

City of Monticello, Iowa

www.ci.monticello.ia.us

Posted on December 03, 2020 at 8:00 p.m.

Monticello City Council Meeting December 07, 2020 @ 6:00 p.m.
Monticello Renaissance Center, 220 E. 1st Street, Monticello, Iowa

Mayor:	Brian Wolken	City Administrator:	Doug Herman
City Council:		Staff:	
At Large:	Dave Goedken	City Clerk/Treas.:	Sally Hinrichsen
At Large:	Brenda Hanken	Police Chief:	Britt Smith
Ward #1:	Scott Brighton	City Engineer:	Patrick Schwickerath
Ward #2:	Candy Langerman	Public Works Dir.:	Nick Kahler
Ward #3:	Chris Lux	Water/Wastewater Sup.:	Jim Tjaden
Ward #4:	Tom Yeoman	Amb. Dpt. Lead Par.:	Lori Lynch

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

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

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

Approval of Council Mtg. Minutes	November	16, 2020
Approval of Payroll	November	19, 2020
Approval of Payroll	December	03, 2020
Approval of Bill List		
Approval of Treasurer's Report for October, 2020		

Motions: None

Public Hearings: None

Resolutions:

1. **Resolution** to approve Joshua and Amanda Brenneman Tax Abatement Application related to residential improvements constructed at 958 Valley Drive, Monticello, Iowa
2. **Resolution** to approve Amended Lease Agreement between the City of Monticello and ComElec related to ISP services and equipment placement on the City of Monticello Water Towers.
3. **Resolution** to approve Jones Regional Medical Center Work Well Clinic at the designated clinic for employees who suffer work related injuries
4. **Resolution** to approve Plat of Survey to Parcel 2020-87
5. **Resolution** to approve Plat of Survey to Parcel 2020-88

6. **Resolution** to approve Plat of Survey to Parcels 2020-99 and 2020-102, and accepting the Dedication of Parcel 2020-102.
7. **Resolution** to amend previously set fees related to the collection of waste from dumpsters as permitted by Chapter 106 of the Code of Ordinances.
8. **Resolution** to approve repairs to septic tank system at Public Works Building

Ordinances:

9. **Ordinance** Amending the Code of Ordinances of the City of Monticello by amending Chapter 26, Airport Board, Section 23.02 (1st Reading) (Council may consider waiving requirement for 2nd and 3rd Reading.)
10. **Ordinance** amending the Code of Ordinances of the City of Monticello, Iowa, by amending Section 17.06 of the Monticello Code "Compensation" (2nd Reading)

Reports / Potential Action:

1. City Clerk
 - a. Budget
 - b. Planning & Zoning Board Opening
 - c. Regional Housing Board Opening
2. Police Chief
3. Public Works Director
 - a. Zimmerman N. Chestnut Street House Progress
 - b. Intlekofer Driveway Direction
 - c. Horsfield N. Sycamore Street
4. Park and Recreation
5. City Engineer

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

Meeting Instructions for the Public

Due to the Covid-19 Virus the public will not be admitted to this meeting.

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

Join Zoom Meeting

<https://us02web.zoom.us/j/88057885902?pwd=dEJLRFFOWTZ5MDU3OUFidW4yTkMwdz09>

Meeting ID: 880 5788 5902

Passcode: 261743

By Phone: 1-312-626-6799

Masks required to attend the meeting and seating is limited

Regular Council Meeting
November 16, 2020 – 6:00 P.M.
Community Media Center

Mayor Brian Wolken called the meeting to order. Council present: Dave Goedken, Brenda Hanken, Scott Brighton, Candy Langerman, Chris Lux and Tom Yeoman. Also present were City Administrator Doug Herman, City Clerk Sally Hinrichsen and Public Works Director Nick Kahler. Park & Rec Director Jacob Oswald, Police Chief Britt Smith, Library Director Michelle Turnis and City Engineer Lindsay Beaman joined electronically. The public was invited to attend 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 via Zoom.

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

Mayor read and signed the Small Business Saturday Proclamation declaring Saturday, November 28, 2020 as Small Business Saturday.

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

Mayor Wolken opened the public hearing on the proposed Fiscal Year 2020/2021 City of Monticello Budget amendment #1. Staff received no written comments and there were no oral comments. When asked, Herman stated the livestock truck wash has caused a larger amount of sludge at the sewage plant. Herman and Tjaden stated owners are working with DNR on a modified system to capsule more of the sludge. Mayor Wolken closed the hearing on the Fiscal Year 2020/2021 budget amendment #1. Langerman moved to approve Resolution #2020-120 City Budget Amendment and Certification Resolution – FY 2021 – Amendment #1, Goedken seconded, roll call unanimous.

Herman reviewed the Five-Year Airport Capital Improvement Plan, which is required to be updated yearly to remain eligible for FAA funding. Yeoman moved to approve Resolution #2020-121 Approving the submission of the Five-Year Airport Capital Improvement Plan, Lux seconded, roll call unanimous.

Jones County Economic Development Director, Derek Lumsden requested a contribution of \$15,000 for FY 2021, to help them to continue their activities and assist in moving Monticello and Jones County forward. Goedken moved to approve Resolution #2020-122 Approving investment in Jones County Economic Development for FY 2022, Brighton seconded, roll call unanimous.

Smith reviewed the proposed agreement with Animal Welfare Friends for boarding of stray animals located within the City of Monticello, where City would pay for the first seven days the dog is boarded, if owner is not found. Langerman moved to approve

Regular Council Meeting
November 16, 2020

Resolution #2020-123 to approve Agreement with Animal Welfare Friends for the Boarding of Stray Animals located within the City of Monticello, Lux seconded, roll call unanimous.

Herman discussed purchasing new iPads for the Council. Wolken and Yeoman advised they were fine with the tablets they were currently using and Langerman has the newest iPad that was recently purchased to test out. The remaining members wanted to update to the iPad, with pencil and case. Goedken moved to approve Resolution #2020-124 to approve the purchase of new individually assigned iPads for use by elected officials, Lux seconded, roll call unanimous.

Herman reviewed cost estimates related to the digital sign complete removal, removal of digital message board and/or repairs to the sign. Goedken moved to approve Resolution #2020-125 to approve action to take steps to remove Digital Sign, Hanken seconded, roll call unanimous, except Yeoman who voted nay.

Oswald advised the Park Board recommends the Park and Recreation Department hire an intern for the 2021 spring/summer season, who would perform the duties as set out in the intern job description. Lux moved to table action on proposed hiring of an Intern by the Park and Recreation Department for the 2021 Spring/Summer season until MYBSA decides how they are going to proceed and what happens with the department related to COVID pandemic. Hanken seconded, roll call unanimous.

City Engineer Lindsay Beaman reviewed the proposed agreement for services with Snyder & Associates in regard to the Monticello Wastewater Treatment Plant Improvements at a cost of \$565,000 for design services and estimated \$15,000 for bidding services. Goedken moved to approve Resolution #2020-126 to approve Standard Professional Services Agreement between the City of Monticello and Snyder & Associates in regard to Monticello Wastewater Treatment Plant Improvements, Langerman seconded, roll call unanimous except Hanken who voted nay.

Herman reviewed the proposed application process for a 0% interest loan with State Revolving Fund (SRF) to cover costs related to planning and design of new Sewage Plant. The loan would have zero percent interest for up to three years. Yeoman moved to approve Resolution #2020-127 to approve application for Planning and Design Loan through SRF for Sewage Treatment Plant planning and design process, Lux seconded, roll call unanimous.

Smith reported the new ambulance from Life Line Emergency Vehicles, which is to be delivered on or about 11/19/2020 will be \$213,048. The additional cost of around \$1,400 was for minor changes made. Once invoice is paid, City can apply to the USDA for ambulance grant in the amount of \$75,000 and the MEMT have committed \$25,000 but may pay more. Goedken moved Resolution #2020-128 to approve payment to Life Line Emergency Vehicles in the amount of \$213,048 of new ambulance, Hanken seconded, roll call unanimous.

Herman reported Hinrichsen compiled the Annual Urban Renewal Report for FY 2020 and reviewed it with the Council. Goedken moved Resolution #2020-129 Approving FY 2019-2020 Annual Urban Renewal Report, Langerman seconded, roll call unanimous.

Herman reviewed annual TIF appropriations as set out in previously approved development agreements, as the following resolutions were reviewed and approved. Lux moved to approve Resolution #2020-130 Appropriating funds necessary to meet the City's Obligation to Innovative Ag. Services under Development Agreement dated February 15, 2010, Yeoman seconded; roll call unanimous.

Langerman moved to approve Resolution #2020-131 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, Brighton seconded; roll call unanimous.

Yeoman moved to approve Resolution #2020-132 Appropriating funds necessary to meet the City's Obligation to Althoff Properties, LLC per Development Agreement dated April 18, 2011, Hanken seconded; roll call unanimous.

Lux moved to approve Resolution #2020-133 Appropriating funds necessary to meet the City's Obligation to Cobblestone Inn & Suites (formerly known as Boulders Inn Monticello) under Development Agreement dated October 5, 2015; as amended November 20 2017, Goedken seconded; roll call unanimous, except Yeoman who abstained due to being a shareholder.

