

City of Monticello, Iowa

www.ci.monticello.ia.us

Posted on November 4, 2022 at 3:00 p.m.;

Monticello City Council Meeting November 7, 2022 @ 6:00 p.m.
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 – 6:00 P.M.
- Pledge of Allegiance
- Roll Call
- Agenda Addition/Agenda Approval

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

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

Approval of Council Mtg. Minutes	October 24, 2022
Approval of Payroll	November 3, 2022
Approval of Bill List	
Approval of Eagles Club liquor license	

Proclamation

Proclamation Declaring November 26, 2022, as Small Business Saturday

Resolutions:

1. **Resolution** Approving FY 2021 - 2022 Annual Urban Renewal Report
2. **Resolution** Approving correction of typographical error in Frontier Warehousing and Oak Street Commercial Cabinets, Inc dba Oak Street Manufacturing Agreement

3. **Resolution** Appropriating funds necessary to meet the City's Obligation to Mike Beck and Ken McDermott, known as Royal Flush Truck Wash, Inc per Development Agreement, dated March 17, 2014, and as amended, dated June 3, 2019
4. **Resolution** Appropriating funds necessary to meet the City's Obligation to Mercy Care Management, Inc per Development Agreement, dated July 7, 2019
5. **Resolution** Appropriating funds necessary to meet the City's Obligation to Cobblestone Inn & Suites (formerly known as Boulders Inn Monticello) under the Development Agreement dated October 5, 2015; as amended November 20, 2017
6. **Resolution** Appropriating funds necessary to meet the City's Obligation to Kardes Inc. per Development Agreement dated March 17, 2014
7. **Resolution** Appropriating funds necessary to meet the City's Obligation to Lauren Welter, successor owner of 218 West First Street, Suite "A" per Development Agreement dated October 2, 2017
8. **Resolution** Appropriating funds necessary to meet the City's Obligation to Paige Jacobs, LLC, successor owner of 218 West First Street, Suite "B" per Development Agreement dated October 2, 2017
9. **Resolution** Appropriating funds necessary to meet the City's Obligation to Njs LLC, successor owner of 218 West First Street, Suite "C" per Development Agreement dated October 2, 2017
10. **Resolution** Appropriating funds necessary to meet the City's Obligation to Orbis Manufacturing, a subsidiary of Menasha Corporation per Development Agreement dated April 3, 2017, as amended by Resolution #19-27, dated April 15, 2019
11. **Resolution** Appropriating funds necessary to meet the City's Obligation to BR3 Development LLC per Development Agreement, dated March 1, 2021
12. **Resolution** Appropriating funds necessary to meet the City's Obligation to McMATT Properties per Development Agreement, dated June 21, 2021
13. **Resolution** Appropriating funds necessary to meet the City's Obligation to Frontier Warehousing and Oak Street Commercial Cabinets, Inc dba Oak Street Manufacturing per Development Agreement, dated January 3, 2022
14. **Resolution** Approving FY 2024 TIF Certification
15. **Resolution** To approve of purchase of a Western Star Chassis from Truck Country

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

17. Resolution Approving Monticello Area Chamber of Commerce Investment for FY '24 in the amount of \$10,000

Motion:

18. Motion to appoint a Council ad-hoc committee to discuss raises, benefits and renewal of agreements

Reports / Potential Actions:

- 19. City Engineer
- 20. Mayor
- 21. City Administrator
- 22. City Clerk
- 23. Public Works Director
- 24. Police Chief
- 25. Water/Wastewater Superintendent
- 26. Park and Recreation Director
- 27. Library Director

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

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) and will be accessible via Zoom via the following link.

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

Topic: November 7, 2022 Council Meeting
Time: Nov 7, 2022 06:00 PM Central Time (US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/86386666138>

Meeting ID: 863 8666 6138
One tap mobile
+13126266799,,86386666138# US (Chicago)
+16465588656,,86386666138# US (New York)

Dial by your location
+1 312 626 6799 US (Chicago)
+1 646 558 8656 US (New York)
+1 646 931 3860 US
+1 301 715 8592 US (Washington DC)
+1 309 205 3325 US
+1 360 209 5623 US
+1 386 347 5053 US
+1 507 473 4847 US
+1 564 217 2000 US
+1 669 444 9171 US
+1 669 900 9128 US (San Jose)
+1 689 278 1000 US
+1 719 359 4580 US
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)

Meeting ID: 863 8666 6138
Find your local number: <https://us02web.zoom.us/u/kx0n4ZcZQ>

Regular Council Meeting
October 24, 2022 – 6:00 P.M.
Community Media Center

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

Randy Johnson, 660 West 6th Street, advised there is a shortage of officials for all sports. He encouraged volunteers wanting to be officials to let him know.

Kaye Junion, 245 North Arminda Avenue and Tom Osborne, 630 South Sycamore Street advised they are doing a petition to change the council representation plan. If the petition is turned in, the Council will need to hold a special election on the proposed representation plan.

Lux moved to approve the consent agenda; Hanken seconded, roll call was unanimous.

Mayor Goedken opened the public hearing on rezoning lot located at the corner of North Sycamore Street and East Second Street, currently known as 202 North Sycamore Street, (will be addressed as 201 and 203 East Second Street) in Monticello, IA 52310 is hereby rezoned from R-1 (Single-Family Residential) to R-2 (Two-Family Dwelling). No written or oral comments were received. Mayor closed the public hearing. Yeoman introduced and moved Ordinance #756 amending the Code of Ordinances of the City of Monticello, Iowa, by amending Chapter 165 “ZONING REGULATIONS” and amending the Official Zoning Map, first reading in title only. Brighton seconded, roll call unanimous. Langerman moved that the statutory rule requiring said ordinance be considered and voted on for passage at two prior Council meetings prior to the meeting at which it is to be finally passed be suspended with respect to Ordinance #756 amending Chapter 165 “ZONING REGULATIONS” and amending the Official Zoning Map, be regarded as having been considered and voted on at two prior council meetings. Yeoman seconded, roll call unanimous. Langerman moved Ordinance #756 amending the Code of Ordinances of the City of Monticello, Iowa, by amending Chapter 165 “ZONING REGULATIONS” and amending the Official Zoning Map, third and final reading in title only. Yeoman seconded, roll call unanimous.

Jerry Hinrichs advised that portion of the street was never dedicated to the City and after the plat was parceled off, it was brought to their attention. Brighton moved to approve Resolution #2022-122 Accepting Dedication of portion of John Drive and public improvements located within the right-of-way thereof same being identified as Lot A in

Regular Council Meeting
October 24, 2022

Northridge Estates Third Addition, City of Monticello, Jones County, Iowa, Langerman seconded, roll call was unanimous.

Farnum reported the State Auditor and Iowa Code require all multi-year funding agreements, to include language that is dependent upon City annual appropriation of the funding. The Main Street Iowa is working with State Auditor to add language to agreement. Main Street Monticello Executive Director, Brian Wolken introduced himself. Hanken moved to approve Resolution #2022-123 authorizing Mayor to sign Monticello Main Street and City continued support and participation in the Main Street Program Agreement, contingent of annual appropriation wording being added. Brighton seconded, roll call was unanimous.

Lux moved to approve Resolution #2022-124 to approve the hiring of a Monticello Ambulance Full-Time Paramedic and setting of wage, Hanken seconded, roll call was unanimous.

Schwickerath updated Council on the 7th Street project punch list and stated the contractor intends to place sod where the seeding is not taking. Langerman moved to approve Resolution #2022-125 approving partial payment of retainage to Pirc-Tobin Construction related to the 2021 East 7th Street Utility Improvements Project in the amount of \$25,556.05, Peach seconded, roll call was unanimous.

Smith was advised by a local car dealer that they can no longer order a police vehicle for July 2023. Smith reached out to the dealership Stiver's Ford in Waukee, who holds the state bid contract and they had several units on order that would be available about July 2023. Langerman moved to approve Resolution #2022-126 authorizing the Police Department to order a police vehicle, Hanken seconded, roll call was unanimous.

Kahler reviewed lighting options for the Park and Ride costs. Alliant is \$1,025.34 and cost for light, meter, equipment and labor would be around \$5,000 to \$5,500; City would own the light and pay for electricity used. Langerman moved to approve Park and Ride lighting, Brighton seconded, roll call was unanimous.

Langerman moved Ordinance #755 amending the Code of Ordinances of the City of Monticello, Iowa, by Adding New Subsections to Chapter 69, Parking Regulations, Section 08 No Parking Zones on portions of South Linden Street, third and final reading in title only. Hanken seconded. Roll call was unanimous.

Farnum reported working on the budget for FY 2023-2024.

Hinrichsen reported on TIF annual report and annual appropriations resolutions for the next meeting.

Kahler advised they have been busy with leaf pickup and trees.

Kahler reported Council had approved the purchase of a Freightliner truck from Truck Country, which he was notified they would not be able to get for another year. Truck

Regular Council Meeting
October 24, 2022

Country recently contacted him that they have a build slot available for a Western Star truck, due to a cancelation, if City was interested. The Western Star would have a larger motor and cost \$120,000 compared to the Freightliner cost of \$96,000. Consensus of the Council was to have Kahler request the truck, with Council formal approval at the next meeting.

Tjaden reported Daniel Pike has accepted another position and his last day is this Thursday. He has advertised to fill the position.

Oswald reported they held a Pickleball Tournament to raise funding for lighting at the pickleball court.

Turnis thanked the Police and Public Works departments for their help with the Monster Mile, they had a good turnout.

Peach moved to adjourn the meeting at 6:35 P.M.

Council took a short recess before holding work sessions on the 6th Street ditch and City Hall/Council Chamber security, which lasted until 8:51 P.M. and no decisions were made.

David Goedken, Mayor

Sally Hinrichsen, City Clerk/Treasurer

PAYROLL - NOVEMBER 3, 2022

DEPARTMENT	GROSS PAY	OT PAY	COMP HRS. ACCRUED	COMP TOTAL	NET PAY
AMBULANCE	October 17 - 30, 2022				
Jacob Gravel	\$ 1,712.00	\$ -	0.00	23.25	\$ 1,244.85
David Husmann	1,952.00	-	0.00	3.75	1,078.10
Mary Intlekofer	1,952.00	-	0.00	26.25	1,351.54
Lori Lynch	2,178.40	-	0.00	0.00	1,489.09
Coletta Matson	2,293.20	421.20	0.00	0.00	1,687.31
Kaleb Payne	865.80	-	0.00	0.00	720.80
Curtis Wyman	1,776.20	64.20	0.00	13.75	1,212.04
TOTAL AMBULANCE	\$ 12,729.60	\$ 485.40	0.00	67.00	\$ 8,783.73
CEMETERY	October 17 - 30, 2022				
Dan McDonald	\$ 1,846.67	\$ 58.67	0.00	3.38	\$ 1,338.25
TOTAL CEMETERY	\$ 1,846.67	\$ 58.67	0.00	3.38	\$ 1,338.25
CITY HALL	October 17 - 30, 2022				
Cheryl Clark	\$ 1,816.01	\$ -	0.00	15.00	\$ 1,236.62
Russ Farnum	3,711.54	-	0.00	0.00	2,475.74
Sally Hinrichsen	2,744.73	-	0.00	0.00	1,662.19
Nanci Tuel	1,618.40	-	0.00	0.00	1,052.44
TOTAL CITY HALL	\$ 9,890.68	\$ -	0.00	15.00	\$ 6,426.99
FIRE					
Joe Bayne	\$ 208.33	\$ -	0.00	0.00	\$ 191.39
Chris Hinrichs	60.00	-	0.00	0.00	55.41
Billy Norton	166.67	-	0.00	0.00	143.57
Paul Warner	125.00	-	0.00	0.00	115.44
TOTAL FIRE	\$ 560.00	\$ -	0.00	0.00	\$ 505.81
LIBRARY	October 17 - 30, 2022				
Molli Hunter	\$ 1,184.00	\$ -	0.00	0.00	\$ 920.00
Penny Schmit	1,405.60	-	0.00	0.00	758.63
Michelle Turnis	1,773.69	-	0.00	0.00	1,281.70
TOTAL LIBRARY	\$ 4,363.29	\$ -	0.00	0.00	\$ 2,960.33
MBC	October 17 - 30, 2022				
Keegan Arduser	\$ 1,384.62	\$ -	0.00	0.00	\$ 1,056.57
Jacob Oswald	2,193.88	-	0.00	0.00	1,647.00
TOTAL MBC	\$ 3,578.50	\$ -	0.00	0.00	\$ 2,703.57
POLICE	October 17 - 30, 2022				
Peter Fleming	\$ 2,449.44	\$ -	0.00	0.00	\$ 1,700.19
Dawn Graver	2,540.80	-	0.00	0.00	1,832.06
Erik Honda	2,645.36	-	3.00	74.25	1,962.63
Blaine Kamp	2,614.60	-	0.00	0.00	1,949.40
Jordan Koos	2,583.84	-	0.00	42.00	1,766.20
Nicole Minnihan	101.00	-	0.00	0.00	48.56
Britt Smith	3,461.54	-	0.00	0.00	2,523.83
Madonna Staner	1,623.20	-	0.00	0.00	1,230.20
Brian Tate	2,625.84	-	0.00	17.25	1,859.37
TOTAL POLICE	\$ 20,645.62	\$ -	3.00	133.50	\$ 14,872.44

