABLE GENERAL NOTES.



MARK	60% DNR SUBMITTAL	DATE	1/6/2022	BY	
Engineer	NAE	Checked By	XX	Scale:	1" = 40'
Technician	RWS	Date:	1/6/2022	Field Bk:	
Project No:	1201109			Sheet	C1.02

WASTEWATER TREATMENT IMPROVEMENTS
SITE PLAN - GREY WATER MAIN
SNYDER & ASSOCIATES, INC.
 MONTICELLO, IOWA
 5005 BOWLING STREET S.W.
 CEDAR RAPIDS, IA 52404
 319-362-9394 | www.snyder-associates.com

SNYDER & ASSOCIATES
 Project No: 1201109
 Sheet C1.02



WASTEWATER TREATMENT IMPROVEMENTS
SITE PLAN - SANITARY SEWER
SNYDER & ASSOCIATES, INC.

SNYDER & ASSOCIATES
Project No: 1201109
Sheet C1.03

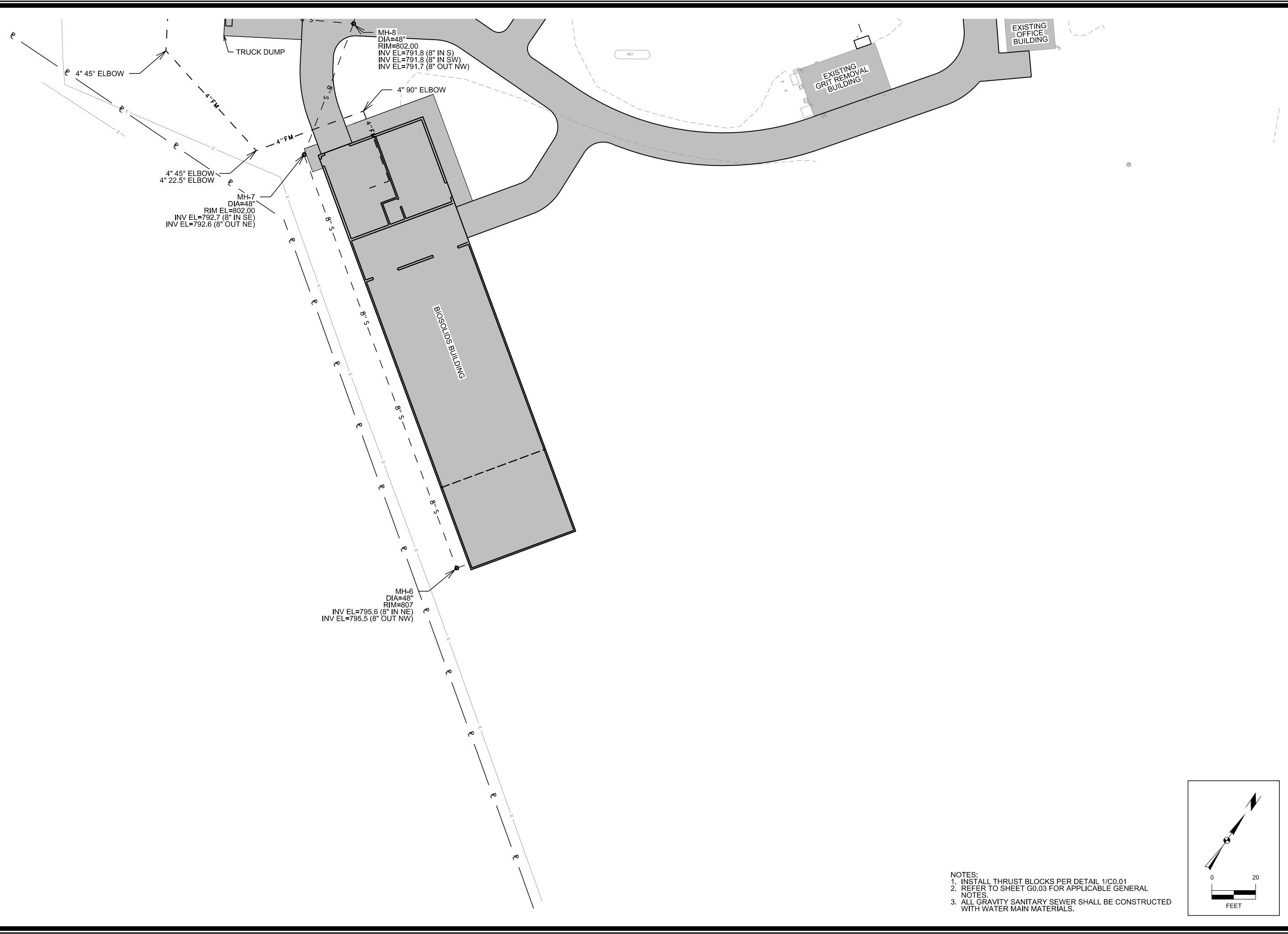
MARK	REVISION	DATE	BY
60% DNR SUBMITTAL		1/6/2022	

Engineer	Checked By	Scale	Field Bk.	Pg.
NAE	XX	1" = 40'		

Technician	RWS Date	Project No.	Sheet
	1/6/2022	1201109	C1.03

MONTICELLO, IOWA
5005 BOWLING STREET S.W.
CEDAR RAPIDS, IA 52404
319-362-9394 | www.snyder-associates.com

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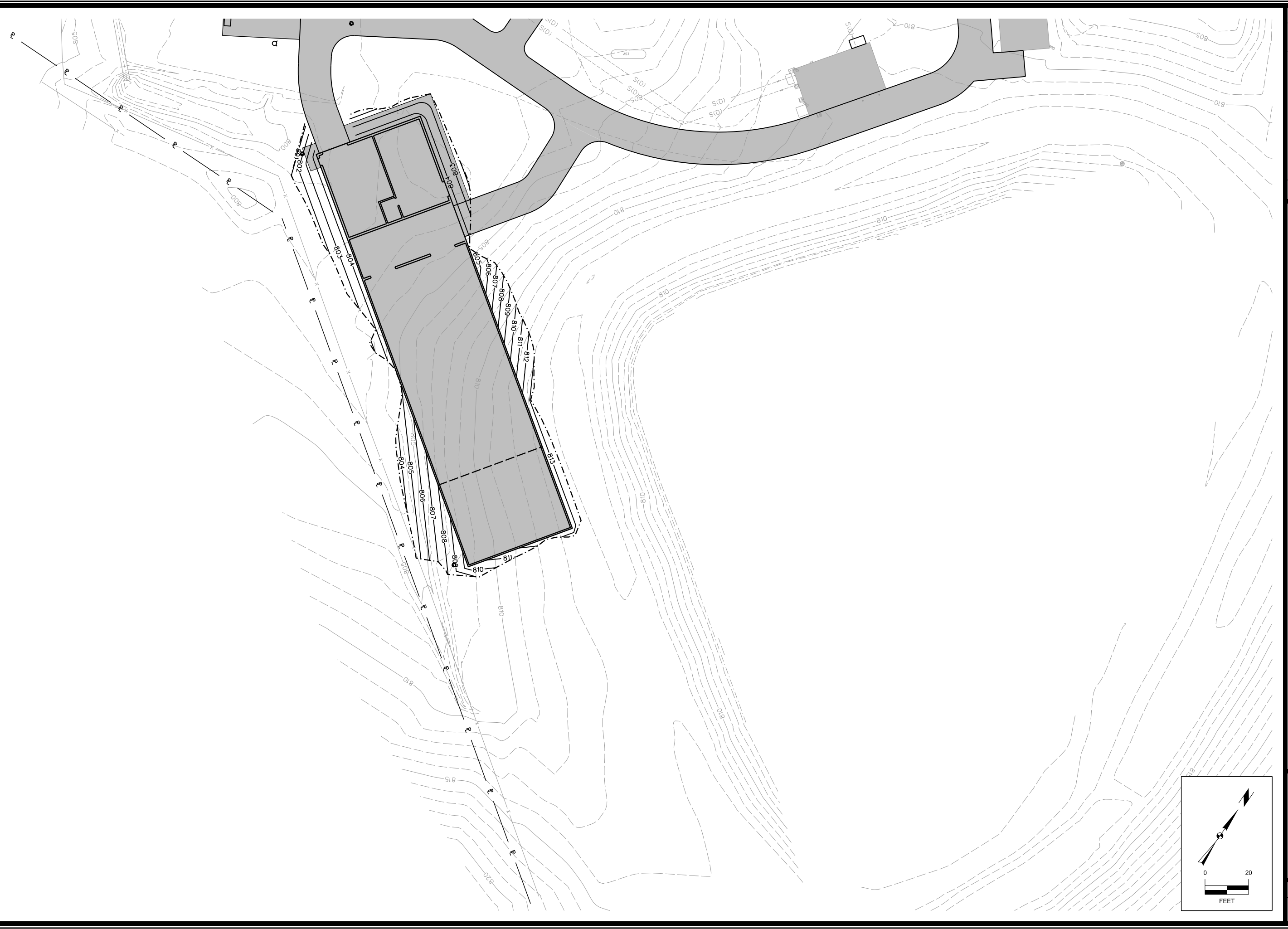