Yeoman moved to approve Resolution #2020-134 Appropriating funds necessary to meet the City's Obligation to Kardes Inc. per Development Agreement dated March 17, 2014, Brighton seconded; roll call unanimous.

Hanken moved to approve Resolution #2020-135 Appropriating funds necessary to meet the City's Obligation to MC Industries under Development Agreement dated August 2, 2010, Lux seconded; roll call unanimous.

Goedken moved to approve Resolution #2020-136 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, Langerman seconded; roll call unanimous.

Goedken moved to approve Resolution #2020-137 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, Hanken seconded; roll call unanimous.

Goedken moved to approve Resolution #2020-138 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, Hanken seconded; roll call unanimous.

Lux moved to approve Resolution #2020-139 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, Hanken seconded; roll call unanimous.

Yeoman moved to approve Resolution #2020-140 Appropriating funds necessary to meet the City's Obligation to Mercy Care Management, Inc, per Development Agreement dated July 7, 2019, Langerman seconded; roll call unanimous.

Hanken moved to approve Resolution #2020-141 Appropriating funds necessary to meet the City's Obligation to Robert "Bud" Johnson under the Development Agreement dated February 15, 2010, Brighton seconded; roll call unanimous.

Herman reviewed the proposed TIF certification for FY 2021 and Council recommended the certification of \$700,000. Yeoman moved to approve Resolution #2020-142 Approving FY 2022 TIF Certification, Goedken seconded; roll call unanimous.

Herman reviewed the proposed extension and widening of the existing Public Drainage Easement granted by Faust Rentals LLC to the City of Monticello in the Willow Ridge 4th Addition. This will ensure area remains open for the purpose of drainage. Langerman moved to approve Resolution #2020-143 Approving Public Drainage Easement granted by Faust Rentals LLC to the City of Monticello, Iowa, Lux seconded, roll call unanimous.

Yeoman moved Ordinance #734 amending the Code of Ordinances of the City of Monticello, Iowa by amending Chapter 23 "Parks and Recreation Board", third and final reading and in title only. Hanken seconded, roll call unanimous.

Herman reviewed the various forms of government options, if the Council wanted to consider changing. Lux was not in favor of changing the form of government. After a lengthy discussion, Yeoman moved to introduce and moved Ordinance #735 amending the Code of Ordinances of the City of Monticello, Iowa by amending Section 17.06 of the Monticello Code "Compensation", first reading in title only. Brighton seconded, roll call unanimous. This will raise the Council pay from \$100 per month to \$300 per month.

Herman reported he has been working with a developer who is interested in acquiring property for a grocery/retail purpose in Monticello. The developer chose the "Old Energy building" located on the corner of First Street and Main Street and the home just north of there. They are proposing to build a 27,500 SF building with a large parking lot. Herman stated if this project moves forward the City would withdraw the FEMA HMGP application. No action was taken.

Regular Council Meeting
November 16, 2020

Herman reported he will work on putting together dumpster fee increases for the next council meeting.

Herman reported that he is working on the budget for Council review and is waiting on a few department heads to complete their budgets.

Hinrichsen reported the electronic utility bill delivery process will begin with the December water bills. Residents and businesses that have signed up to have bills emailed, will receive their bills electronically.

Herman reported that he is working on the employee handbook which is near completion.

Herman reported the School Board is discussing options for the "old middle school" facility. The developer that is interested in the "old Energy building" may also be interested in the "old middle school" property.

Oswald reported they are working on the lighting contest and putting together a Holiday festival. He also reported they did not get the grant for the equipment attachments for the toolcat.

Wolken extended condolences to families who lost a member from COVID, including Chris Sasina who served on Planning and Zoning Board and the Board of Adjustments.

Brighton moved to adjourn at 9:10 P.M.

Brian Wolken, Mayor

Sally Hinrichsen, City Clerk

PAYROLL - DECEMBER 3, 2020

DEPARTMENT	GROSS PAY	OT PAY	COMP HRS. ACCRUED	COMP TOTAL	NET PAY
AMBULANCE	November 16 - 29, 2020				
David Husmann	\$ 847.40	\$ -	0.00	0.00	\$ 671.63
Mary Intlekofer	2,283.40	419.40	0.00	0.00	1,535.12
Brandon Kent	2,097.00	-	0.00	0.00	1,376.00
Lori Lynch	2,327.60	-	0.00	0.00	1,560.88
Shelly Searles	2,353.30	489.30	0.00	4.50	1,568.48
Jenna Weih	2,050.30	426.30	0.00	0.00	1,488.34
Curtis Wyman	2,004.63	137.03	0.00	31.88	1,348.60
TOTAL AMBULANCE	\$ 13,963.63	\$ 1,472.03	0.00	36.38	\$ 9,549.05
CEMETERY	November 14 - 27, 2020				
Dan McDonald	\$ 1,827.50	\$ 127.50	0.00	0.00	\$ 1,316.29
TOTAL CEMETERY	\$ 1,827.50	\$ 127.50	0.00	0.00	\$ 1,316.29
CITY HALL	November 15 - 28, 2020				
Cheryl Clark	\$ 1,752.30	\$ 24.30	0.00	21.75	\$ 1,185.11
Doug Herman	4,030.49	-	0.00	0.00	2,846.56
Sally Hinrichsen	2,550.27	-	0.00	0.00	1,604.26
Nanci Tuel	1,530.40	-	0.00	0.00	1,007.28
TOTAL CITY HALL	\$ 9,863.46	\$ 24.30	0.00	21.75	\$ 6,643.21
FIRE	November 15 - 28, 2020				
Joe Bayne	\$ 125.00	\$ -	0.00	0.00	\$ 115.44
David Husmann	60.00	-	0.00	0.00	51.56
Billy Norton	100.00	-	0.00	0.00	85.94
Paul Warner	100.00	-	0.00	0.00	92.35
TOTAL FIRE	\$ 385.00	\$ -	0.00	0.00	\$ 345.29
LIBRARY	November 16 - 29, 2020				
Molli Hunter	\$ 640.38	\$ -	0.00	0.00	\$ 521.87
Penny Schmit	1,132.01	-	0.00	0.00	625.74
Michelle Turnis	1,655.77	-	0.00	0.00	1,029.97
TOTAL LIBRARY	\$ 3,428.16	\$ -	0.00	0.00	\$ 2,177.58
MBC	November 16 - 29, 2020				
Jacob Oswald	\$ 2,038.46	\$ -	0.00	0.00	\$ 1,529.03
Shannon Poe	1,624.23	-	0.00	0.00	1,111.83
TOTAL MBC	\$ 3,662.69	\$ -	0.00	0.00	\$ 2,640.86
POLICE	November 16 - 29, 2020				
Zachary Buehler	\$ 2,328.00	\$ -	0.00	0.00	\$ 1,707.34
Peter Fleming	2,142.00	-	10.50	10.50	1,509.88
Dawn Graver	2,400.00	-	0.00	0.00	1,718.79
Erik Honda	2,415.00	-	12.00	24.75	1,787.19
Jordan Koos	2,436.00	-	0.00	21.50	1,752.78
Britt Smith	2,996.15	-	0.00	0.00	2,185.37
Madonna Staner	1,530.41	-	0.00	0.00	1,156.09
Brian Tate	2,457.00	-	0.00	0.00	1,807.07
TOTAL POLICE	\$ 18,704.56	\$ -	22.50	56.75	\$ 13,624.51

PAYROLL - DECEMBER 3, 2020

DEPARTMENT	GROSS PAY	OT PAY	COMP HRS. ACCRUED	COMP TOTAL	NET PAY
ROAD USE	November 14 - 27, 2020				
Zeb Bowser	\$ 1,700.00	\$ -	0.00	0.00	\$ 1,245.87
Eric Jungling	1,667.49	15.49	0.00	0.00	1,178.10
TOTAL ROAD USE	<u>\$ 3,367.49</u>	<u>\$ 15.49</u>	<u>0.00</u>	<u>0.00</u>	<u>\$ 2,423.97</u>
SANITATION	November 14 - 27, 2020				
Michael Boyson	\$ 1,688.00	\$ -	0.00	0.00	\$ 1,183.22
Nick Kahler	2,079.81	-	0.00	0.00	1,428.45
TOTAL SANITATION	<u>\$ 3,767.81</u>	<u>\$ -</u>	<u>0.00</u>	<u>0.00</u>	<u>\$ 2,611.67</u>
SEWER	November 14 - 27, 2020				
Tim Schultz	\$ 1,760.00	\$ -	0.00	13.88	\$ 1,218.58
Jim Tjaden	2,346.15	-	0.00	0.00	1,694.98
TOTAL SEWER	<u>\$ 4,106.15</u>	<u>\$ -</u>	<u>0.00</u>	<u>13.88</u>	<u>\$ 2,913.56</u>
WATER	November 14 - 27, 2020				
Daniel Pike	\$ 1,712.00	\$ -	6.00	20.00	\$ 1,240.98
TOTAL WATER	<u>\$ 1,712.00</u>	<u>\$ -</u>	<u>6.00</u>	<u>20.00</u>	<u>\$ 1,240.98</u>
TOTAL - ALL DEPTS.	\$ 64,788.45	\$ 1,639.32	28.50	148.76	\$ 45,486.97