PAYROLL - NOVEMBER 3, 2022

DEPARTMENT	GROSS PAY	OT PAY	COMP HRS. ACCRUED	COMP TOTAL	NET PAY
ROAD USE	October 17 - 30, 2022				
Zeb Bowser	\$ 1,788.00	\$ -	0.00	5.75	\$ 1,255.34
Nick Kahler	2,238.39	-	0.00	0.00	1,527.72
TJ Nealson	1,752.30	24.30	0.00	0.00	1,326.44
Jasper Scott	1,788.01	-	0.00	1.38	1,231.46
TOTAL ROAD USE	\$ 7,566.70	\$ 24.30	0.00	7.13	\$ 5,340.96
SEWER	October 15 - 28, 2022				
Tim Schultz	\$ 2,036.00	\$ -	0.00	7.13	\$ 1,417.44
Jim Tjaden	2,576.92	-	0.00	0.00	1,867.32
TOTAL SEWER	\$ 4,612.92	\$ -	0.00	7.13	\$ 3,284.76
WATER	October 15 - 28, 2022				
Daniel Pike	\$ 1,565.26	\$ -	0.00	0.00	\$ 1,152.42
TOTAL WATER	\$ 1,565.26	\$ -	0.00	0.00	\$ 1,152.42
TOTAL - ALL DEPTS.	\$ 67,359.24	\$ 568.37	3.00	233.14	\$ 47,369.26

CLAIMS REPORT

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
GENERAL					
POLICE DEPARTMENT					
AT&T MOBILITY	PD CELL PHONES		176.93		
BAKER PAPER CO INC	PD BUILDING SUPPLIES		81.20		
INFRASTRUCTURE TECHNOLOGY	PD COMPUTER SUPPORT FEES		199.10		
MEDIACOM	PD TELEPHONE		22.25		
MICHAEL'S CLOTHING	PD SUPPLIES		28.00		
OHNWARD BANK & TRUST	PD POSTAGE		43.79		
MADONNA STANER	PD TRAVEL		60.88		
UNIFORM DEN INC	PD MINOR EQUIPMENT		22.45		

	110 POLICE DEPARTMENT TOTAL		634.60		
STREET LIGHTS					
ALLIANT ENERGY-IES	E FIRST STREETLIGHTS		5,511.39		

	230 STREET LIGHTS TOTAL		5,511.39		
CEMETERY					
PAM KRAUS	PLAQUE INSTALLATION-COUNTRYMAN		600.00		

	450 CEMETERY TOTAL		600.00		
CLERK/CITY ADMIN					
MOLLI JENN HUNTER	JANITORIAL SERVICES		323.75		

	620 CLERK/CITY ADMIN TOTAL		323.75		
ENGINEER					
SNYDER & ASSOCIATES, INC	ENGINEERING FEES		9,423.75		

	640 ENGINEER TOTAL		9,423.75		
CITY HALL/GENERAL BLDGS					
BAKER PAPER CO INC	CH BUILDING SUPPLIES		44.69		
FAREWAY STORES #840-1	CH MEETING SUPPLIES		25.84		
GIS WORKSHOP LLC	CH COMPUTER SUPPORT FEES		8,435.30		
HOLIDAY INN AIRPORT	CH TRAVEL - HINRICHSEN		224.00		
INFRASTRUCTURE TECHNOLOGY	CH MISC CONTRACT WORK		195.20		
AMANDA MILROY	CH AUDIT DEPOSIT REFUND		500.00		
OHNWARD BANK & TRUST	CH OFFICE SUPPLIES		1.08		
ORBIS MENASHA CORP	CH FRANCHISE FEE REFUND		8,687.00		

	650 CITY HALL/GENERAL BLDGS TOTAL		18,113.11		

	001 GENERAL TOTAL		34,606.60		
SOLDIER MEMORIAL FUND					
SOLDIER'S MEMORIAL BOARD					
KRAUS PLUMBING & HEATING LLC	SLDR MEM BLDG REPAIRS				

CLAIMS REPORT

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
	498 SOLDIER'S MEMORIAL BOARD TOTAL		-----		
	003 SOLDIER MEMORIAL FUND TOTAL		-----		
MONTICELLO BERNDES CENTER					
PARKS					
BAKER PAPER CO INC	MBC BUILDING SUPPLIES		124.75		
CENTRAL IOWA DISTRIBUTING INC	MBC BUILDING SUPPLIES		168.00		
MOLLI JENN HUNTER	JANITORIAL SERVICES		490.00		
INFRASTRUCTURE TECHNOLOGY	MBC OFFICE SUPPLIES		88.70		
JOHN DEERE FINANCIAL	MBC GROUNDS SUPPLIES		22.98		
MONTICELLO SPORTS	MBC CLOTHING		90.00		
PEPSI COLA BOTTLING CO	MBC CONCESSIONS		303.12		
REXCO EQUIPMENT INC	MBC CAPITAL EQUIPMENT WARRANTY		2,600.00		
ULINE	MBC SPECIAL EVENTS		407.67		
	430 PARKS TOTAL		4,295.22		
	005 MONTICELLO BERNDES CENTER TOTAL		4,295.22		
FIRE					
FIRE					
AT&T MOBILITY	FIRE TABLET		41.27		
KIRKWOOD COMMUNITY COLLEGE	FIRE CPR TRAINING		180.00		
LAPORTE MOTOR SUPPLY	FIRE VEHICLE OPERATING		34.58		
MONTICELLO EMER MEDICAL TEAM	FIRE CPR TRAINING		100.00		
MUNICIPAL EMERGENCY SERVICES	FIRE GEAR		4,337.00		
RADIO COMMUNICATIONS CO INC	FIRE RADIO SUPPLIES		44.10		
	150 FIRE TOTAL		4,736.95		
	015 FIRE TOTAL		4,736.95		
AMBULANCE					
AMBULANCE					
AT&T MOBILITY	AMB CELL PHONES		66.62		
BAKER PAPER CO INC	AMB BUILDING SUPPLIES		81.19		
INFRASTRUCTURE TECHNOLOGY	AMB DATA PROCESSING		33.90		
DAVID B MCNEILL	AMB VEHICLE OPERATING		6.25		
MEDIACOM	AMB TELEPHONE		22.25		
STERICYCLE, INC.	AMB PHARMACEUTICAL DISPOSAL		79.35		
	160 AMBULANCE TOTAL		289.56		
	016 AMBULANCE TOTAL		289.56		
LIBRARY IMPROVEMENT					

CLAIMS REPORT

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
LIBRARY					
BAKER & TAYLOR BOOKS	LIB IMP BOOKS	98.53			
MONTICELLO CHAMBER OF COMMERCE	LIB IMP PROGRAMS/PROMOTIONS	30.00			
OVERDRIVE	LIB IMP BOOKS	627.69			

410	LIBRARY TOTAL		756.22		

030	LIBRARY IMPROVEMENT TOTAL		756.22		
LIBRARY					
LIBRARY					
MOLLI JENN HUNTER	JANITORIAL SERVICES	280.00			
NEXT GENERATION PLBG & HTG LLC	LIB BLDG REPAIR/MAINT	154.17			
MICHELLE TURNIS	LIB TRAVEL	15.38			

410	LIBRARY TOTAL		449.55		

041	LIBRARY TOTAL		449.55		
AIRPORT					
AIRPORT					
ALLIANT ENERGY-IES	AIRPORT EQUIP REPAIR/MAINT	504.61			
JOHN DEERE FINANCIAL	AIRPORT EQUIP REPAIR/MAINT	170.01			
MCALER WATER CONDITIONING INC	AIRPORT BUILDING SUPPLIES	61.40			
MONTICELLO AVIATION INC	AIRPORT MANAGER	2,271.66			

280	AIRPORT TOTAL		3,007.68		

046	AIRPORT TOTAL		3,007.68		
ROAD USE					
STREETS					
ALLIANT ENERGY-IES	22059 HWY 38	263.37			
AT&T MOBILITY	RU TABLET	41.27			
BEHREND'S CRUSHED STONE	RU STREET MAINTENANCE SUPPLIES	578.17			
CNH CAPITAL	'15 CASE IH MAGNUM 180 TRACTOR	7,948.38			
BRIAN CROWLEY	RU EQUIP REPAIR/MAINT	149.70			
INFRASTRUCTURE TECHNOLOGY	RU OFFICE SUPPLIES	9.90			
JOHN DEERE FINANCIAL	RU BLDG REPAIR/MAINT	158.53			
KIMBALL MIDWEST	RU SUPPLIES	23.64			
LAPORTE MOTOR SUPPLY	RU EQUIP REPAIR/MAINT	55.30			
LASLEY ELECTRIC LLC	RU BLDG REPAIR/MAINT	243.85			
LOVEWELL FENCING INC	RU STREET MAINTENANCE CONTRACT	6,527.50			
TRANS-IOWA EQUIPMENT, INC.	RU EQUIP REPAIR/MAINT	2,420.74			
STEVE MONK CONSTRUCTION	RU STREET MAINTENANCE CONTRACT	8,202.60			
MONTICELLO MACHINE SHOP INC	RU EQUIP REPAIR/MAINT	153.07			
MUNICIPAL EMERGENCY SERVICES	RU EQUIP REPAIR/MAINT	689.00			