- NOTES:
 1. INSTALL THRUST BLOCKS PER DETAIL 1/C0.01
 2. REFER TO SHEET G0.03 FOR APPLICABLE GENERAL NOTES.
 3. ALL GRAVITY SANITARY SEWER SHALL BE CONSTRUCTED WITH WATER MAIN MATERIALS.

MARK	60% DNR SUBMITTAL	DATE	1/6/2022	BY	
REVISION		DATE		BY	
Engineer	NAE	Checked By	XX	Scale:	1" = 40'
Technician	RWS	Date:	1/6/2022	Field Bk:	Pjt:
Project No:	1201109	Sheet	C1.04		

WASTEWATER TREATMENT IMPROVEMENTS
SITE PLAN - SANITARY SEWER
SNYDER & ASSOCIATES, INC. |
 MONTICELLO, IOWA
 5005 BOWLING STREET S.W.
 CEDAR RAPIDS, IA 52404
 319-362-9394 | www.snyder-associates.com

SNYDER & ASSOCIATES
 Project No: 1201109
 Sheet C1.04



WASTEWATER TREATMENT IMPROVEMENTS
GRADING PLAN
SNYDER & ASSOCIATES, INC.
 MONTICELLO, IOWA

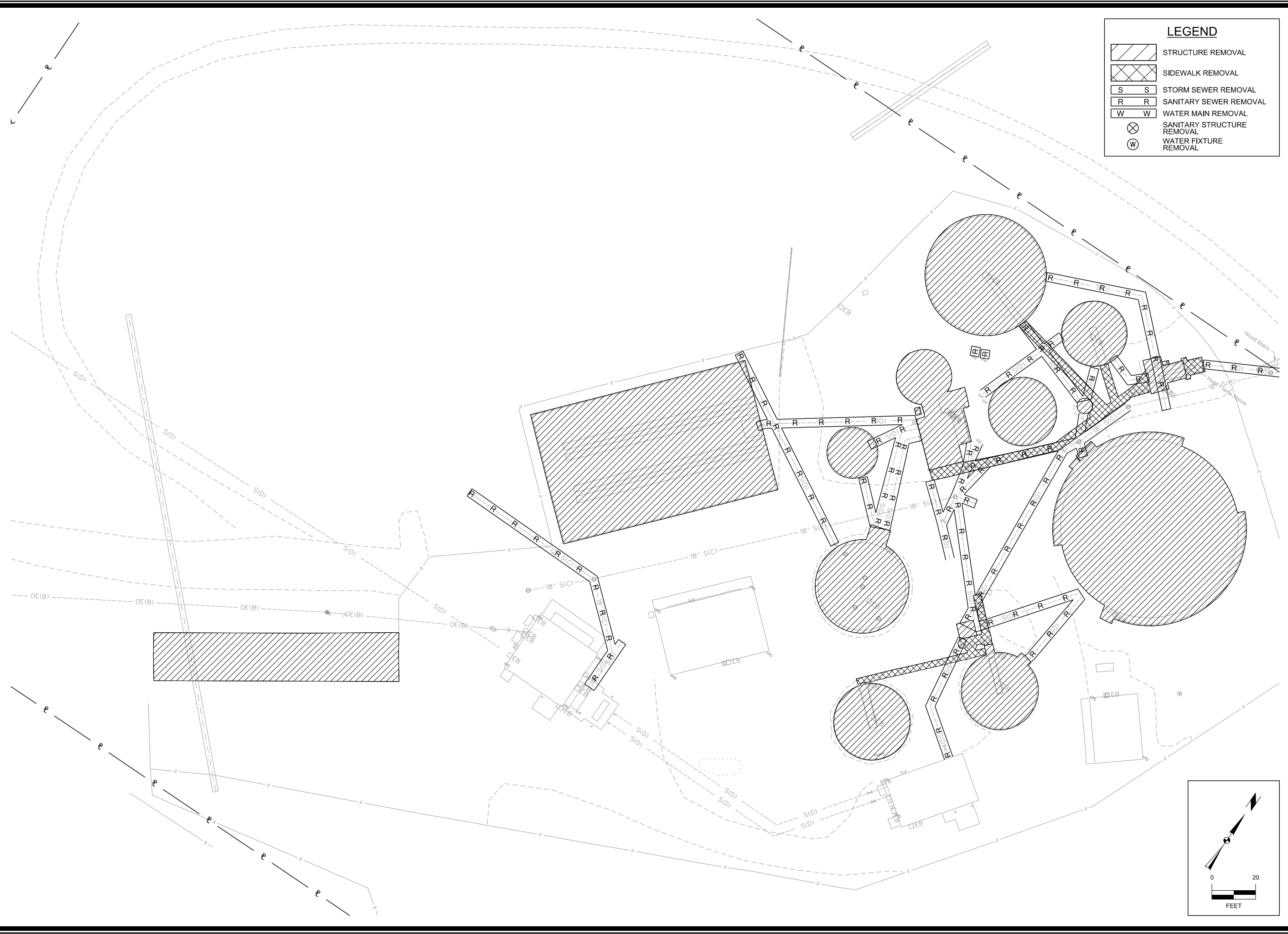


SNYDER & ASSOCIATES
 Project No: 1201109
 Sheet C2.02