PAYROLL - NOVEMBER 19, 2020

DEPARTMENT	GROSS PAY	OT PAY	COMP HRS. ACCRUED	COMP TOTAL	NET PAY
AMBULANCE	November 2 - 15, 2020				
Brian Bronemann	\$ 451.80	\$ -	0.00	0.00	\$ 380.28
Shelley Bronemann	96.00	-	0.00	0.00	82.51
Jacob Gravel	96.00	-	0.00	0.00	32.51
Mason Hanson	529.63	-	0.00	0.00	443.28
David Husmann	156.10	-	0.00	0.00	134.15
Mary Intlekofer	2,097.00	139.80	0.00	0.00	1,422.32
Sonya Johnson	228.73	-	0.00	0.00	195.57
Brandon Kent	1,957.20	-	0.00	0.00	1,278.56
Lori Lynch	2,656.50	531.30	0.00	0.00	1,757.83
Dave McNeill	536.50	-	0.00	0.00	445.63
Mandy Norton	586.40	-	0.00	0.00	451.23
Shannon Poe	192.00	-	0.00	0.00	150.66
Shelly Searles	1,957.20	-	0.00	4.50	1,327.63
Jeff Silver	233.00	-	0.00	0.00	199.23
Sabrina Strella	256.03	-	0.00	0.00	208.69
Jenna Weih	1,977.96	220.76	0.00	0.00	1,443.70
Curtis Wyman	1,705.20	-	12.75	31.88	1,154.09
TOTAL AMBULANCE	\$ 15,713.25	\$ 891.86	12.75	36.38	\$ 11,107.87
CEMETERY	October 31 - November 13, 2020				
Dan McDonald	\$ 1,977.50	\$ 127.50	0.00	0.00	\$ 1,445.37
TOTAL CEMETERY	\$ 1,977.50	\$ 127.50	0.00	0.00	\$ 1,445.37
CITY HALL	November 1 - 14, 2020				
Cheryl Clark	\$ 1,728.00	\$ -	0.00	21.75	\$ 1,167.94
Doug Herman	4,280.49	-	0.00	0.00	3,006.39
Sally Hinrichsen	3,060.32	-	0.00	0.00	1,986.50
Nanci Tuel	2,292.56	-	0.00	0.00	1,686.69
TOTAL CITY HALL	\$ 11,361.37	\$ -	0.00	21.75	\$ 7,847.52
COUNCIL / MAYOR					
Dave Goedken	\$ 100.00	\$ -	0.00	0.00	\$ 92.26
Brenda Hanken	100.00	-	0.00	0.00	92.35
Candy Langerman	100.00	-	0.00	0.00	92.35
Chris Lux	100.00	-	0.00	0.00	92.26
Brian Wolken	300.00	-	0.00	0.00	273.78
Tom Yeoman	100.00	-	0.00	0.00	92.35
TOTAL COUNCIL / MAYOR	\$ 800.00	\$ -	0.00	0.00	\$ 735.35
LIBRARY	November 2 - 15, 2020				
Molli Hunter	\$ 655.06	\$ -	0.00	0.00	\$ 532.13
Penny Schmit	1,132.01	-	0.00	0.00	625.74
Michelle Turnis	1,655.77	-	0.00	0.00	1,029.97
TOTAL LIBRARY	\$ 3,442.84	\$ -	0.00	0.00	\$ 2,187.84
MBC	November 2 - 15, 2020				
Jacob Oswald	\$ 2,038.46	\$ -	0.00	0.00	\$ 1,529.03
Shannon Poe	1,624.23	-	0.00	0.00	1,111.83
TOTAL MBC	\$ 3,662.69	\$ -	0.00	0.00	\$ 2,640.86

PAYROLL - NOVEMBER 19, 2020

DEPARTMENT	GROSS PAY	OT PAY	COMP HRS. ACCRUED	COMP TOTAL	NET PAY
POLICE	November 2 - 15, 2020				
Zachary Buehler	\$ 2,049.13	\$ -	0.00	0.00	\$ 1,516.00
Peter Fleming	2,142.00	-	17.00	17.00	1,509.88
Dawn Graver	2,400.00	-	0.00	0.00	1,718.79
Erik Honda	2,415.00	-	0.00	12.75	1,787.19
Jordan Koos	2,436.00	-	0.00	21.50	1,752.78
Britt Smith	2,996.15	-	0.00	0.00	2,185.37
Madonna Staner	1,530.40	-	0.00	0.00	1,156.09
Brian Tate	2,457.00	-	0.00	0.00	1,807.07
TOTAL POLICE	\$ 18,425.68	\$ -	17.00	51.25	\$ 13,433.17
ROAD USE	October 31 - November 13, 2020				
Zeb Bowser	\$ 1,731.88	\$ 31.88	0.00	0.00	\$ 1,268.33
Eric Jungling	1,652.01	-	0.00	0.00	1,167.52
TOTAL ROAD USE	\$ 3,383.89	\$ 31.88	0.00	0.00	\$ 2,435.85
SANITATION	October 31 - November 13, 2020				
Michael Boyson	\$ 2,141.65	\$ -	0.00	0.00	\$ 1,543.41
Nick Kahler	2,079.81	-	0.00	0.00	1,428.45
TOTAL SANITATION	\$ 4,221.46	\$ -	0.00	0.00	\$ 2,971.86
SEWER	October 31 - November 13, 2020				
Tim Schultz	\$ 1,760.00	\$ -	0.00	13.88	\$ 1,218.58
Jim Tjaden	2,346.15	-	0.00	0.00	1,694.98
TOTAL SEWER	\$ 4,106.15	\$ -	0.00	13.88	\$ 2,913.56
WATER	October 31 - November 13, 2020				
Daniel Pike	\$ 1,712.00	\$ -	0.00	14.00	\$ 1,240.98
TOTAL WATER	\$ 1,712.00	\$ -	0.00	14.00	\$ 1,240.98
TOTAL - ALL DEPTS.	\$ 68,806.83	\$ 1,051.24	29.75	137.26	\$ 48,960.23

CLAIMS REPORT

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
GENERAL					
POLICE DEPARTMENT					
AARON'S AUTOMOTIVE LLC	PD VEHICLE OPERATING	131.68			
ALTORFER INC.	PD EQUIP REPAIR/MAINT	87.49			
AT&T MOBILITY	PD CELL PHONES	173.68			
DIGITAL ALLY, INC.	PD EQUIP REPAIR/MAINT	145.00			
FREESE MOTORS INC	PD VEHICLE OPERATING	6.39			
IOWA POLICE CHIEFS ASSOC	PD DUES - SMITH	125.00			
JOHN DEERE FINANCIAL	PD VEHICLE OPERATING	35.91			
JONES REGIONAL MEDICAL CENTER	PD EMER MED FEES - FLEMING	218.00			
KONICA MINOLTA BUSINESS	PD OFFICE SUPPLIES	2.00			
LAPORTE MOTOR SUPPLY	PD VEHICLE OPERATING	3.21			
MONTICELLO EXPRESS INC	PD SUPPLIES	169.50			
UNIFORM DEN INC	PD SUPPLIES	138.37			
	110 POLICE DEPARTMENT TOTAL		1,236.23		
STREET LIGHTS					
ALLIANT ENERGY-IES	E FIRST STREETLIGHTS	4,628.17			
	230 STREET LIGHTS TOTAL		4,628.17		
CEMETERY					
IBEN CONSTRUCTION CO INC	CEM GRAVE OPENINGS - AUG-OCT	900.00			
JOHN DEERE FINANCIAL	CEMETERY BOOTS - MCDONALD	118.26			
KRAMER FUNERAL HOME	<i>CEM cremation wall plaques</i>	2,607.80			
	450 CEMETERY TOTAL		3,626.06		
CITY HALL/GENERAL BLDGS					
ENVIRONMENTAL MANAGEMENT	ASBESTOS REMOVAL - 101 E 1ST	1,590.00			
FAREWAY STORES #840-1	CH BUILDING SUPPLIES	4.99			
FP MAILING SOLUTIONS	CH CONTRACTS	81.00			
DOUG HERMAN	CH CELL PHONE STIPEND	400.00			
KOCH BROTHERS, INC.	CH COPIER	3,500.00			
	650 CITY HALL/GENERAL BLDGS TOTAL		5,575.99		
	001 GENERAL TOTAL		15,066.45		
MONTICELLO BERNDES CENTER					
PARKS					
BRIAN CROWLEY	MBC EQUIP REPAIR/MAINT	383.15			
DEB HUGHES	MBC CHRISTMAS LIGHTS	200.00			
LAPORTE MOTOR SUPPLY	MBC OSHA SUPPLIES	13.91			
LASLEY ELECTRIC LLC	MBC BUILDING REPAIR/MAINT	88.98			
LORI MILES	MBC DAMAGE DEPOSIT REFUND	200.00			
NEXT GENERATION PLBG & HTG LLC	MBC BUILDING REPAIR/MAINT	60.00			
CHERI SVESTKA	MBC DAMAGE DEPOSIT REFUND	200.00			
WELLS FARGO VENDOR FINANCIAL	2020 TOOLCAT PAYMENT	1,048.95			