210	STREETS TOTAL		27,465.02		

CLAIMS REPORT

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
	110 ROAD USE TOTAL		27,465.02		
TRUST/SLAVKA GEHRET FUND LIBRARY					
DEMCO INC	LIB GEHRET PROGRAMMING		56.73		
FAREWAY STORES #840-1	LIB GEHRET PROGRAMMING		39.59		
	410 LIBRARY TOTAL		96.32		
	178 TRUST/SLAVKA GEHRET FUND TOTAL		96.32		
C.C. BIDWELL LIBRARY BOOK LIBRARY					
MICRO MARKETING LLC	LIB BIDWELL BOOKS		117.52		
	410 LIBRARY TOTAL		117.52		
	502 C.C. BIDWELL LIBRARY BOOK TOTAL		117.52		
TRUST/IOMA MARY BAKER LIBRARY					
CENTER POINT PUBLISHING	LIB BAKER BOOKS		49.14		
INFRASTRUCTURE TECHNOLOGY	LIB BAKER TECH SUPPORT FEES		57.50		
	410 LIBRARY TOTAL		106.64		
	503 TRUST/IOMA MARY BAKER TOTAL		106.64		
WATER					
ALLIANT ENERGY-IES	16540 190TH ST WATER TOWER		166.53		
AT&T MOBILITY	WATER CELL PHONE & TABLET		57.92		
BROWN SUPPLY CO INC	WATER EQUIP REPAIR/MAINT		582.40		
HAWKINS WATER TREATMENT	WATER SYSTEM		464.74		
INFRASTRUCTURE TECHNOLOGY	WATER DATA PROCESSING		18.90		
IOWA ONE CALL	WATER SYSTEM		22.55		
IOWA RURAL WATER ASSOCIATION	WATER DUES		325.00		
JOHN DEERE FINANCIAL	WATER SUPPLIES		39.47		
LINDA KAHLER	WATER CLOTHING		25.00		
KROMMINGA MOTORS INC	WATER EQUIP REPAIR/MAINT		290.64		
	810 WATER TOTAL		1,993.15		
	600 WATER TOTAL		1,993.15		
CUSTOMER DEPOSITS					
WATER					
CITY OF MONTICELLO	DUNKEL/BRIER & POWER/SARAH		565.00		

CLAIMS REPORT

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
	810 WATER TOTAL		565.00		
	602 CUSTOMER DEPOSITS TOTAL		565.00		
SEWER					
SEWER					
FAREWAY STORES #840-1	SEWER LAB SUPPLIES		7.58		
INFRASTRUCTURE TECHNOLOGY	SEWER DATA PROCESSING		7.40		
IOWA ONE CALL	SEWER SYSTEM		22.55		
JOHN DEERE FINANCIAL	SEWER SUPPLIES		17.48		
LINDA KAHLER	SEWER CLOTHING		25.00		
KROMMINGA MOTORS INC	SEWER EQUIP REPAIR/MAINT		290.64		
TRANS-IOWA EQUIPMENT, INC.	SEWER EQUIP REPAIR/MAINT		575.28		
SNYDER & ASSOCIATES, INC	SEWER ENGINEERING FEES		49.50		
WELTER STORAGE EQUIP CO., INC.	SEWER SUPPLIES		309.00		
	815 SEWER TOTAL		1,304.43		
	610 SEWER TOTAL		1,304.43		
SANITATION					
SANITATION					
REPUBLIC SERVICES	RESIDENTIAL GARBAGE		24,143.16		
	840 SANITATION TOTAL		24,143.16		
	670 SANITATION TOTAL		24,143.16		
YARD WASTE SITE					
SANITATION					
ALLIANT ENERGY-IES	22411 BUSINESS HWY 151		32.68		
	840 SANITATION TOTAL		32.68		
	675 YARD WASTE SITE TOTAL		32.68		
STORM WATER					
STORM WATER FUND					
STEVE MONK CONSTRUCTION	STORMWATER MAINTENANCE		93.15		
	865 STORM WATER FUND TOTAL		93.15		
	740 STORM WATER TOTAL		93.15		
	Accounts Payable Total		104,058.85		

**CLAIMS REPORT
CLAIMS FUND SUMMARY**

FUND NAME	AMOUNT	
001	GENERAL	34,606.60
003	SOLDIER MEMORIAL FUND	
005	MONTICELLO BERNDES CENTER	4,295.22
015	FIRE	4,736.95
016	AMBULANCE	289.56
030	LIBRARY IMPROVEMENT	756.22
041	LIBRARY	449.55
046	AIRPORT	3,007.68
110	ROAD USE	27,465.02
178	TRUST/SLAVKA GEHRET FUND	96.32
502	C.C. BIDWELL LIBRARY BOOK	117.52
503	TRUST/IOMA MARY BAKER	106.64
600	WATER	1,993.15
602	CUSTOMER DEPOSITS	565.00
610	SEWER	1,304.43
670	SANITATION	24,143.16
675	YARD WASTE SITE	32.68
740	STORM WATER	93.15

TOTAL FUNDS		104,058.85

**PROCLAMATION DECLARING NOVEMBER 26, 2022,
AS
SMALL BUSINESS SATURDAY**

Whereas, the City of Monticello, Iowa, celebrates our local small businesses and the contributions they make to our local economy and community; and

Whereas, according to the United States Small Business Administration, there are 32.5 million small businesses in the United States, small businesses represent 99.7% of firms with paid employees, small businesses are responsible for 62% of net new jobs created since 1995, and small businesses employ 46.8% of the employees in the private sector in the United States; and

Whereas, 79% of consumers understand the importance of supporting the small businesses in their community on Small Business Saturday®, 70% report the day makes them want to encourage others to Shop Small®, independently-owned retailers, and 66% report that the day makes them want to Shop Small all year long; and

Whereas, 58% of shoppers reported they shopped online with a small business and 54% reported they dined or ordered takeout from a small restaurant, bar, or café on Small Business Saturday in 2021; and

Whereas, Monticello, Iowa supports our local businesses that create jobs, boost our local economy, and preserve our communities; and

Whereas, advocacy groups, as well as public and private organizations, across the country have endorsed the Saturday after Thanksgiving as Small Business Saturday.

Now, Therefore, I, Dave Goedken, Mayor of Monticello, Iowa, do hereby proclaim, November 26, 2022, as

SMALL BUSINESS SATURDAY

And urge the residents of our community, and communities across the country, to support small businesses and merchants on Small Business Saturday and throughout the year.

Herein proclaimed this _____ day of November, 2022, by my Authority as Mayor of the City of Monticello, Iowa;

Dave Goedken
Mayor

Attest:

Sally Hinrichsen
City Clerk

City Council Meeting
Prep. Date: 10/25/2022
Preparer: Sally Hinrichsen



Agenda Item: #1
Agenda Date: 11/07/2022

Communication Page

Agenda Items Description: Resolution Approving FY 2021 - 2022 Annual Urban Renewal Report

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

Attachments & Enclosures:

Proposed Resolution
Annual Urban Renewal Report

Fiscal Impact:

Budget Line Item:	
Budget Summary:	
Expenditure:	
Revenue:	

Synopsis: Resolution approves State mandated TIF report.

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

Here are a couple of notes:

	<u>Unrestricted</u>	<u>Restricted LMI</u>
07/01/2021 TIF Balance:	\$ 72,583	\$ 15,280
FY '22 TIF Revenues	\$ 714,143	
FY '22 Interest	\$ 3,821	\$ 184
FY '22 TIF Rebate Expenses	\$ 243,670	
FY '22 TIF Non-Rebate Expenses	\$ 219,777	
6/30/2022 TIF Balance	\$ 327,100	\$ 15,464 ¹

¹ The sum of \$15,464 is set aside pursuant to the State Code for Low to Moderate Housing projects as part of the Breckenridge TIF. A set aside is required when TIF is used for Residential purposes>

Staff Recommendation: Staff recommends Council approves the proposed resolution approving the Annual Urban Renewal Report for FY 2022

The City of Monticello, Iowa

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

RESOLUTION

Approving FY 2021-2022 Annual Urban Renewal Report

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

WHEREAS, The City Clerk has prepared the report for FY 2021-2022, same having been reviewed by the City Administrator and presented to the City Council for review and approval, and

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

NOW THEREFORE BE IT RESOLVED by the City of Monticello, through its' City Council, in session this 7th day of November 2022, does hereby approve the FY 2021-2022 Annual Urban Renewal Report and directs the City Clerk to submit same to the State as required by the Code of Iowa.

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

David Goedken, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

Annual Urban Renewal Report, Fiscal Year 2021 - 2022

Levy Authority Summary

Local Government Name: MONTICELLO
 Local Government Number: 53G495

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

TIF Debt Outstanding: 5,520,455

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:	87,863	15,280	Amount of 07-01-2021 Cash Balance Restricted for LMI
TIF Revenue:	714,143		
TIF Sp. Revenue Fund Interest:	4,005		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	718,148		
Rebate Expenditures:	243,670		
Non-Rebate Expenditures:	219,777		
Returned to County Treasurer:	0		
Total Expenditures:	463,447		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:	342,564	15,464	Amount of 06-30-2022 Cash Balance Restricted for LMI
-------------------------------------------------------------	----------------	---------------	-----------------------------------------------------------------

**Year-End Outstanding TIF
 Obligations, Net of TIF Special
 Revenue Fund Balance: 4,714,444**

Urban Renewal Area Data Collection

Local Government Name: MONTICELLO (53G495)
 Urban Renewal Area: MONTICELLO ORIGINAL URBAN RENEWAL
 UR Area Number: 53006

UR Area Creation Date: 10/1992

UR Area Purpose: SEE ATTACHED PLAN

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MONTICELLO CITY AG/MONTICELLO SCH/ORIGINAL URBAN RENEWAL INCREM	530210	530211	0
MONTICELLO CITY/MONTICELLO SCH/ORIGINAL URBAN RENEWAL INCREM	530212	530213	25,550,662
MONTICELLO CITY AG/MONTICELLO SCH/96 ADDITION URBAN RENEWAL INCREMENT	530214	530215	0
MONTICELLO CITY AG/MONTICELLO SCH/01 ADDITION URBAN RENEWAL INCREMENT	530220	530221	0
MONTICELLO CITY/MONTICELLO SCH/01 ADDITION URBAN RENEWAL INCREMENT	530222	530223	0
LOVELL TWP/MONTICELLO SCH/01 ADDITION URBAN RENEWAL INCREMENT	530226	530227	0
MONTICELLO CITY/MONTICELLO SCH/07 ADDITION URBAN RENEWAL INCREMENT	530228	530229	0
MONTICELLO CITY/MONTICELLO SCH/10 ADDITION URBAN RENEWAL INCREMENT	530230	530231	0
MONTICELLO CITY/MONTICELLO SCH/96 ADDITION URBAN RENEWAL INCREM	530232	530233	0
MONTICELLO CITY/MONTICELLO SCH/11 ADDITION URBAN RENEWAL INCREMENT	530234	530235	0
MONTICELLO CITY/MONTICELLO SCH/17A ADDITION URBAN RENEWAL INCREMENT	530240	530241	0
MONTICELLO CITY/MONTICELLO SCH/17B ADDITION URBAN RENEWAL INCREMENT	530242	530243	0

Urban Renewal Area Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	37,110,430	10,651,747	1,277,940	0	-70,376	51,708,824	0	51,708,824
Taxable	0	20,933,746	9,586,573	1,150,146	0	-70,376	33,448,973	0	33,448,973
Homestead Credits									218

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: **72,583** **0** **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue:	714,143
TIF Sp. Revenue Fund Interest:	3,821
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	717,964

Rebate Expenditures:	243,670
Non-Rebate Expenditures:	219,777
Returned to County Treasurer:	0
Total Expenditures:	463,447

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: **327,100** **0** **Amount of 06-30-2022 Cash Balance Restricted for LMI**

Projects For MONTICELLO ORIGINAL URBAN RENEWAL

Innovative Ag Services Development Agreement

Description:	Payments to IAS for office expansion
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	Yes

MC Industries Development Agreement

Description:	Payments to MC Industries for office and warehouse expansion
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	Yes