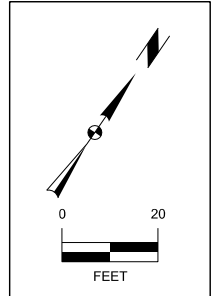
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Engineer	NAE	Checked By	XX	Scale	1" = 20'
Technician	RWS	Date	1/6/2022	Field Bk.	Pf:
Project No:	1201109	Sheet	C2.02		

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LEGEND			
	STRUCTURE REMOVAL		
	SIDEWALK REMOVAL		
	STORM SEWER REMOVAL		
	SANITARY SEWER REMOVAL		
	WATER MAIN REMOVAL		
	SANITARY STRUCTURE REMOVAL		
	WATER FIXTURE REMOVAL		



MARK	60% DNR SUBMITTAL	DATE	1/6/2022	BY	
REVISION		DATE		BY	
Engineer: NAE	Checked By: XX	Scale:	1" = 20'	Field Bk:	
Technician: RWS	Date:	1/6/2022	Project No:	1201109	Sheet C3.01

WASTEWATER TREATMENT IMPROVEMENTS
PROJECT REMOVALS
SNYDER & ASSOCIATES, INC.
 5005 BOWLING STREET S.W.
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 MONTICELLO, IOWA

Project No: 1201109
 Sheet C3.01