CLAIMS REPORT

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
	430 PARKS TOTAL		2,194.99		
	005 MONTICELLO BERNDES CENTER TOTAL		2,194.99		
FIRE					
FIRE					
BROWN SUPPLY CO INC	FIRE SUPPLIES		988.00		
DEREK D FEUSS	FIRE EQUIP REPAIR/MAINT		1,961.00		
JOHN DEERE FINANCIAL	FIRE SUPPLIES		18.07		
LAPORTE MOTOR SUPPLY	FIRE MINOR EQUIPMENT		58.28		
MUNICIPAL EMERGENCY SERVICES	FIRE MINOR EQUIPMENT		274.27		
SPAHN & ROSE LUMBER CO INC	FIRE BUILDING REPAIR/MAINT				
	150 FIRE TOTAL		3,299.62		
	015 FIRE TOTAL		3,299.62		
AMBULANCE					
AMBULANCE					
AIRGAS USA, LLC	AMB MEDICAL SUPPLIES		328.78		
AT&T MOBILITY	AMB CELL PHONES		79.75		
BOUND TREE MEDICAL, LLC	AMB MEDICAL SUPPLIES		159.72		
CREDIT BUREAU SERVICES OF IOWA	AMB COLLECTION COSTS		106.50		
PHYSICIAN'S CLAIM COMPANY	AMB BILLING FEES		2,295.56		
RADIO COMMUNICATIONS CO INC	AMB RADIO EQUIP/MAINT		709.60		
STERICYCLE, INC.	AMB PHARMACEUTICAL DISPOSAL		79.35		
	160 AMBULANCE TOTAL		3,759.26		
	016 AMBULANCE TOTAL		3,759.26		
LIBRARY IMPROVEMENT					
LIBRARY					
SCHOOL SPECIALITY	LIB IMP PROGRAMS/PROMOTIONS		80.55		
	410 LIBRARY TOTAL		80.55		
	030 LIBRARY IMPROVEMENT TOTAL		80.55		
LIBRARY					
LIBRARY					
BAKER & TAYLOR BOOKS	LIB BOOKS		634.23		
MICRO MARKETING LLC	LIB BOOKS		68.78		
NICHE ACADEMY LLC	LIB PROCESSING		500.00		
OVERDRIVE	LIB BOOKS		331.97		
PENNY SCHMIT	LIB PROGRAMS/PROMOTIONS		7.47		
SCHOOL SPECIALITY	LIB PROGRAMS/PROMOTIONS		22.78		

CLAIMS REPORT

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
	410 LIBRARY TOTAL		1,565.23		
	041 LIBRARY TOTAL		1,565.23		
ROAD USE					
STREETS					
ALLIANT ENERGY-IES	22059 HWY 38		235.63		
AT&T MOBILITY	RU IPAD		41.27		
BRIAN CROWLEY	RU EQUIP REPAIR/MAINT		2,615.74		
FREESE MOTORS INC	RU VEHICLE OPERATING		22.33		
W.W. GRAINGER, INC	RU SUPPLIES		124.32		
JOHN DEERE FINANCIAL	RU BOOTS - MCDONALD		171.68		
LAPORTE MOTOR SUPPLY	RU VEHICLE OPERATING		511.86		
MONTICELLO MACHINE SHOP INC	RU SUPPLIES		10.90		
SNYDER & ASSOCIATES, INC	CHESTNUT STREET RECONSTRUCTION		4,049.08		
SPAHN & ROSE LUMBER CO INC	RU BUILDING REPAIR/MAINT		40.13		
VERMEER SALES & SERVICE M.I.	RU EQUIP REPAIR/MAINT		475.51		
	210 STREETS TOTAL		8,298.45		
	110 ROAD USE TOTAL		8,298.45		
TRUST/IOMA MARY BAKER LIBRARY					
CENTER POINT PUBLISHING	LIB BAKER BOOKS		46.74		
	410 LIBRARY TOTAL		46.74		
	503 TRUST/IOMA MARY BAKER TOTAL		46.74		
WATER					
ALLIANT ENERGY-IES	16540 190TH ST WATER TOWER		154.99		
AT&T MOBILITY	WATER CELL PHONE & TABLET		71.17		
STATE HYGIENIC LABORATORY	WATER LAB TESTS		54.00		
IOWA ONE CALL	WATER SYSTEM		17.10		
IOWA RURAL WATER ASSOCIATION	WATER DUES		325.00		
J&R SUPPLY INC	WATER SYSTEM		425.00		
LAPORTE MOTOR SUPPLY	WATER VEHICLE OPERATING		59.15		
M TOWN TIRE & AUTO	WATER VEHICLE REPAIR/MAINT		352.54		
MUNICIPAL SUPPLY INC	WATER SYSTEM		1,495.00		
SPAHN & ROSE LUMBER CO INC	WATER SYSTEM		37.89		
WHITE HAWK PLUMBING & HEATING	WATER SYSTEM		714.20		
MELISSA WREN	OVERPAYMENT REFUND		211.29		
	810 WATER TOTAL		3,917.33		
	600 WATER TOTAL		3,917.33		

CLAIMS REPORT

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
CUSTOMER DEPOSITS					
WATER					
CITY OF MONTICELLO	water deposit refunds	195.43			
JEANETTE FREESE	WATER DEPOSIT REFUND	4.57			

	810 WATER TOTAL		200.00		

	602 CUSTOMER DEPOSITS TOTAL		200.00		
SEWER					
SEWER					
ALTORFER INC.	SEWER EQUIP REPAIR/MAINT	587.77			
FAREWAY STORES #840-1	SEWER LAB SUPPLIES	9.82			
STATE HYGIENIC LABORATORY	SEWER LAB TESTS	1,813.00			
IOWA ONE CALL	SEWER SYSTEM	17.10			
LAPORTE MOTOR SUPPLY	SEWER VEHICLE OPERATING	32.37			
M TOWN TIRE & AUTO	SEWER VEHICLE REPAIR/MAINT	352.54			
TIM SCHULTZ	SEWER SUPPLIES	128.38			
SPAHN & ROSE LUMBER CO INC	SEWER BUILDING REPAIR/MAINT	71.02			
TRI COUNTY PROPANE LLC	SEWER UTILITIES	250.10			
USA BLUE BOOK	SEWER LAB SUPPLIES	45.20			

	815 SEWER TOTAL		3,307.30		

	610 SEWER TOTAL		3,307.30		
SEWER CAPITAL IMPROVEMENT					
SEWER					
SNYDER & ASSOCIATES, INC	SEWER FACILITY EVALUATION	2,370.00			

	815 SEWER TOTAL		2,370.00		

	613 SEWER CAPITAL IMPROVEMENT TOTAL		2,370.00		
SANITATION					
SANITATION					
REPUBLIC SERVICES	RESIDENTIAL GARBAGE	22,752.44			

	840 SANITATION TOTAL		22,752.44		

	670 SANITATION TOTAL		22,752.44		
STORM WATER					
STORM WATER FUND					
SNYDER & ASSOCIATES, INC	SIXTH STREET DITCH PROJECT	3,212.50			

	865 STORM WATER FUND TOTAL		3,212.50		

CLAIMS REPORT

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
	740 STORM WATER TOTAL		3,212.50		
INTERNAL REV SELF FUNDED STREETS					
MONTICELLO AMBULANCE SERVICE	RU SELF FUNDED INS - JUNGLING		878.00		
	210 STREETS TOTAL		878.00		
	820 INTERNAL REV SELF FUNDED TOTAL		878.00		
	Accounts Payable Total		70,948.86		

**CLAIMS REPORT
CLAIMS FUND SUMMARY**

FUND NAME	AMOUNT
001 GENERAL	15,066.45
005 MONTICELLO BERNDEN CENTER	2,194.99
015 FIRE	3,299.62
016 AMBULANCE	3,759.26
030 LIBRARY IMPROVEMENT	80.55
041 LIBRARY	1,565.23
110 ROAD USE	8,298.45
503 TRUST/IOMA MARY BAKER	46.74
600 WATER	3,917.33
602 CUSTOMER DEPOSITS	200.00
610 SEWER	3,307.30
613 SEWER CAPITAL IMPROVEMENT	2,370.00
670 SANITATION	22,752.44
740 STORM WATER	3,212.50
820 INTERNAL REV SELF FUNDED	878.00
-----	-----
TOTAL FUNDS	70,948.86

City of Monticello
 Cash On Hand By Bank
 For October 31st, 2020

W. Lehmann 12/10/2020

Bank	Amount	Interest rate	Maturity date	Length of investment	Purpose
Account type & number					
F & M Bank					
Total by Bank	\$0.00				
Citizens State Bank					
Savings # 6025641	\$238.20	0.150	N/A		Earl F Lehmann Trust
Total by Bank	\$238.20				
Dutrac Credit Union					
Total by Bank	\$0.00				
Regions Banks					
Checking # 0002959379	\$6,572.62		N/A		Soldiers Memorial
Money Market #0087688689	\$6,456.63				Soldiers Memorial
Total by Bank	\$13,029.25				
Fidelity Bank & Trust					
Total by Bank	\$0.00				
Ohnward Bank & Trust					
General Ckg/Sweep #40002008	\$1,982,344.60	1.26	N/A		General Checking
Property Tax & Water #40001992	\$2,438,997.48	1.26	N/A		General Savings
Total by Bank	\$4,421,342.08				
Total Cash on Hand- All Banks	\$4,434,609.53				
Plus Petty Cash	\$950.00				Clerk's Office, Library, Aquatic Center and Berndes Center
Adjust Bank Error					
Plus Outstanding Credit Card Pymt	\$349.12				
Less Outstanding Checks	\$26,560.89				
Treasurer's Balance	\$4,409,347.76				