Robert Johnson Development Agreement

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

Kardes Development Agreement

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

Mike Beck Development Agreement

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

X44 Repairs

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

Downtown Park/Parking Lot

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

190th Sanitary Sewer Extension

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

Cobblestone Inn , formerly Boulders Inn& Suites

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

Orbis Manufacturing, subsidiary of Menasha Corp

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

B&J Hauling & Excavating Development Agreement

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

Orbis Mfg - water main

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

N Sycamore reconstruction 1st to 7th Street

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

B&J Hauling & Excavating Development Agreement

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

B&J Hauling & Excavating Development Agreement

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

B&J Hauling & Excavating Development Agreement

Description:	218 W 1st St, Suite C, Njs LLC
Classification:	Commercial - office properties

Physically Complete:	Yes
Payments Complete:	No

Mercy Care development agreement

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

McMATT Properties Development Agreement

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

BR3 Development LLC Development Agreement

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

2022 Oak Street Manufacturing

Description:	Payments to Oak Street for business expansion
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	No
Payments Complete:	No

2022 Manternach Custom Creations

Description:	Payment to Manternach Custom Creations for business expansion
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For MONTICELLO ORIGINAL URBAN RENEWAL

2010 Innovative Ag Service

Debt/Obligation Type:	Rebates
Principal:	42,390
Interest:	0
Total:	42,390
Annual Appropriation?:	Yes
Date Incurred:	02/15/2010
FY of Last Payment:	2022

2010 MC Industries rebate & grant

Debt/Obligation Type:	Rebates
Principal:	325,170
Interest:	0
Total:	325,170
Annual Appropriation?:	Yes
Date Incurred:	08/02/2010
FY of Last Payment:	2022

2014 Kardes 151 rebate & grants

Debt/Obligation Type:	Rebates
Principal:	190,342
Interest:	0
Total:	190,342
Annual Appropriation?:	Yes
Date Incurred:	03/17/2014
FY of Last Payment:	2026

2015 Cobblestone Inn formerly Boulders Inn rebate & grant

Debt/Obligation Type:	Rebates
Principal:	394,035
Interest:	0
Total:	394,035
Annual Appropriation?:	Yes
Date Incurred:	10/05/2015
FY of Last Payment:	2028

2017 Orbis Mfg rebate-building

Debt/Obligation Type:	Rebates
Principal:	1,136,942
Interest:	0
Total:	1,136,942
Annual Appropriation?:	Yes
Date Incurred:	04/03/2017
FY of Last Payment:	2029

2017 B&J Hauling & Excavating rebates & grants

Debt/Obligation Type:	Rebates
Principal:	33,672
Interest:	0

Total:	33,672
Annual Appropriation?:	Yes
Date Incurred:	10/02/2017
FY of Last Payment:	2030

2019 GO Corp Purpose Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,147,880
Interest:	129,600
Total:	1,277,480
Annual Appropriation?:	No
Date Incurred:	05/15/2019
FY of Last Payment:	2029

2019 Royal Flush Truck Wash Inc

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

2019 Mercy Care

Debt/Obligation Type:	Rebates
Principal:	480,000
Interest:	0
Total:	480,000
Annual Appropriation?:	Yes
Date Incurred:	07/15/2019
FY of Last Payment:	2031

2021 McMATT storage facility

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

2021 BR3 Development grocery facility

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

2014 GO Corporate Purpose

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	67
Interest:	0
Total:	67

Annual Appropriation?:	No
Date Incurred:	10/14/2014
FY of Last Payment:	2022

2022 Oak Street Manufacturing

Debt/Obligation Type:	Rebates
Principal:	325,000
Interest:	0
Total:	325,000
Annual Appropriation?:	Yes
Date Incurred:	01/03/2022
FY of Last Payment:	2033

2022 Manternach Custom Creations

Debt/Obligation Type:	Rebates
Principal:	55,000
Interest:	0
Total:	55,000
Annual Appropriation?:	Yes
Date Incurred:	09/06/2022
FY of Last Payment:	2035

Non-Rebates For MONTICELLO ORIGINAL URBAN RENEWAL

TIF Expenditure Amount:	219,710
Tied To Debt:	2019 GO Corp Purpose Bond
Tied To Project:	N Sycamore reconstruction 1st to 7th Street

TIF Expenditure Amount:	31
Tied To Debt:	2014 GO Corporate Purpose
Tied To Project:	X44 Repairs

TIF Expenditure Amount:	22
Tied To Debt:	2014 GO Corporate Purpose
Tied To Project:	Downtown Park/Parking Lot

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

Rebates For MONTICELLO ORIGINAL URBAN RENEWAL

902 N Brich Street

TIF Expenditure Amount:	5,882
Rebate Paid To:	MC Industries Inc
Tied To Debt:	2010 MC Industries rebate & grant
Tied To Project:	MC Industries Development Agreement
Projected Final FY of Rebate:	2022

2010 S Main Street

TIF Expenditure Amount:	3,238
Rebate Paid To:	Innovative Ag Service
Tied To Debt:	2010 Innovative Ag Service
Tied To Project:	Innovative Ag Services Development Agreement
Projected Final FY of Rebate:	2022

2100 South Main Street

TIF Expenditure Amount:	25,044
Rebate Paid To:	Kardes 151
Tied To Debt:	2014 Kardes 151 rebate & grants
Tied To Project:	Kardes Development Agreement
Projected Final FY of Rebate:	2026

218 Welter Drive

TIF Expenditure Amount:	46,866
Rebate Paid To:	Cobblestone Inn & Suites
Tied To Debt:	2015 Cobblestone Inn formerly Boulders Inn rebate & grant
Tied To Project:	Cobblestone Inn , formerly Boulders Inn& Suites
Projected Final FY of Rebate:	2028

206 Plastic Lane

TIF Expenditure Amount:	64,732
Rebate Paid To:	Orbis Manufacturing, a subsidiary of Menasha Corp
Tied To Debt:	2017 Orbis Mfg rebate-building
Tied To Project:	Orbis Manufacturing, subsidiary of Menasha Corp
Projected Final FY of Rebate:	2029

218 West First Street

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

16406 190th Street

TIF Expenditure Amount: 54,174
Rebate Paid To: Royal Flush
Tied To Debt: 2019 Royal Flush Truck Wash Inc
Tied To Project: Mike Beck Development Agreement
Projected Final FY of Rebate: 2031

225 Welter Drive

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

218 West First Street, Suite A

TIF Expenditure Amount: 1,218
Rebate Paid To: Lauren Welter
Tied To Debt: 2017 B&J Hauling & Excavating rebates & grants
Tied To Project: B&J Hauling & Excavating Development Agreement
Projected Final FY of Rebate: 2030

218 West First Street, Suite B

TIF Expenditure Amount: 1,298
Rebate Paid To: Paige Jacobs
Tied To Debt: 2017 B&J Hauling & Excavating rebates & grants
Tied To Project: B&J Hauling & Excavating Development Agreement
Projected Final FY of Rebate: 2030

218 West First Street, Suite C

TIF Expenditure Amount: 1,218
Rebate Paid To: NJS LLC
Tied To Debt: 2017 B&J Hauling & Excavating rebates & grants
Tied To Project: B&J Hauling & Excavating Development Agreement
Projected Final FY of Rebate: 2030

122 North Main Street

TIF Expenditure Amount: 20,000
Rebate Paid To: BR3 Development LLC
Tied To Debt: 2021 BR3 Development grocery facility
Tied To Project: BR3 Development LLC Development Agreement
Projected Final FY of Rebate: 2038

TIF Taxing District Data Collection

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

UR Designation	
Slum	No
Blighted	No
Economic Development	10/1992

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	88,514	0	0	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

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

UR Designation	
Slum	No
Blighted	No
Economic Development	10/1992

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	37,110,430	10,651,747	1,277,940	0	-70,376	51,708,824	0	51,708,824
Taxable	0	20,933,746	9,586,573	1,150,146	0	-70,376	33,448,973	0	33,448,973
Homestead Credits									218

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	13,269,178	33,448,973	25,550,662	7,898,311	220,452

FY 2022 TIF Revenue Received: 714,143

TIF Taxing District Data Collection

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

UR Designation	
Slum	No
Blighted	No
Economic Development	10/1996

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	5,104	0	0	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

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

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

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	559,907	0	0	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

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

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

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	4,116,737	0	0	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

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

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	236,857	0	0	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MONTICELLO (53G495)
 Urban Renewal Area: MONTICELLO ORIGINAL URBAN RENEWAL (53006)
 TIF Taxing District Name: MONTICELLO CITY/MONTICELLO SCH/07 ADDITION URBAN RENEWAL INCREMENT
 TIF Taxing District Inc. Number: 530229
 TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? No

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

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	1,388,850	0	0	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MONTICELLO (53G495)
 Urban Renewal Area: MONTICELLO ORIGINAL URBAN RENEWAL (53006)
 TIF Taxing District Name: MONTICELLO CITY/MONTICELLO SCH/10 ADDITION URBAN RENEWAL INCREMENT
 TIF Taxing District Inc. Number: 530231
 TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received: 2014
 Subject to a Statutory end date? No

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

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	562,375	0	0	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

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

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	3,006	0	0	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

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

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2011

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	1,608,860	0	0	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

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

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	1,003,250	0	0	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

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

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	99,810	0	0	0	0

FY 2022 TIF Revenue Received: 0

Urban Renewal Area Data Collection

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

UR Area Creation Date: 02/2000

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

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
--	-------------	------------------	----------------------------

Urban Renewal Area Value by Class - 1/1/2020 for FY 2022

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

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: **15,280** **15,280** **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 184
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 184

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

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: **15,464** **15,464** **Amount of 06-30-2022 Cash Balance Restricted for LMI**

Income Housing For MONTICELLO BRECKENRIDGE URBAN RENEWAL

Amount of FY 2022 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
<hr/>	
Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

City Council Meeting
Prep. Date: 10/25/2022
Preparer: Sally Hinrichsen



Agenda Item: #2
Agenda Date: 11/07/2022

Communication Page

Agenda Items Description: Resolution Approving correction of typographical error in Frontier Warehousing and Oak Street Commercial Cabinets, Inc dba Oak Street Manufacturing Agreement

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

Attachments & Enclosures:

Resolution
Relevant Page from Developer’s Agreement

Fiscal Impact:

Budget Line Item:	
Budget Summary:	
Expenditure:	
Revenue:	

Synopsis: The Developer’s Agreement with Frontier Warehousing and Oak Street Commercial Cabinets, Inc dba Oak Street Manufacturing City Clerk has a schedule of rebates, there was an error in the listing of dates and this Resolution acknowledges that error and allows it to be corrected.

Background Information: The Rebate Payment set out on page 4 of the agreement starts with FY 2023-2024. Based on when the minimum assessment of \$1.25 million dollars going on the tax rolls as of January 1, 2023, the rebate schedule should begin in Fiscal Year 2024 – 2025. The proposed Resolution approved the correction of the rebate payment schedule to include FY 2033-2034 and removing FY 2023-2024.

Original schedule set out below:

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

Corrected schedule set out below:

FY 2024-2025: 100%
FY 2025-2026: 95%
FY 2026-2027: 90%
FY 2027-2028: 85%
FY 2028-2029: 80%
FY 2029-2030: 75%
FY 2030-2031: 70%
FY 2031-2032: 65%
FY 2032-2033: 60%
FY 2033-2034: 55%

Staff Recommendation: Staff recommends Council approve the proposed resolution

The City of Monticello, Iowa

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

RESOLUTION

Approving correction of typographical error in Frontier Warehousing and Oak Street Commercial Cabinets, Inc dba Oak Street Manufacturing Agreement

WHEREAS, The City of Monticello entered into a Development Agreement with Frontier Warehousing and Oak Street Commercial Cabinets, Inc dba Oak Street Manufacturing, same having been approved on the 3rd day of January, 2022 by Resolution #2022-1, and

WHEREAS, It has since been determined that there is an error in the Tax Rebate Schedule as set out in the agreement, the error falling into the general category of being “typographical” in nature, and

WHEREAS, The Council finds that the rebate schedule should begin in Fiscal Year 2024 – 2025, based on when the minimum assessment of \$1.25 million dollars going on the tax rolls as of January 1, 2023, and that the agreement should be corrected by adjusting the schedule as follows:

FY 2024-2025: 100%
FY 2025-2026: 95%
FY 2026-2027: 90%
FY 2027-2028: 85%
FY 2028-2029: 80%
FY 2029-2030: 75%
FY 2030-2031: 70%
FY 2031-2032: 65%
FY 2032-2033: 60%
FY 2033-2034: 55%

NOW THEREFORE, BE IT RESOLVED that the Council does hereby approve of the amendment to the Development Agreement between the City of Monticello and. as set forth herein, adding the FY 2033-2034 to the Rebate schedule and removing the FY 2023-2024 from the Rebate schedule, with the percentages remaining the same.

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 November, 2022.

David Goedken, Mayor

Attest:

Sally Hinrichsen, City Clerk

1. Property Tax Rebate Payments. In recognition of the obligations set out above, the City agrees to make 20 semi-annual economic development tax increment payments (the "Rebate Payments") to the Tenant, pursuant to Chapters 15A and 403 of the Code of Iowa and as described below, provided, however, that the aggregate total amount of the Payments, including the land grant amount, shall not exceed \$325,000 (The "Maximum Payment Total"), and all payments under this Agreement shall be subject to annual appropriation by the City Council, as further described herein.

This Agreement is based upon the agreed upon minimum assessment of \$1.25 million dollars going on the tax rolls as of January 1, 2023. Based thereon, the first tax payment based upon the agreed upon Minimum Assessment valuation would be made in September, 2023. 2024 Accordingly, the Rebate Payments will be made on or about the 1st of December and the 1st of June each fiscal year, beginning on December 1, 2023 and continuing thereafter until all 20 semi-annual payments have been made or until such earlier time as the aggregate amount of Total Payments (as hereinafter defined) made under this Agreement equals \$325,000. All payments made under this Agreement shall be subject to annual appropriation by the City Council as provided hereunder.

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

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

FY 2023-2024: 100%	→ 2024 - 2025	} dates based on minimum assessment agreement
FY 2024-2025: 95%	→ 2025 - 2026	
FY 2025-2026: 90%	→ 2026 - 2027	
FY 2026-2027: 85%	→ 2027 - 2028	
FY 2027-2028: 80%	→ 2028 - 2029	
FY 2028-2029: 75%	→ 2029 - 2030	
FY 2029-2030: 70%	→ 2030 - 2031	
FY 2030-2031: 65%	→ 2031 - 2032	
FY 2031-2032: 60%	→ 2032 - 2033	
FY 2032-2033: 55%	→ 2033 - 2034	

2. Security and Debt Certification. The Total Payments shall not constitute general obligations of the City, but shall be made solely and only from incremental property taxes

City Council Meeting
Prep. Date: 10/25/2022
Preparer: Sally Hinrichsen



Agenda Item: # 3-13
Agenda Date: 11/07/2022

Communication Page

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

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

Attachments & Enclosures:

proposed Resolutions

Fiscal Impact:

Budget Line Item:	
Budget Summary:	
Expenditure:	
Revenue:	

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

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

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

3, Royal Flush Truck Wash, Inc. Corrects current year’s estimated appropriation, increasing it to “actual” rebate. Up from estimate of \$30,756 to actual of \$30,878 and appropriating 5th grant payment in the amount of \$20,000, appropriating 1st water/sewer grant in the amount of \$26,770.14 and 3rd year of rebate payment in the estimated amount of \$29,162 for FY ’24. (The final Rebate payment will be made in FY ’31)

4. MercyCare. Corrects current year’s estimated appropriation, increasing it to “actual” rebate. Up from estimate of \$14,218 to actual \$14,222 and appropriating the 2nd year of rebate payment in the estimated amount of \$12,800, for FY ’24. (The final Rebate payment will be made in FY ’31)

5. Cobblestone Inn & Suites (formerly Boulders Inn). Corrects last year's estimated appropriation, reducing it to "actual" Hotel/Motel tax grant and tax rebate. Down from estimate of \$42,450 to actual of \$40,915.76, and appropriating \$44,250, the estimated amount of FY '24. (The final Property Tax Rebate Payment will be made in FY '28 and the final Grant payment tied to Hotel/Motel Tax collection will be made in FY '28).

6. Kardes Inc. Corrects current year's estimated appropriation, increasing it to "actual" rebate. Up from estimate of \$23,254 to actual \$23,344 and appropriating \$21,548, the estimated amount of FY '24. (The final Rebate Payment will be made in FY '26)

7. Lauren Welter (218 West First Street, Suite A). Corrects current year's estimated appropriation, decreasing it to "actual" rebate. Down from estimate of \$1,142 to actual \$1,096 and appropriating \$1,022, the estimated amount of FY '24. (The final Rebate Payment will be made in FY '30)

8. Paige Jacobs, LLC. (218 West First Street, Suite B). Corrects current year's estimated appropriation, decreasing it to "actual" rebate. Down from estimate of \$1,216 to actual \$1,168 and appropriating \$1,090, the estimated amount of FY '24. (The final Rebate Payment will be made in FY '30)

9. Njs LLC. (218 West First Street, Suite C). Corrects current year's estimated appropriation, decreasing it to "actual" rebate. Down from estimate of \$1,142 to actual \$1,096 and appropriating \$1,022, the estimated amount of FY '24. (The final Rebate Payment will be made in FY '30)

10. Orbis Mfg. Corrects current year's estimated appropriation, increasing it to "actual" rebate. Up from estimate of \$61,436 to actual \$61,544 and appropriating \$57,924, the estimated amount of FY '24. (The final Rebate Payment will be made in FY '29)

11. BR3 Development LLC. This appropriation to BR3 Development in the amount of \$20,000 will be the 3rd grant payment, being in the amount of \$20,000 per acre. (The first Property Tax Rebate Payment will be in FY '24, with final payment in FY '38 and the final Grant payment tied to land will be made in FY '27).

12. McMATT Properties. This is the first rebate payment in the estimated amount of \$8,470 for FY '24. (The final Rebate payment will be made in FY '33)

13. Frontier Warehousing and Oak Street Commercial Cabinets, Inc dba Oak Street Manufacturing. This is the first appropriation to Frontier Warehousing and Oak Street Commercial Cabinets, Inc dba Oak Street Manufacturing in the amount of \$20,000, the 1st grant payment being in the amount of \$20,000 per acre. (The first Property Tax Rebate Payment will be in FY '25, with final payment in FY '34 and the final Grant payment tied to land will be made in FY '24).

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

The City of Monticello, Iowa

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

RESOLUTION

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

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

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

WHEREAS, The City, by way of Resolution #2021-130, appropriated \$50,756 to meet the City's obligations for fourth grant payment and second year tax rebate payment in FY '23, and

WHEREAS, After final assessments and payment of taxes, the second year rebate came in at \$30,878.00, resulting in the City's appropriation being short in the amount of \$122.00, this Resolution correcting the estimate to match the actual rebate, increasing the appropriation from \$30,756 to \$30,878, and

WHEREAS, The Council finds that funds should be appropriated for FY '24 in the amount necessary to rebate sums and to meet grant obligations consistent with the Development Agreement in the following estimated amounts:

1. \$20,000 to meet the City's fifth year grant payment, and
2. \$26,770.14 to meet the first water/sewer grant for sewer charges July 2021 to June 2022 billings, based on the sewer rate increase that exceeded 5% over the prior year period, and

3. \$29,162 to be rebated according to the terms of the Development Agreement for third year property tax rebate, calculated at the rate of 85% of those taxes determined eligible for rebate in FY '24, said estimate being based upon the FY '22 valuation and consolidated tax rates, with the exact rebate to be determined after the receipt of final assessment numbers and tax payments made by the developer.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Monticello does hereby formally appropriate funds necessary to meet the City's obligation to pay fifth year grant payment, first water/sewer grant payment for FY '23 and third year of rebate payments for FY '24 to Royal Flush Truck Wash Inc. in the estimated amount of \$75,932.14 and hereby acknowledges the correction of the FY '23 total rebate by increasing the previously estimated sum of \$30,756 to the actual payment of \$30,878.

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 November, 2022

David Goedken, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

The City of Monticello, Iowa

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

RESOLUTION

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

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

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

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

WHEREAS, The City, by way of Resolution #2021-131, appropriated \$14,218 to meet the City's obligations under first year tax rebate provisions, for FY '23, as set forth within the Development Agreement, said amount being based upon estimated valuations, and

WHEREAS, After final assessments and payment of taxes, the first year rebate was calculated to be \$14,222, resulting in the City's appropriation being short in the amount of \$4, this Resolution correcting the estimate to match the actual rebate, increasing the appropriation from \$14,218 to \$14,222.

WHEREAS, The Council finds that funds should be appropriated for FY '24 in the amount of \$12,800 to be rebated according to the terms of the Development Agreement for the second year property tax rebate, calculated at the rate of 90% of those taxes determined eligible for rebate in FY '24,

said estimate being based upon the FY '22 valuation and consolidated tax rates, with the exact rebate to be determined after the receipt of final assessment numbers and tax payments made by the developer, and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Monticello does hereby formally appropriate funds necessary to meet the City's obligation to pay second year of rebate payments for FY '24 to Mercy Care Management, Inc., in the estimated amount of \$12,800.

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 November, 2022.

David Goedken, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

The City of Monticello, Iowa

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

RESOLUTION

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

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

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

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

WHEREAS, The City, by way of Resolution #2021-132, appropriated \$42,450 to meet the City's obligations related to sixth year grant payment of Hotel/Motel Taxes in FY '22 and fifth year tax rebate payments in FY '23 based upon the FY '22 valuation and consolidated tax rates, with the exact rebate to be determined after the receipt of final assessment numbers and tax payments made by the developer, and

WHEREAS, After final assessments and payment of Hotel/Motel tax receipts, the sixth year grant payments, which was paid in FY '22, related to Hotel/Motel Tax receipts came in at \$21,363.76, and the fifth year property tax rebate, came in at \$19,552. with a total appropriation of \$40,915.76 for FY '23, resulting in the City's overall being long in the amount of \$1,534.24. This Resolution correcting the estimate to match the actual

grant and rebate, decreasing the appropriation from \$42,450 to \$40,915.76, which includes sixth year grant payment and fifth year property tax rebate, and

WHEREAS, The Council finds that funds should be appropriated for FY '24 in the amount necessary to rebate sums and to meet grant obligations consistent with the Development Agreement in the following estimated amounts:

1. \$26,000 to meet the City's seventh year grant obligations to related to the collection and payment of Hotel/Motel Taxes by Cobblestone Inn from January 1, 2022 to December 31, 2022, with the exact amount of the Hotel/Motel Tax rebate to be determined after the receipt of proof of the collection and payment of said taxes by Cobblestone Inn to the State of Iowa. These grant payments will be paid by the City in FY '23 to Cobblestone, and
2. \$18,250 to meet the City's sixth year rebate obligation according to the terms of the Development Agreement for the property tax rebate, calculated at the rate of 70% of those taxes determined eligible for rebate in FY '24, said estimate being based upon the FY '22 valuation and consolidated tax rates, with the exact rebate to be determined after the receipt of final assessment numbers and tax payments made by the developer.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Monticello does hereby formally appropriate funds necessary to meet the City's obligation to pay the seventh year, FY '23, of Hotel/Motel Tax grant and sixth year of rebate payments for FY '24 to Cobblestone Inn & Suites in the estimated amount of \$44,250, and hereby acknowledges the correction of the FY '22 total Hotel/Motel Tax grant and FY '23 rebate by decreasing the previously estimated sum of \$42,450 to the actual amount of \$40,915.76.