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

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

City of Monticello
 Bank Reconciliation Report
 For the Month of October 2020

Bank Balance	
General Checking	\$1,982,344.60
Property Tax & Water	\$2,438,997.48
Soldiers Memorial Ckg	\$6,572.62
Earl F Lehmann Trust	\$238.20
DuTrac Savings	\$0.00
Soldier Memorial Money Market	\$6,456.63
Total Bank Balance	\$4,434,609.53
Plus (Minus) Adjustment:	
Bank Charge/Error	\$0.00
Total Adjustment	\$0.00
Plus Outstanding Credit Card Pymt:	
Credit Card Payments	\$349.12
Total Outstanding Credit Card Pymts	\$349.12
Less Outstanding Checks:	
Financial/Payroll	\$26,560.89
Soldiers Memorial	
Total Outstanding Checks	\$26,560.89
Plus Investments:	
Time Certificates	\$0.00
Petty Cash	\$950.00
Total Investments	\$950.00
Treasurer's Balance	\$4,409,347.76

Prepared By: Sally Hinrichsen 11/28/2020
 Sally Hinrichsen, City Clerk

Reviewed by: Doug Herman 12/03/2020
 Doug Herman, City Administrator

City Council Meeting
Prep. Date: 12/03/20
Preparer: Doug Herman



Agenda Item: 1
Agenda Date: 12/07/2020

Communication Page

Agenda Items Description: Resolution to approve standard Residential Tax Abatement related to property located at 958 Valley Drive, Monticello.

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

Attachments & Enclosures:

Proposed Resolution

Fiscal Impact:

Budget Line Item:	n/a
Budget Summary:	n/a
Expenditure:	n/a
Revenue:	n/a

Synopsis: Abatement Application filed by Joshua and Amanda Brenneman related to residential improvements constructed at 958 Valley Drive, Monticello, Iowa

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

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

The City of Monticello, Iowa

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

RESOLUTION

Approving Joshua and Amanda Brenneman Tax Abatement Application related to Residential Improvements constructed at 958 Valley Drive, Monticello, Iowa.

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

WHEREAS, Joshua and Amanda Brenneman has completed and filed an Application for Tax Abatement related to residential property located at 958 Valley Drive and

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

WHEREAS, The Council further finds that the estimated completion date of the improvements was April 2020, and finds, based thereon, that the Jones County Assessor will need to determine how many years of tax abatement remain on this property, being tied to the date on which the property was deemed to be 100% complete for taxation purposes.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby approve the Application for Tax Abatement filed by Joshua and Amanda Brenneman as set forth above, consistent with Chapter 10 of the Monticello Code of Ordinances, said Application bearing the date of November 20, 2020 and being signed Joshua Brenneman and further directs the Monticello City Clerk to file same with the Jones County Assessor as prescribed by law.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and caused the Great Seal of the City of Monticello, Iowa to be affixed hereto. Done this 4th day of December, 2020.

Brian Wolken, Mayor

Attest:

Sally Hinrichsen, Monticello City Clerk

APPLICATION FOR TAX ABATEMENT UNDER THE
URBAN REVITALIZATION PLAN FOR

MONTICELLO, IOWA

Date 11/20/20

Prior Approval for
Intended Improvements

Approval of Improvements
Completed

Address of Property: 958 Valley Dr. Mont. cello, IA 52310

Legal Description: NEW HOUSE

Title Holder or Contract Buyer Joshua and Amanda Brenneman

Address of Owner (if different than above): _____

Phone Number (to be reached during the day): 319-480-6820

Existing Property Use: _____ Residential _____ Commercial _____ Industrial Vacant

Proposed Property Use: Residential _____ Commercial _____ Industrial

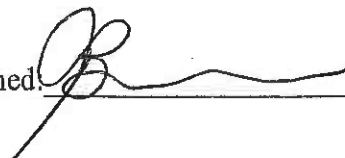
Nature of Improvements: New Construction _____ Addition _____ General Improvements

Specify _____

Estimated or Actual Date of Completion: 4/9/2020

Estimated or Actual Cost of Improvements: 330,000

Tax Exemption Schedule is attached.

Signed: 

City Council Meeting
Prep. Date: 12/03/20
Preparer: Doug Herman



Agenda Item: 2
Agenda Date: 12/07/2020

Communication Page

Agenda Items Description: Resolution to approve Amended Lease Agreement between the City of Monticello and ComElec related to ISP services and equipment placement on the City of Monticello Water Towers.

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

Attachments & Enclosures:

Proposed Resolution
Proposed Lease Agreement

Fiscal Impact:

Budget Line Item:	n/a
Budget Summary:	n/a
Expenditure:	n/a
Revenue:	n/a

Synopsis: City lease agreement with ComElec expired on May 1, 2020, automatically renewing for a one-year period. Proposed agreement would extend from May 2021 through April, 2026

Background Information: When City entered into original agreement with ComElec received an above-market rental rate and free internet sites for "City" use. We were in a great bargaining position as they wanted back in the market and wanted some exclusivity when it came to "line of sight" internet antennas on our water towers, and we (The community in general) were very fed up with Prairie I Net, the carrier on the towers at that time. Their equipment was old, they didn't respond to service calls well, etc. Many, many complaints at the time. The new lease agreement increases rent by 3% per year over the five-year term that will start on May 1, 2021. We also modified the free internet locations to include those seven locations that currently use the free service with two locations of our choosing that do not currently have internet service. (If ComElec installs for us at one of those locations and we later decide we want to relocated that service we would pay for the re-install.) Other potential sites include Fountain Park / Aquatic Center, Willow Shelter, Riverside Gardens, etc.

I believe the rent received is at the present very good, and the agreement to increase the rent by 3% annually plus the nine free locations is a very good arrangement and recommend that it be approved.

Staff Recommendation: I recommend that the Council approve the proposed Resolution approving the amended lease agreement.

The City of Monticello, Iowa

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

RESOLUTION # 2020-__

Resolution to approve Amended Lease Agreement between the City of Monticello and ComElec related to ISP services and equipment placement on the City of Monticello Water Towers.

WHEREAS, the City entered into a lease agreement with NetConnect, in 2005, that was subsequently transferred to YouSquared, that was then transferred to Prairie Inet, with said companies placing equipment on and/or around the City water towers to provide internet service to Monticello residents and residents from the surrounding areas, and

WHEREAS, the compensation received by the City in return for the tower space at that time was free internet service at eight identified City locations, and

WHEREAS, the quality of the internet service became problematic, and based thereon, a lease agreement was entered with ComElec with an effective date of May 1, 2015, providing for monthly rent in addition to free internet at nine specific City sites, and

WHEREAS, the City has received rent for approximately 6 years and has taken advantage of free internet at 7 of the 9 sites originally identified, two of the sites making arrangements with other providers, the Library, for example, utilizing free Mediacom internet, and

WHEREAS, ComElec has agreed to the terms of an amended five (5) year lease that increases the rent by 3% per year each year with a commencement date of May 1, 2021 and has also agreed to continue to provide free internet to the seven (7) locations currently utilizing the free service and to allow the City to choose two additional sites for internet, to be installed and serviced at no charge, and

WHEREAS, the Council finds that the terms as proposed in the amended lease agreement are appropriate and in the best interests of the City and should, therefore, be approved.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby approve the proposed lease agreement between the City of Monticello and ComElec Internet LLC, and authorizes the Mayor to execute same on behalf of the City.

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 6th day of April, 2015.

Brian R. Wolken, Mayor

Attest:

Sally Hinrichsen, Monticello City Clerk

Site Name: Monticello, Iowa Water Towers

COMMUNICATIONS SITE LEASE AGREEMENT EXTENSION

This Communication Site Lease Agreement Extension ("Extension") is entered into this _____ day of _____ between ComElec Internet LLC, ~~an Iowa business corporation~~ ("ComElec" or Lessee) and City of Monticello, IA, ("Lessor").