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 November, 2022.

David Goedken, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

The City of Monticello, Iowa

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

RESOLUTION

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

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

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

WHEREAS, The City, by way of Resolution #2021-133, appropriated \$23,254 to meet the City's obligations for seventh year tax rebate payments in FY '23 based upon estimated valuations, and

WHEREAS, After final assessments and payment of taxes, the seventh year rebate came in at \$23,344, resulting in the City's appropriation being short in the amount of \$90, this Resolution correcting the estimate to match the actual rebate, increasing the appropriation from \$23,254 to \$23,344, and

WHEREAS, The Council finds that funds should be appropriated for FY '24 in the amount necessary to rebate sums consistent with the Development Agreement, including the eighth year rebates calculated at the rate of 60% of those taxes determined eligible to be rebated according to the terms of the Development Agreement, in the estimated total amount of \$21,548, said estimate being based upon the FY '22 valuation and consolidated tax rates, with the exact rebate to be determined after the receipt of final assessment numbers and tax payments made by the developer.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Monticello does hereby formally appropriate funds necessary to meet the City's obligation to pay the eighth year of rebate payments for FY '24 to Kardes Inc. in the estimated amount of \$21,548 and hereby acknowledges

the correction of the FY '23 total rebate by increasing the previously estimated sum of \$23,254 to the actual payment of \$23,344.

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 November, 2022.

David Goedken, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

The City of Monticello, Iowa

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

RESOLUTION

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

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

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

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

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

WHEREAS, The City, by way of Resolution #2021-135, appropriated \$1,142 to meet the City's obligations under third year tax rebate provisions, for FY '23, as set forth within the Development Agreement, said amount being based upon estimated valuations, and

WHEREAS, After final assessments and payment of taxes, the third year rebate was calculated to be \$1,096, resulting in the City's appropriation being long in the amount of \$46, this Resolution correcting the estimate to match the actual rebate, decreasing the appropriation from \$1,142 to \$1,096.

WHEREAS, The Council finds that funds should be appropriated for FY '24 in the amount necessary to rebate sums consistent with the Development Agreement, for the fourth year of said rebates, calculated at the rate of 70% of the incremental property taxes less protected levies eligible to be rebated

in the estimated total amount of \$1,022. said estimate being based upon the FY '22 valuation and consolidated tax rates, the exact rebate to be determined after the receipt of final assessment numbers and tax payments made by the Developer.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Monticello does hereby formally appropriate funds necessary to meet the City's obligation to pay the fourth year, FY '24, of rebate payments to as set forth in the Development Agreement for 218 West First Street, Suite "A" owned by Lauren Welter, successor owner of the storefront, in the estimated amount of \$1,022 and hereby acknowledge the correction of the FY '23 total rebate by decreasing the previously estimated sum of \$1,142 to the actual amount of \$1,096.

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 November, 2022.

David Goedken, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

The City of Monticello, Iowa

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

RESOLUTION

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

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

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

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

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

WHEREAS, The City, by way of Resolution #2021-136, appropriated \$1,216 to meet the City's obligations under third year tax rebate provisions, for FY '23, as set forth within the Development Agreement, said amount being based upon estimated valuations, and

WHEREAS, After final assessments and payment of taxes, the third year rebate was calculated to be \$1,168, resulting in the City's appropriation being long in the amount of \$48, this Resolution correcting the estimate to match the actual rebate, decreasing the appropriation from \$1,216 to \$1,168.

WHEREAS, The Council finds that funds should be appropriated for FY '24 in the amount necessary to rebate sums consistent with the Development Agreement, for the fourth year of said rebates, calculated at the rate of 70% of the incremental property taxes less protected levies eligible to be rebated

in the estimated total amount of \$1,090. said estimate being based upon the FY '22 valuation and consolidated tax rates, the exact rebate to be determined after the receipt of final assessment numbers and tax payments made by the Developer.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Monticello does hereby formally appropriate funds necessary to meet the City's obligation to pay the fourth year, FY '24, of rebate payments to as set forth in the Development Agreement for 218 West First Street, Suite "B" owned by Paige Jacobs LLC, successor owner of the storefront, in the estimated amount of \$1,090 and hereby acknowledge the correction of the FY '23 total rebate by decreasing the previously estimated sum of \$1,216 to the actual amount of \$1,168.

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 November, 2022.

David Goedken, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

The City of Monticello, Iowa

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

RESOLUTION

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

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

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

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

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

WHEREAS, The City, by way of Resolution #2021-137, appropriated \$1,142 to meet the City's obligations under third year tax rebate provisions, for FY '23, as set forth within the Development Agreement, said amount being based upon estimated valuations, and

WHEREAS, After final assessments and payment of taxes, the third year rebate was calculated to be \$1,096, resulting in the City's appropriation being long in the amount of \$46, this Resolution correcting the estimate to match the actual rebate, decreasing the appropriation from \$1,142 to \$1,096.

WHEREAS, The Council finds that funds should be appropriated for FY '24 in the amount necessary to rebate sums consistent with the Development Agreement, for the fourth year of said rebates, calculated at the rate of 70%

of the incremental property taxes less protected levies eligible to be rebated in the estimated total amount of \$1,022. said estimate being based upon the FY '22 valuation and consolidated tax rates, the exact rebate to be determined after the receipt of final assessment numbers and tax payments made by the Developer.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Monticello does hereby formally appropriate funds necessary to meet the City's obligation to pay the fourth year, FY '24, of rebate payments to as set forth in the Development Agreement for 218 West First Street, Suite "C" owned by Njs LLC, successor owner of the storefront, in the estimated amount of \$1,022 and hereby acknowledge the correction of the FY '23 total rebate by decreasing the previously estimated sum of \$1,142 to the actual amount of \$1,096.

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 November, 2022.

David Goedken, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

The City of Monticello, Iowa

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

RESOLUTION

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

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

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

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

WHEREAS, The City, by way of Resolution #2021-138, appropriated \$61,436 to meet the City's obligations under third year tax rebate provisions, for FY '23, as set forth within the Development Agreement, said amount being based upon estimated valuations, and

WHEREAS, After final assessments and payment of taxes, the third year rebate came in at \$61,544 resulting in the City's appropriation being short in the amount of \$108, this Resolution correcting the estimate to match the actual rebate, increasing the appropriation from \$61,436 to \$61,544, and

WHEREAS, The Council finds that funds should be appropriated for FY '24 in the amount necessary to rebate fourth year estimated taxes amount of

\$57,924 as set forth in the Development Agreement, calculated at the rate of 80% of those taxes determined eligible to be rebated according to the terms of the Development Agreement, said estimate being based upon the FY '22 valuation and consolidated tax rates, with the exact rebate to be determined after the receipt of final assessment numbers and tax payments by the developer.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Monticello does hereby formally appropriate funds necessary to meet the City's obligation to pay the fourth year, FY '24, of rebate payments to Orbis in the estimated amount of \$57,924 and hereby acknowledges the correction of the FY '23 total rebate by increasing the estimated sum of \$61,436 to the actual amount of \$61,544.

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 November, 2022.

David Goedken, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

The City of Monticello, Iowa

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

RESOLUTION #

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

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

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

WHEREAS, The City, by way of Resolution 2021-139, appropriated \$40,000 to meet the City's obligations for first and second grant payments. The City did not appropriate or make any rebates to the Developer during FY '23 due to the fact that the property was not substantially completed or assessed at that time.

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

WHEREAS, The Developer's Agreement includes the "Base Valuation" rate, which is agreed to be \$100,000, and

WHEREAS, The Council finds that funds should be appropriated in the amount necessary to make the third grant payment of \$20,000 in addition to the amount necessary to rebate first year taxes to BR3 Development LLC as set forth in the Development Agreement, for FY '24, calculated at the rate of

100% of those taxes determined eligible to be rebated according to the terms of the Development Agreement, in the estimated total amount of \$48,732, said estimate being based upon the FY '22 valuation and consolidated tax rates, with the exact rebate to be determined after the receipt of final assessment numbers and tax payments by the developer, and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Monticello does hereby formally appropriate funds necessary to meet the City's obligation to pay FY '24 of third grant and first rebate payments to BR3 Development LLC in the estimated amount of \$68,732 as previously set forth herein.

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 November, 2022.

David Goedken, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

The City of Monticello, Iowa

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

RESOLUTION #

Resolution Appropriating funds necessary to meet the City's Obligation to McMATT Properties per Development Agreement, dated June 21, 2021

WHEREAS, The Council approved a Development Agreement with McMATT Properties that provided tax rebate incentives tied to the development of a 47-unit rental storage facility, with Resolution #2021-68 dated June 21, 2021, and

WHEREAS, The Council finds it appropriate to follow through on the City's obligation and or agreement set out therein to annually appropriate sums from the incremental taxation to be collected from new value created by the improvement to meet the tax rebate percentage set out therein, and

WHEREAS, The Council finds that funds should be appropriated for FY '24 in the amount of \$8,470 to be rebated according to the terms of the Development Agreement for first year property tax rebate, calculated at the rate of 100% of those taxes determined eligible for rebate in FY '24, said estimate being based upon the FY '22 valuation and consolidated tax rates, with the exact rebate to be determined after the receipt of final assessment numbers and tax payments made by the developer, and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Monticello does hereby formally appropriate funds necessary to meet the City's obligation to pay the first year of rebate payments for FY '24 to McMATT Properties, in the estimated amount of \$8,470.

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 November, 2022.

David Goedken, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

The City of Monticello, Iowa

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

RESOLUTION

Appropriating funds necessary to meet the City's Obligation to Frontier Warehousing and Oak Street Commercial Cabinets, Inc dba Oak Street Manufacturing per Development Agreement, dated January 3, 2022

WHEREAS, The Council approved a Development Agreement with Frontier Warehousing and Oak Street Commercial Cabinets, Inc dba Oak Street Manufacturing with Resolution #2022-1 dated January 3, 2022.

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Monticello does hereby formally appropriate funds necessary to meet the City's obligation to pay the first grant payment that will be due under the Development Agreement in the amount of \$20, 000.

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

David Goedken, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

City Council Meeting
 Prep. Date: 10/26/2022
 Preparer: Sally Hinrichsen



Agenda Item: # 14
 Agenda Date: 11/07/2022

Communication Page

Agenda Items Description: Resolution Approving FY 2024 TIF Certification

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

Attachments & Enclosures:

Proposed Resolution

Fiscal Impact:

Budget Line Item:	
Budget Summary:	
Expenditure:	
Revenue:	

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

Background Information: The City may collect the maximum of increment every year, so long as the total City collections does not exceed the total City obligations. We have only certified the TIF necessary to meet our obligations over last several years, usually certifying between \$550,000 to \$750,000.

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

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

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

In the last eight years, the Council has certified \$500,000 (FY '23), \$700,000 (FY '22), \$600,000 (FY '21), \$210,385 (FY '20), \$750,000 (FY '19), and \$700,000 (FY '16, '17, and '18). This year's certification is proposed to be \$550,000. Total incremental available for collection is approximately \$1,076,440.

The proposed certification does not include any future/potential TIF agreements that may or may not arise in the coming year.

Staff Recommendation: Staff recommends Council approves the proposed a TIF certification of \$550,000 for FY 2024

The City of Monticello, Iowa

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

RESOLUTION #

Approving FY 2024 TIF Certification

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

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

WHEREAS, The City Council has reviewed the proposal of the City Administrator and City Clerk with regard to a proposed TIF certification, and finds that the City should certify the intent to collect \$550,000.00 in increment, de-certifying for FY 2024 the balance of increment that could be collected.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby authorize the City Clerk to request the certification of TIF in such an amount as to bring about the collection and deposit into the City TIF fund the sum of \$550,000.00 for FY 2024.

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 November, 2022.

David Goedken, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

City Council Meeting
Prep. Date: November 1, 2022
Preparer: Nick Kahler



Agenda Item: 15
Agenda Date: November 7, 2022

Communication Page

Agenda Items Description: Purchase of a new dump truck chassis

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

Attachments & Enclosures:

Fiscal Impact:

Budget Line Item:
Budget Summary:
Expenditure:
Revenue:

Synopsis: This is for the Western Star chassis

Background Information: This is the approval of the Western Star chassis that we talked about at the last meeting. As we discussed the big changes going to a Western star are a bigger motor and heavy front axle. The price of this truck is \$120,762.00.

Staff Recommendation: I recommend the approval of the Western Star truck chassis

The City of Monticello, Iowa

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

RESOLUTION #

To approve of purchase of a Western Star Chassis from Truck Country

WHEREAS, the City Council previously approved the purchase of Combination Dump/Spreader Body for City Plow Truck from Henderson Truck Equipment and Freightliner Chassis from Truck Country, on August 15, 2022 for the amount of \$97,000, and

WHEREAS, After ordering the Freightliner chassis from Truck Country, Dubuque, Iowa; it was determined that Freightliner chassis would not be delivered until Fiscal Year 2025, due to the volatility in material costs and pricing is subject to change at time of manufacturing, and,

WHEREAS, the Public Works Director was contacted by Truck Country sales representative who advised he have an opening for a Western Star chassis to manufactured, as they had a truck order cancel and offered the opening to the City of Monticello. The Western Star chassis will cost \$120,762.00, however, due to the volatility in material costs and pricing is subject to change at time of manufacturing, and

WHEREAS, The Public Works Director will work with Henderson Truck Equipment, from Manchester, Iowa to ensure the dump / spreader body and plow will work on the Western Star chassis. Due to the volatility in material costs and chassis delays, pricing is subject to change at time of manufacturing and/or upfit, and

WHEREAS, the Public Works Director recommends that City proceed with the purchase of the Western Star chassis from Truck Country, and

WHEREAS, the council finds the proposed equipment and pricing to be appropriate and, therefore, finds that the equipment as indicated and as recommended by the Public Works Director should be ordered.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby approve of the purchase of the Western Star chassis from Truck Country, with the Henderson box and City spreader to be installed on the Chassis by Henderson as noted in their bid.

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 November, 2022.

David Goedken, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

City Council Meeting
 Prep. Date: 10/28/2022
 Preparer: Sally Hinrichsen



Agenda Item: 16
 Agenda Date: 11/7/2022

Communication Page

Agenda Items Description:

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

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

Attachments & Enclosures:

Resolutions

Fiscal Impact:

Budget Line Item:	
Budget Summary:	
Expenditure:	
Revenue:	

Synopsis: Wastewater Treatment Plant Project is estimated to cost approximately \$21 M, approving this resolution leaves the door open, if you will, for City to do General Obligation bonding, if needed.

Background Information: City staff has been working with the USDA on the Wastewater Treatment Plant grant and loan. City was awarded a USDA loan and grant of \$20,781,000 (\$15,933,000 – USDA loan and \$4,848,000 USDA grant)

If the project, with change orders would come in higher than expected, City could do GO Bonds to cover the extra costs, with approval of this resolution. This resolution needs to be done prior to the project starting.

We may be bonding for various projects in the near future and could add the cost of this project to that bond.

Staff Recommendation: It is recommended to approve of the resolution.

The City of Monticello, Iowa

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

RESOLUTION #

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

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

Section 1. Recitals:

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

Section 2. Declaration of Intent:

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

<u>Project</u>	<u>Maximum Amount of Bond Expected to be Issued</u>
FY 2023 Wastewater Treatment Plant Project	\$ 21,000,000.00

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

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

Section 3. Budgetary Matters.

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

Section 4. Reimbursement Allocations.

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

Section 5. Repealer.

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

Passed and approved the 7th day of November, 2022

David Goedken, Mayor

Attest:

Sally Hinrichsen, City Clerk

City Council Meeting
 Prep. Date: 11/02/2022
 Preparer: Russell Farnum



Agenda Item: # 17
 Agenda Date: 11/07/2022

Communication Page

Agenda Items Description: Consideration of a Monticello Area Chamber of Commerce (MACC) Funding Request for FY23-24

Type of Action Requested: Resolution

Attachments & Enclosures:

 FY 23-24 Funding Request from Monticello Chamber of Commerce

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

Synopsis: Next year is the Monticello Area Chamber of Commerce’s 100th Anniversary, and the Chamber is planning a large community event to celebrate. In addition, the Chamber has added a new goal of promoting a stronger tourism base within the Monticello area.

The Chamber has requested \$10,000 in City funding to offset the costs of the event as well as the new tourism and promotion efforts. The costs, and more information on the efforts, is outlined in the attached information and request by the Chamber.

Background: The Chamber is a membership-driven organization that supports the business community. The Chamber operates on a minimal budget of just over \$50,000 per year, with dues generating about \$35,000 per year. The remaining budget is offset by sponsorships, special events and fundraising. The Chamber currently has 152 businesses and local not-for-profits as members.

The attached request outlines multiple activities and sponsorships for MACC’s 100th Anniversary Celebration that the City is asked to help fund, including:

100 th Anniversary Concert and Dinner	\$ 2,000
Monti-opoly Game Sponsorship	2,000
100-year Commemorative Plaques	800
Total Anniversary Funding	\$ 4,800

The following expenses would be covered by the City in the Chamber's effort to increase tourism in Monticello:

Website Update and Modifications	\$ 2500
Visitor Guide Advertising	\$ 1880
Arrivalist Data application	2500
<u>Social Media Targeted Advertising</u>	<u>1000</u>
Total for Tourism and Promotion	\$ 7880

These are estimated amounts, and obviously total more than \$10,000. The City is only asked to participate up to \$10,000. The Chamber will use its funds and sponsorships for the remaining amounts.

The Mission of MACC is:

To provide the leadership to promote Monticello and the surrounding area MACC members. MACC will serve as a catalyst for the development of business and industry in the area and shall gather and disseminate information to its members and other interested parties.

While the City does pay a small amount to Jones County Tourism, that organization does not provide the tourism impact that the Chamber hopes to have. Further, their focus is County-wide, and while they do bring in visitors, there is little done to keep them in Monticello, or to encourage them to explore the area more. The Chamber wishes to capitalize on visitors that are already here (campers, climbers, trail riders, canoeists, etc.) and provide information on food and other things to do that will keep our visitors here longer, increase their spending in local businesses, and encourage more return trips.

Based upon Council discussion and direction, the City Administrator can draft a funding agreement with the Chamber that will outline the funding and provide the mutual expectations between the parties.

Recommendation: Council discussion and direction is requested. Approval of the funding is recommended.

The City of Monticello, Iowa

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

RESOLUTION #

Approving Monticello Area Chamber of Commerce Investment for FY '24 in the amount of \$10,000

WHEREAS, the City of Monticello has been a member with the Monticello Area Chamber of Commerce for a number of years, and

WHEREAS, the annual investment amount requested by Monticello Area Chamber of Commerce is \$10,000, and

WHEREAS, the Council finds the public purpose of the Chamber of Commerce's plan to hold a large community event for their 100th Anniversary would be beneficial to the community. In addition, the Chamber has added a new goal of promoting a stronger tourism base within the Monticello area, and

WHEREAS, the Council finds that the relationship by and between Monticello Area Chamber of Commerce and the City of Monticello is mutually beneficial and that the City should invest in the Monticello Area Chamber of Commerce, and

WHEREAS, the Council finds that the FY '24 budget should include an investment in the Monticello Area Chamber of Commerce in the requested amount of \$10,000, and

WHEREAS, the Council directs City Administrator to prepare an agreement with Chamber of Commerce setting out the terms, a copy of same being appended hereto, and

NOW, THEREFORE, BE IT RESOLVED, by the City of Monticello Council does hereby approve of the requested investment in Monticello Area Chamber of Commerce in the amount of \$10,000 for FY '24.

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 November, 2022.

David Goedken, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer



Monticello Area Chamber of Commerce
204 E 1st St
Monticello, IA 52310

MONTICELLO

AREA CHAMBER OF COMMERCE

David Goedken Mayor
Russ Farnum City Administrator
Sally Hinrichsen City Clerk
City Council Members

2022 MACC, Inc.
Board of Directors

Board Officers

President:
Chris Brokaw
Edward Jones Investments

First Vice-President:
Jared Lasley
REM Electric

Second Vice-President:
Lisa Folken
Kirkwood Jones County
Regional Center

Board Members

Kris Barnhart
All Seasons Auto Body

Jami Schlarmann
F&M Bank

Maureen Gronstal
Bradley & Riley, PC

Rae Ann Manternach
Monticello Express &
Shoppers' Guide

Angie Meyer
Commander Building and
Legacy Lanes

Dr. Lindsey Meyer
Monticello Family Dentistry

Request for City Funding Fiscal Year July 1, 2023 – June 30, 2024

The Monticello Area Chamber of Commerce is requesting city funding to be used for the following two initiatives 1) to grow our regional tourism focus and 2) to help celebrate our 100th year as a non-profit organization. The Chamber of Commerce has historically operated solely on membership- and sponsorship funding. While we have been able to recover and sustain financially over time, this model does not allow us to expand or earmark specific projects. We are first requesting \$10,000.00 in city funds as a partnership to grow regional tourism and celebrate 100 years of MACC. We are also requesting the city to consider this as an annual contribution to the Chamber for long-term growth in tourism and beyond.

The Chamber's partnership with Monticello Main Street will shift some of the downtown district focus for MACC, and in turn, increase efforts on regional tourism. With tourism comes advertising and marketing that will drastically increase our yearly budget. Many of our neighboring Chambers already advertise in travel publications in the regional area, an opportunity for us to follow suit and remain competitive, and showcase our Monticello attractions. We need to publicly promote and encourage Monticello to be a destination. We have attached an outline of how these funds will be used to promote the community of Monticello throughout the regional area.

Over the past 100 years, MACC has been a catalyst for the development of business and industry in the Monticello area while supporting the growth of a progressive community. We would like to celebrate MACC's 100th year with a three-pronged approach, all of which will celebrate and recognize our membership.

First, the MACC will host a large-scale community celebration. Second, creating a commemorative souvenir Monti-Oploy game has the potential to earn \$10,500.00 in profit for the Chamber and showcase our members on the board game for decades to come. The production of this board game will be funded by sponsorship and advertising sales. We would like to include the city as a major sponsor for \$1000.00 on the board game. Details are included in the attachment. Lastly, we would like to recognize our members with a commemorative plaque to display in their business.

With your support, we will be able to better serve Monticello and the surrounding area with a tourism arm of the Chamber of Commerce. We look forward to being on your agenda to answer any questions you might have. Thank you for your consideration in improving tourism and the quality of life in Monticello.

Sincerely,

Bobby Krum
Executive Chamber Director

"The mission of the Monticello Area Chamber of Commerce is to provide the leadership to promote Monticello and the surrounding area Chamber members. The Chamber will serve as a catalyst for the development of business and industry in the area and shall gather and disseminate information to its members and other interested parties in order to support a growing and progressive community."