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Original Lease Agreement. All terms of the original lease agreement that took effect on May 1, 2015, approved by Monticello City Council Resolution #15-26 on April 06, 2015 shall remain of full force and effect moving forward but for those specifically mentioned and modified subsequently herein.
2. Term and Commencement Date. The term of this Lease shall be Five (5) years, commencing on: May 01, 2021 ("Commencement Date") and terminating on the 5th anniversary of the commencement Date (the "Extension Term"). The lease agreement shall be automatically extended for a one-year renewal period, under the same terms and conditions in effect as of said automatic renewal date, unless terminated as set forth within the original lease agreement.
3. Consideration. Consideration to Lessee shall be as follows:
 - a. Internet Service and Applicable Equipment: Lessee shall provide internet service with download speeds up to 20 mbps and upload speeds up to 10 mbps, with minimum download speeds of 5 mbps and minimum upload speeds of 1.5 mbps to the following locations at no charge to the Lessee during the term of this lease and any extensions hereof:
 - i. Community Building: 200 E. 1st Street
 - ii. Monticello Renaissance Center: 220 E. 1st Street
 - iii. Monticello Yard Waste Compost Site, Hwy 151 N
 - iv. Monticello Public Works Building: 22059 Hwy. 38N
 - v. Monticello Berndes Recreation Center: 766 N. Maple Street
 - vi. Monticello Emergency Response Center: 201 E. South Street
 - vii. Monticello Fire Department: 200 E. South Street
 - viii. Two other sites at the discretion of the City (Assuming Lessee can get signal to said sites)

If the City directs ComElec to install equipment at one of the two discretionary sites and decides at a later date to discontinue service at that location, moving it to another site, the City agrees to pay standard installation costs at said 2nd location, and any other subsequent locations

thereafter. Sites (i) through (vii) are in service at the execution of this lease extension.

- b. Cash Rent: Lessee shall pay cash rent to the Lessor in the following amounts per month:
- i. Effective May 1, 2021: \$1,545 per month
 - ii. Effective May 1, 2022: \$1,591 per month
 - iii. Effective May 1, 2023: \$1,639 per month
 - iv. Effective May 1, 2024: \$1,688 per month
 - v. Effective May 1, 2025: \$1,739 per month

This Lease Agreement Extension and Amendment shall be appended to the Original Lease Agreement and shall serve to modify or amend only those provisions specifically modified and/or amended herein. All other terms and provisions of the original lease agreement shall by this reference remain of full force and effect.

ComElec Internet LLC
By: *Tim Burbach*
Tim Burbach, _____
ComElec

City of Monticello, IA
By: _____
~~Douglas D. Herman~~
~~Monticello City Administrator~~
Margaret B RW

Approved by City of Monticello City Council Resolution #2020-__ on _____.

City Council Meeting
Prep. Date: 12/03/20
Preparer: Doug Herman



Agenda Item: 3
Agenda Date: 12/07/2020

Communication Page

Agenda Items Description: Resolution to approve Jones Regional Medical Work Well Clinic as the designated clinic for employees who suffer work related injuries

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

Attachments & Enclosures:

Proposed Resolution

Fiscal Impact:

Budget Line Item:

n/a

Budget Summary:

n/a

Expenditure:

n/a

Revenue:

n/a

Synopsis: City should clearly designate who employees should see when they suffer a work related injury.

Background Information: In the past the City designated specific Doctors for employees injured on the job to see. In the last number of years, with the improvements to the Jones Regional Medical Center and their Work Well Clinic the City has used the clinic as the clinic to see most work related injuries. (Simpler injuries, stitches for example, are usually handled at a local clinic of the employee's choosing.)

The Resolution formally approves current practices, identifying the Work Well Clinic as the designated clinic for work related injuries.

Staff Recommendation: I recommend that the Council approve the proposed Resolution designating the Work Well Clinic as the clinic to be used for work related injuries.

The City of Monticello, Iowa

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

RESOLUTION 2020-

Approving Jones Regional Medical Work Well Clinic as the designated clinic for employees who suffer work related injuries.

WHEREAS, The City of Monticello, Iowa is an incorporated City within Jones County, Iowa; and

WHEREAS, The Monticello City Council finds it to be in the best interests of the City to designate a clinic to see employees who have reportedly been injured on the job, and said designation is permissible and allowable per the Iowa Code, and

WHEREAS, The City Council finds it appropriate to designate the Work Well Clinic at the Jones Regional Medical Center, and their clinicians, to treat all City employees reportedly injured during the course of their employment with the City of Monticello, the City Administrator having discretion to approve a local provider if the work related injury is relatively insignificant, a cut requiring stitches for example.

NOW THEREFORE, BE IT RESOLVED that the City of Monticello, Iowa does hereby approve Jones Regional Medical Work Well Clinic as the designated clinic for employees who reportedly suffer work related injuries as set forth in more detail above.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and caused the Great Seal for the City of Monticello, Iowa to be affixed hereto. Done this 7th day of December, 2020.

Brian R. Wolken, Mayor

Attest:

Sally Hinrichsen, City Clerk

City Council Meeting
Prep. Date: 12/03/20
Preparer: Doug Herman



Agenda Item: 4
Agenda Date: 12/07/2020

Communication Page

Agenda Items Description: Resolution to approve Plat of Survey to Parcel 2020-87

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

Attachments & Enclosures:

Proposed Resolution
Plat of Survey
Aerial

Fiscal Impact:

Budget Line Item:	n/a
Budget Summary:	n/a
Expenditure:	n/a
Revenue:	n/a

Synopsis: Parcel within City limits near Jellystone Campground.

Background Information: The Plat of Survey to Parcel 2020-87 is in the City limits and consists of 1.48 acres of land currently owned by Walnut Acres Mobile Home LLC that is being sold to the Smith Family Campground, LLC(Jelly Stone Park Phillip "Chip" Smith)

The Planning & Zoning Board recommends that the Plat of Survey be approved.

Staff Recommendation: I recommend that the Council approve the Plat of Survey to Parcel 2020-87.

The City of Monticello, Iowa

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

RESOLUTION #2020-

Resolution Approving Plat of Survey to Parcel 2020-87

WHEREAS, The Plat of Survey to Parcel 2020-87 has been presented to the City Council for approval, same being located within the City Limits of the City of Monticello, and

WHEREAS, The Plat of Survey was created to parcel off property owned by Walnut Acres Mobile Home Park, same to be transferred to the Jellystone Campground, and

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

WHEREAS, The City Council finds that the Plat of Survey to Parcel 2020-87 should be approved.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby approve the Plat of Survey to Parcel 2020-87.

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 December, 2020.

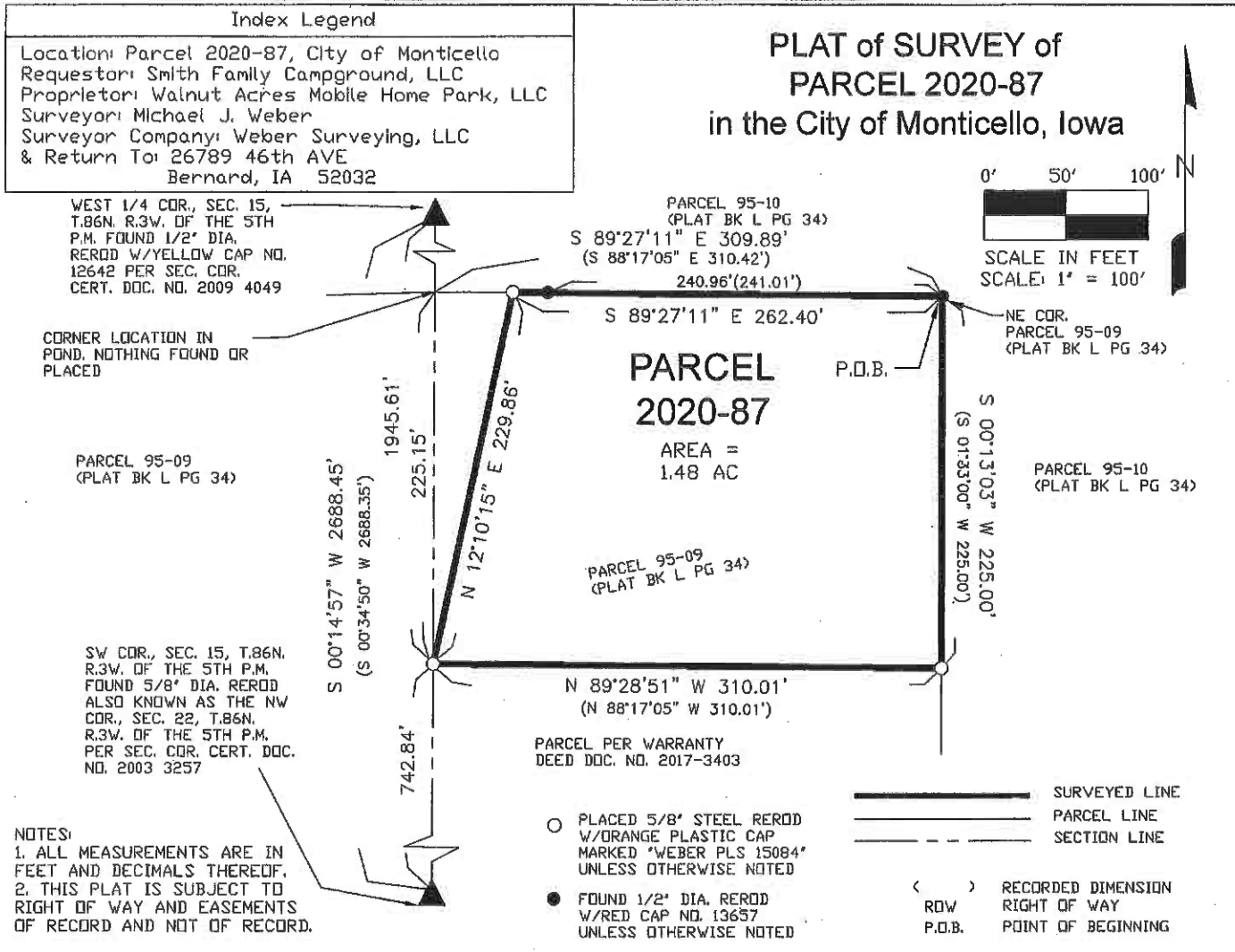
Brian Wolken, Mayor

Attest:

Sally Hinrichsen, Monticello City Clerk

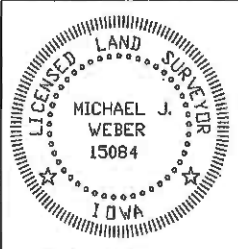
2

PREPARED BY: MICHAEL J. WEBER, WEBER SURVEYING, LLC, 26789 46TH AVE, BERNARD, IA 52032 (563) 879-4173



DESCRIPTION:

Parcel 2020-87 being part of the Parcel 95-09 as shown in Plat Book L page 34 of the Jones County Recorder's Office, more particularly described as follows: Commencing at the NE corner of said Parcel 95-09 being the point of beginning; thence S 00°13'03" W (assumed bearing) 225.00' along a East line of said Parcel 95-09; thence N 89°28'51" W, 310.01' to the West line of Section 15, T.86N. R.W. of the 5th P.M.; thence N 12°10'15" E, 229.86' to the North line of said Parcel 95-09; thence S 89°27'11" E, 262.40' to the point of beginning, containing 1.48 acres and subject to easements of record and not of record.



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

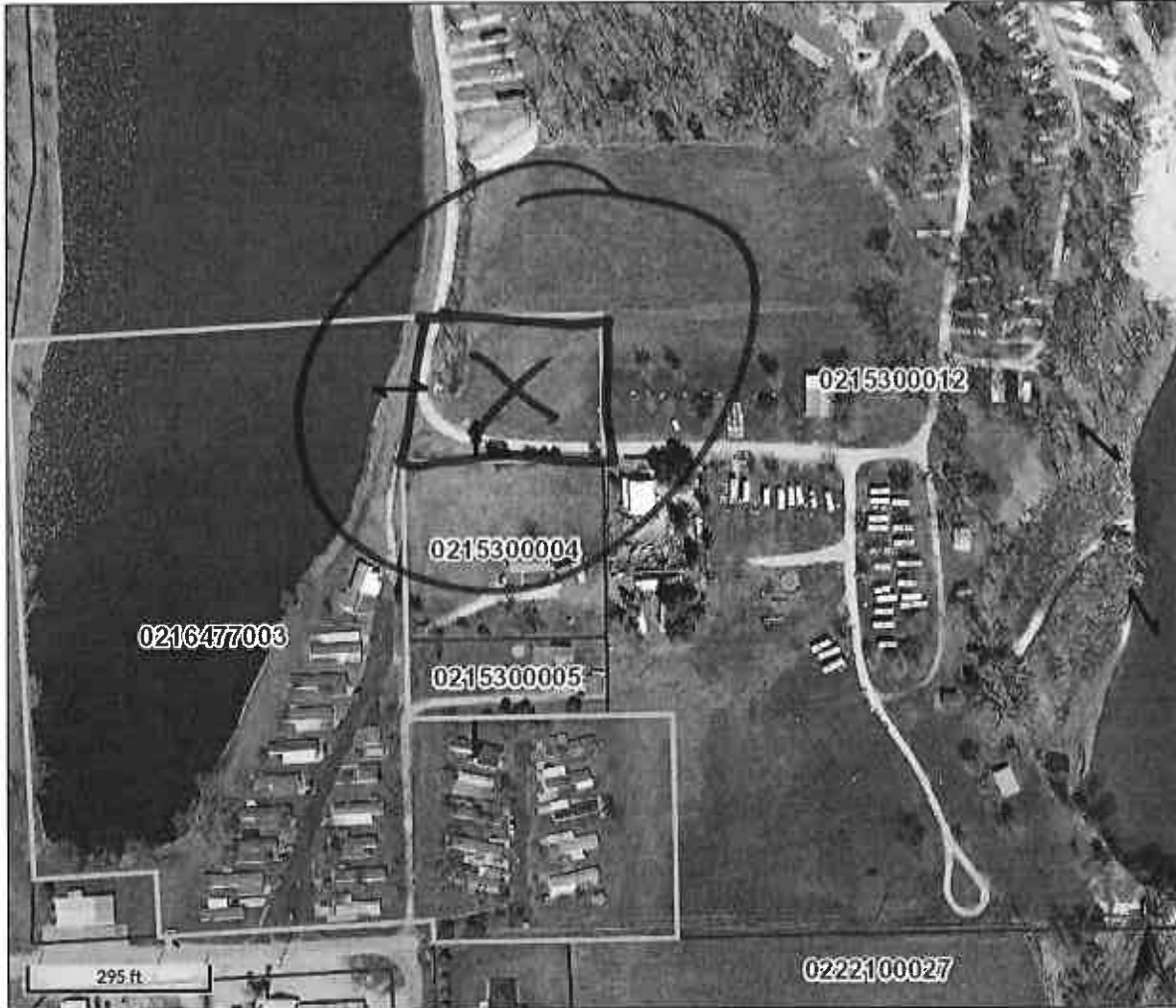
Michael J. Weber November 19, 2020
 MICHAEL J. WEBER (DATE)
 LICENSE NUMBER 15084
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021

SHEETS COVERED BY THIS SEAL: Sheet 1

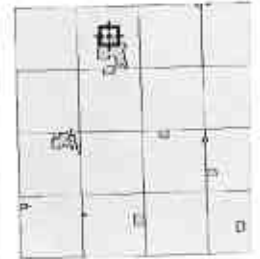
WEBER SURVEYING, LLC
 26789 46TH AVE
 BERNARD, IA 52032
 PH: (563) 590-4993
 mjweber1@bernardtel.com

DRAWN BY: MJW
 SURVEY DATE: 11/19/20
 DWG: 20110

SHEET 1 OF 1



Overview



Legend

- Parcels**
- Parcels
- ▤ Structures on Leas Land
- Cartography
- Major Roads

Parcel ID	0216477003	Alternate ID	212900	Owner Address	WALNUT ACRES MOBILE HOME PARK LLC
Sec/Twp/Rng	15-86-03	Class	M		5279 HWY 61
Property Address	131 E 11TH ST	Acreage	n/a		MAQUOKETA, IA 52060-8080
	MONTICELLO				
District	MONCO				
Brief Tax Description	15-86-03 PARCEL 95-09 IN S 1/2 SEC 15 & 16 & ADJ VAC MAPLE ST				
	(Note: Not to be used on legal documents)				

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

Date created: 12/3/2020
 Last Data Uploaded: 12/2/2020 5:59:42 PM

Developed by **Schneider**
 GEOSPATIAL

City Council Meeting
Prep. Date: 12/03/20
Preparer: Doug Herman



Agenda Item: 5
Agenda Date: 12/07/2020

Communication Page

Agenda Items Description: Resolution to approve Plat of Survey to Parcel 2020-88

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

Attachments & Enclosures:

Proposed Resolution
Plat of Survey
Aerial

Fiscal Impact:

Budget Line Item:	n/a
Budget Summary:	n/a
Expenditure:	n/a
Revenue:	n/a

Synopsis: Parcel just outside City limits adjacent to Maquoketa River.

Background Information: The Plat of Survey to Parcel 2020-88 discloses 10.16 acres titled in Mary Jean Smith and located just north of the City limits and west of Hwy 38 along the South side of the Maquoketa River. It is my understanding that the parcel is being sold to an adjacent property owner.

The Planning & Zoning Board recommends that the Plat of Survey be approved.

Staff Recommendation: I recommend that the Council approve the Plat of Survey to Parcel 2020-88.

The City of Monticello, Iowa

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

RESOLUTION #2020-

Resolution Approving Plat of Survey to Parcel 2020-88

WHEREAS, The Plat of Survey to Parcel 2020-88 has been presented to the City Council for approval, same being located within the City Limits of the City of Monticello, and

WHEREAS, The Plat of Survey was created to parcel off property titled in Robert and Mary Jean Smith and located south of and adjacent to the Maquoketa River, same to be transferred to a neighboring property owner, and

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

WHEREAS, The City Council finds that the Plat of Survey to Parcel 2020-88 should be approved.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby approve the Plat of Survey to Parcel 2020-88.

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 December, 2020.