Additional City Funding Estimated Budget: All these items are contingent on funding. We will provide a more detailed budget on how funds are used to benefit Monticello residents and visitors if the funding request is granted. Help us promote Monticello!

Website- Working with ITS to make site tourism visitor-focused. \$2,500.00

- Business Directory
- Community Calendar or Events
- Interactive Map of Attractions
- Monticello Highlight Reel / Commercial

Printed Publications – Creative City Ads to print in regional visitor guides. \$1,880.00

- Map/Community Brochure – Monticello Express Trade Agreement
- Eastern Iowa Tourism – ¼ page \$525
- Travel Iowa – Spring Guide 1/6 page \$890
- Our Wisconsin - April/May 2023 \$465

REGIONAL REACH OPTIONS

**Partner Limit:
8 per publication**



Publication	Reader Profile	Circulation	In-Market Dates	Investment
Illinois Country Living	Rural families, women 55+	191,000	April 2023	\$580
Minnesota Monthly Ultimate Travel Guide	Women 35+ who are educated, affluent and family oriented. Travel Guide is poly-bagged with Minnesota Monthly Magazine	42,000	March/April 2023	\$540
Missouri Life	50% of readership is 18-44 and spends \$64 million on vacations	23,500	March 2023	\$425
Nebraska Life	Women 45+ who enjoy collectible arts, horseback riding, family fun, crafts and domestic travel	42,500	March/April 2023	\$325
South Dakota Living	Adults 35+ with families who frequently travel and enjoy active, healthy lifestyles	43,000	May/June 2023	\$365
NEW! Our Wisconsin	Active adults 45+ who seek adventure and new experiences	107,000	April/May 2023	\$465

Subscription to Arrivalist – Partner with Main Street to purchase a License for Arrivalist. This program will help both organizations with specific data on when and where visitors come from. \$2,500.00 Possible split with Monticello Main Street

Arrivalist® STATE RESEARCH ACCESS

- Arrivalist's State Visitation Dashboard features state-wide data segmented by city and county for insights on monthly visitation, origin markets, length of stay and more.
- All partners will log in to the same dashboard and click their city or county to isolate visitors who spent most of their Iowa trip in that destination.
- The Iowa Co-op program includes **exclusive access to this State Visitation Dashboard**, which will display data back to Jan. 1, 2019, and forward through December 2022.
- Co-op participants will receive SaaS 24/7 portal access to Arrivalist dynamic visualized data, as well as a webinar training and user guide.



- ✓ Sign up via Jotform to show interest
 - ✓ Review and sign Partner Agreement with IEMA; pay for access
 - ✓ Receive login from Arrivalist
 - ✓ Get marketing insights!
- Investment Based on Org. Annual Budget:**
- <\$500K Budget: **\$2,500**
 - \$500K-\$2M Budget: **\$5,000**
 - >\$2M Budget: **\$10,000**



Social Media Targeted Advertising – A strategic social media plan to target visitors from the data outlined in Arrivalist. (Facebook, Instagram, Snapchat, Travel Iowa) \$1,000.00 - \$1,5000.00

TRAVEL IOWA SOCIAL MEDIA

- With over 145,000 Facebook followers, Travel Iowa engages visitors from across the country with inspirational photos and travel suggestions featuring your attraction or destination.
- Partner content will be posted to Travel's Iowa's Facebook page organically and then amplified with paid support to reach people who like Travel Iowa's Facebook page, their friends and other users who are within Travel Iowa's key markets and who might be interested in the topic/opportunity.
- Impressions: 50,000-115,000+



Investment: \$500
Partner Limit: 24

100th Anniversary Monti-opoly Board Game –

Number Of Games	Cost Per Game	Full Cost	Estimated Profit
350	\$22.00	\$7,700	\$10,500

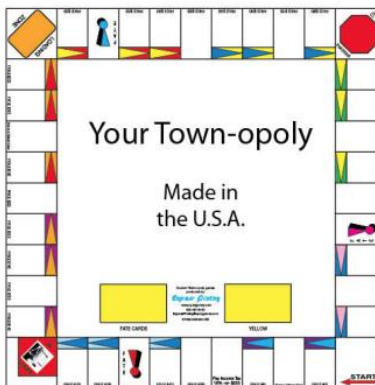
OPOLY-GAMES
Product of Express Printing

800-451-5442

**Producing Opoly-Games
for over 37 years.**

753 Churchgrove
Frankenmuth, MI 48734

Email: info@opolygames.com
Website: OpolyGames.com



Is your organization looking for something other than fruit sales, wrapping paper, bake sales and coupon books? A customized Town-opoly game, created especially for you, is an original, NO RISK, idea that will promote your local businesses and raise thousands of dollars for your organization.

100th Anniversary Other Expenses-

100th -Year Community Celebration- Concert / Meal - \$2,000.00

100th-Year Commemorative Monti-Opoly Game- \$2,000.00

100th -Year Commemorative Plaque for businesses over 100 years old. - \$800.00

AGREEMENT

This Agreement (“Agreement”) is made as of the date of last signature below between the **CITY OF MONTICELLO, IOWA** (“CITY”), an Iowa Municipal Corporation, and **MONTICELLO AREA CHAMBER OF COMMERCE** (“ORGANIZATION”), an Iowa Non-Profit Corporation.

RECITALS

WHEREAS, the Organization has made a request of the City for funding; and

WHEREAS, the City, when expending City funds, must consider and find that the use of said funds for the requested purpose has a beneficial public purpose; and

WHEREAS, the Organization is a domestic non-profit corporation pursuant to applicable laws of the State of Iowa and a 501(c)(6) organization pursuant to applicable regulations of the Internal Revenue Service; and

WHEREAS, any agreement by the City to support the Organization must be reduced to writing, approved by Resolution of the Council, and recorded in the City Council minutes with the minutes and the Resolution clearly setting forth the public purpose of the expenditure; and

WHEREAS, the ORGANIZATION proposes to use the requested funds for the following public purpose(s) / qualifying expenses: (Consider and describe services provided directly to the City and/or services/benefits to the “Public” in general.)

The Monticello Area Chamber of Commerce is requesting city funding to be used for the following two initiatives 1) to grow our regional tourism focus and 2) to help celebrate our 100th year as a non-profit organization. The Chamber of Commerce has historically operated solely on membership- and sponsorship funding. While we have been able to recover and sustain financially over time, this model does not allow us to expand or earmark specific projects. We are first requesting \$10,000.00 in city funds as a partnership to grow regional tourism and celebrate 100 years of MACC. We are also requesting the city to consider this as an annual contribution to the Chamber for long-term growth in tourism and beyond.

WHEREAS, the City Council hereby finds that the ORGANIZATION will use the funds requested for a valid public purpose as set forth above and should, therefore, be approved in the amount of **\$ 10,000.00**.

AGREEMENT

NOW THEREFORE, in consideration of identified Public Purpose(s) set forth above to be provided and/or performed by the ORGANIZATION and other good and valuable consideration, the CITY and the ORGANIZATION do hereby agree as follows:

1. **FINANCIAL CONTRIBUTION.** The CITY agrees to invest **\$10,000.00** in the

ORGANIZATION to be used by the ORGANIZATION for the public purposes identified above.

2. **MANNER OF PAYMENT.** The CITY'S investment to the ORGANIZATION shall be paid as follows for the proposed qualifying expenses: Payment will be in July 2023, from the Hotel/Motel fund, subject to Council approval of this agreement.

3. **PROOF OF QUALIFYING EXPENSES.** ORGANIZATION agrees to submit to the CITY one or more application(s) for reimbursement of qualifying expenses to the CITY, said application(s) to provide sufficient detail for the City Council to find that the public purpose is being met by said qualifying expenses.

4. **REPAYMENT of INVESTMENT.** The ORGANIZATION agrees to repay to the CITY any and all investment made by the CITY to the ORGANIZATION in the event the ORGANIZATION does not satisfy the obligations of this agreement within one (1) year of the date of this agreement. In such event, the ORGANIZATION shall remit payment to the CITY within sixty (60) days of receiving the CITY'S written demand for repayment.

5. **GENERAL PROVISIONS.** In the performance of this Agreement time shall be of the essence. Failure to promptly assert rights herein shall not, however, be a waiver of such rights or a waiver of any existing or subsequent default. This Agreement shall apply to and bind the successors in interest of the ORGANIZATION. This Agreement contains the entire agreement of the parties and shall not be amended, except by a written instrument duly signed by the CITY and ORGANIZATION. Paragraph headings are for convenience of reference and shall not limit or affect the meaning of this Agreement. Words and phrases herein shall be construed as in the singular or plural number, and as masculine, feminine, or neuter gender according to the context.

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

7. **APPROVAL.** This Agreement is expressly contingent upon approval hereof by the City Council.

8. **COUNTERPARTS.** This Agreement may be executed in several counterparts, each of which, when so executed and delivered, shall be deemed an original and all of which, when taken together, shall constitute one and the same instrument, even though all parties are not signatories to the original or the same counterpart. Furthermore, the parties may execute and deliver this Agreement by electronic means, such as .pdf or a similar format. ORGANIZATION and CITY agree delivery of the Agreement by electronic means shall have the same force and effect as delivery of original signatures and that each of the parties may use such electronic signatures as evidence of the execution and delivery of the Agreement by all parties to the same extent as an original signature.

9. **EXECUTION.** When and if executed by both ORGANIZATION and CITY, this

Agreement shall become a binding contract.

ORGANIZATION
an Iowa Non-Profit Corporation

CITY OF MONTICELLO, IOWA,
an Iowa Municipal Corporation

Dated this ____ day of _____ 2022.

Dated this ____ day of _____ 2022.

By: _____

By: _____

(Print Name), (Print Title)

David Goedken, Mayor

Attest: _____

Sally Hinrichsen, City Clerk

Address:
Monticello Area Chamber of Commerce, Inc
204 East First Street
Monticello, IA 52310

Address: Monticello City Hall
200 East First Street
Monticello, IA 52310

Telephone: (319) 465-5626 _____

Telephone: (319) 465-3577 _____

City Council Meeting
Prep. Date: 11/2/2022
Preparer: Russell Farnum



Agenda Item: # 18
Agenda Date: 11/07/2022

Communication Page

Agenda Items Description: Discussion of Council Ad-Hoc Committee for Staff raises, benefits and renewal of agreements

Type of Action Requested: Appointments

Attachments & Enclosures:

None

<u>Fiscal Impact:</u>	
Budget Line Item:	
Budget Summary:	
Expenditure:	
Revenue:	

Synopsis: A small ad-hoc committee of Council members and the Mayor meet annually to recommend raises for Department Heads. In the past, another small ad-hoc Council committee has met in order to negotiate union contracts.

This year, the City will have a new agreement with the former IUOE members to negotiate, the Police agreement to negotiate, and annual Department Head raises to consider. In addition, the City's benefits package has been a factor in recruitment and retention of staff and elements of that package may need to be reconsidered.

All of this needs to occur in a timely manner for preparation of the annual budget.

These factors need to be considered by a small committee of Council members, who can make future recommendations to the Council as a whole.

Council volunteers for this committee are welcome.

City Council Meeting
Prep. Date: 11/4/2022
Preparer: Sally Hinrichsen



Agenda Item: # 19-27
Agenda Date: 11/7/2022

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:

- 19. City Engineer
- 20. Mayor
- 21. City Administrator
- 22. City Clerk
- 23. Public Works Director
- 24. Police Chief
- 25. Water/Wastewater Superintendent
- 26. Park and Recreation Director
- 27. Library Director