Brian Wolken, Mayor

Attest:

Sally Hinrichsen, Monticello City Clerk

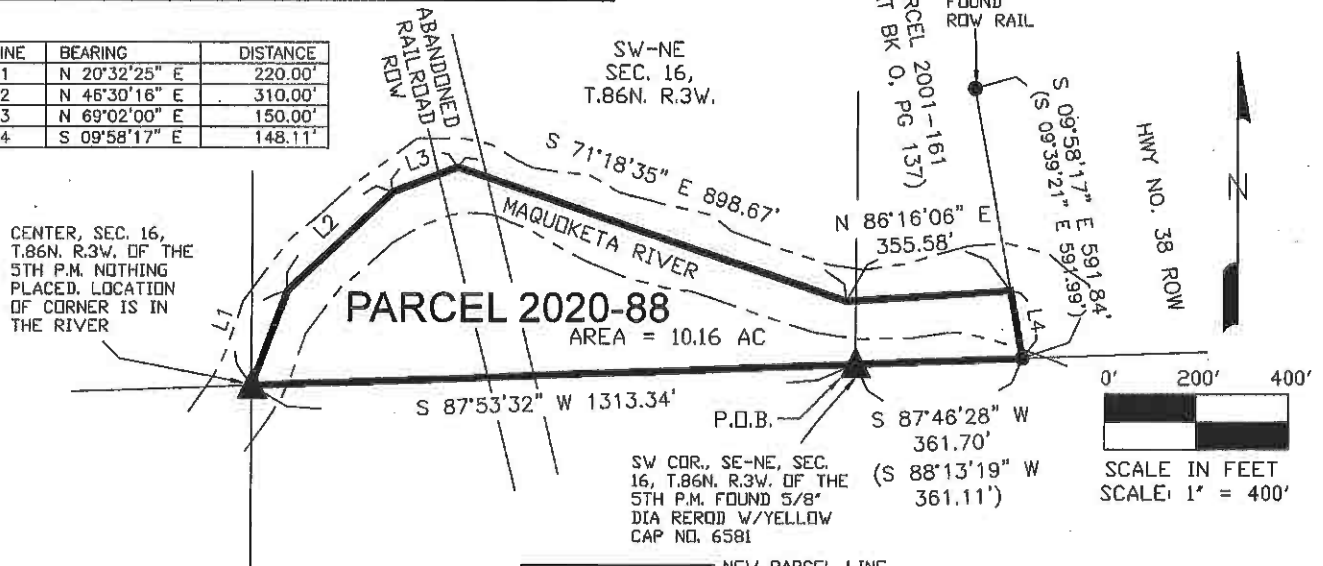
3

PREPARED BY: MICHAEL J. WEBER, WEBER SURVEYING, LLC, 26789 46TH AVE, BERNARD, IA 52032 (563) 879-4173

Index Legend
 Location: Parcel 2020-88, SW-SE & SE-NE, Sec. 16, T.86N. R.3W.
 Requestor: Bret Schwandt
 Proprietor: Robert J. & Mary Jean Smith
 Surveyor: Michael J. Weber
 Surveyor Company: Weber Surveying, LLC
 & Return To: 26789 46th AVE, Bernard, IA 52032
 mjweber1@bernardtel.com 563-590-4993

**PLAT of SURVEY of
 PARCEL 2020-88**
 in Section 16, T.86N. R.3W. of the
 5th P.M. in Jones County, Iowa

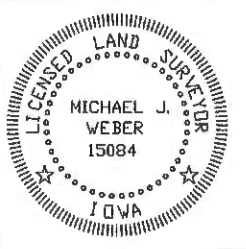
LINE	BEARING	DISTANCE
L1	N 20°32'25" E	220.00'
L2	N 46°30'16" E	310.00'
L3	N 69°02'00" E	150.00'
L4	S 09°58'17" E	148.11'



NOTES:
 1. ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.
 2. THIS PLAT IS SUBJECT TO RIGHT OF WAY AND EASEMENTS OF RECORD AND NOT OF RECORD.

- NEW PARCEL LINE
- - - EASEMENT LINE
- EXISTING PARCEL LINE
- - - CENTERLINE OF ROAD ROW
- () RECORDED DIMENSION
- P.O.B. POINT OF BEGINNING
- ROW RIGHT OF WAY
- AC ACRES
- ▲ UNITED STATES PUBLIC LAND CORNER DESCRIPTION AS NOTED
- FOUND MONUMENT AS NOTED

DESCRIPTION:
 Parcel 2020-88, being part of the SW 1/4 of the NE 1/4 and part of Parcel 2001-161 as shown in Plat Book 0 page 137 Doc. No. 2001 4411 of the Jones County Recorder's Office all of Section 16, T.86N. R.3W. of the 5th P.M. in Jones County, Iowa, more particularly described as follows: Commencing at the SW corner of the SE 1/4 of the NE 1/4 of said Section 16; thence S 87°53'32" W (assumed bearing), 1313.34' along the South line of the said SW 1/4 of the NE 1/4 to the Center of said Section 16; thence N 20°32'25" E, 220.00'; thence N 46°30'16" E, 310.00'; thence N 69°02'00" E, 150.00'; thence S 71°18'35" E, 898.67'; thence N 86°16'06" E, 355.58' to the East line of said Parcel 2001-161; thence S 09°58'17" E, 148.11' along said East line to the SE corner of said Parcel 2001-161; thence S 87°46'28" W, 361.70' along the South line of the said Parcel 2001-161 to the point of beginning, containing 10.16 acres and subject to easements of record and not of record.



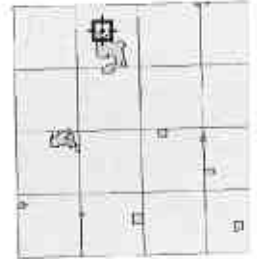
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
Michael J. Weber November 19, 2020
 MICHAEL J. WEBER (DATE)
 LICENSE NUMBER 15084
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021
 SHEETS COVERED BY THIS SEAL: SHEET NO. 1

WEBER SURVEYING, LLC
 26789 46TH AVE
 BERNARD, IA 52032
 PH: (563) 879-4173
 FAX: (563) 879-4199

DRAWN BY: MJW
 SURVEY DATE: 11/19/20
 DWG: 20112
SHEET 1 OF 1



Overview



Legend

Parcels

□ Parcels

▤ Structures on Lease
Land

— Cartography

— Major Roads

Parcel ID	0216251003	Alternate ID	197000	Owner Address	SMITH, ROBERT J & MARY JEAN
Sec/Twp/Rng	n/a	Class	A		PO BOX 1462
Property Address		Acreage	3.55		CLINTON, IA 52733
District	LOVMO				
Brief Tax Description	16 86 3 ABAN. R.R. R.O.W. IN SW NE & NE NW (Note: Not to be used on legal documents)				

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

Date created: 12/3/2020

Last Data Uploaded: 12/2/2020 5:59:42 PM

Developed by  **Schneider**
GEOSPATIAL

City Council Meeting
Prep. Date: 12/03/20
Preparer: Doug Herman



Agenda Item: *b*
Agenda Date: 12/07/2020

Communication Page

Agenda Items Description: Resolution to approve Plat of Survey to Parcels 2020-99 and 2020-102

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

Attachments & Enclosures:

Proposed Resolution
Plat of Survey
Aerial

Fiscal Impact:

Budget Line Item:	n/a
Budget Summary:	n/a
Expenditure:	n/a
Revenue:	n/a

Synopsis: Parcels located within City limits on E. 1st Street

Background Information: The Plat of Survey to Parcel 2020-99 and 2020-102 discloses two parcels located along and “in” if you will W. 1st Street. Parcel 2020-99 is a building lot of .48 acres, approximately 183’ deep and 140’ wide. The lot has been created for purposes of a residential building lot. Parcel 2020-102 is located just to the south of Parcel 2020-99 and covers one-half of the road right-of-way in front of Parcel 2020-99. The Road Right-of-Way exists as an easement at this time having originally been created that way when this roadway was in the County. Typically, within the City limits, road right-of-ways are dedicated to the City and the dedication is accepted by the City.

The Planning & Zoning Board recommends that the Plat of Survey to Parcels 2020-99 and 2020-102 be approved and that the dedication of Parcel 2020-102, as set forth within the Plat of Survey, be accepted by the City Council.

Staff Recommendation: I recommend that the Council approve the Plat of Survey to Parcels 2020-99 and 2020-102 and that the City accept the Dedication of Parcel 2020-102.

The City of Monticello, Iowa

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

RESOLUTION #2020-

Resolution Approving Plat of Survey to Parcel 2020-99 and 2020-102 and further accepting the Dedication of Parcel 2020-102 to the City of Monticello.

WHEREAS, The Plat of Survey to Parcel 2020-99 and 2020-102 has been presented to the City Council for approval, same being located within the City Limits of the City of Monticello, and

WHEREAS, The Plat of Survey to Parcel 2020-99 was created for purposes of Residential Construction, and

WHEREAS, Parcel 2020-102 was created so that said parcel could be dedicated to the City as permanent roadway right-of-way, same currently being an easement, a common practice for roads located outside the City limits, this road being created prior to the annexation of this area into the City, and

WHEREAS, The City Planning and Zoning Board has reviewed the Plat of Survey and recommends that it be approved, further recommending that the City accept the dedication of Parcel 2020-102 to the City of Monticello for road right-of-way purposes, and

WHEREAS, The City Council finds that the Plat of Survey to Parcel 2020-99 and 2020-102 should be approved and that the City should accept the dedication of Parcel 2020-102 for Monticello Road Right-of-Way purposes.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby approve the Plat of Survey to Parcels 2020-99 and 2020-102, and further accepts the dedication of Parcel 2020-102 to the City of Monticello.

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 December, 2020.

Attest:

Brian R. Wolken, Mayor

Sally Hinrichsen, Monticello City Clerk

4

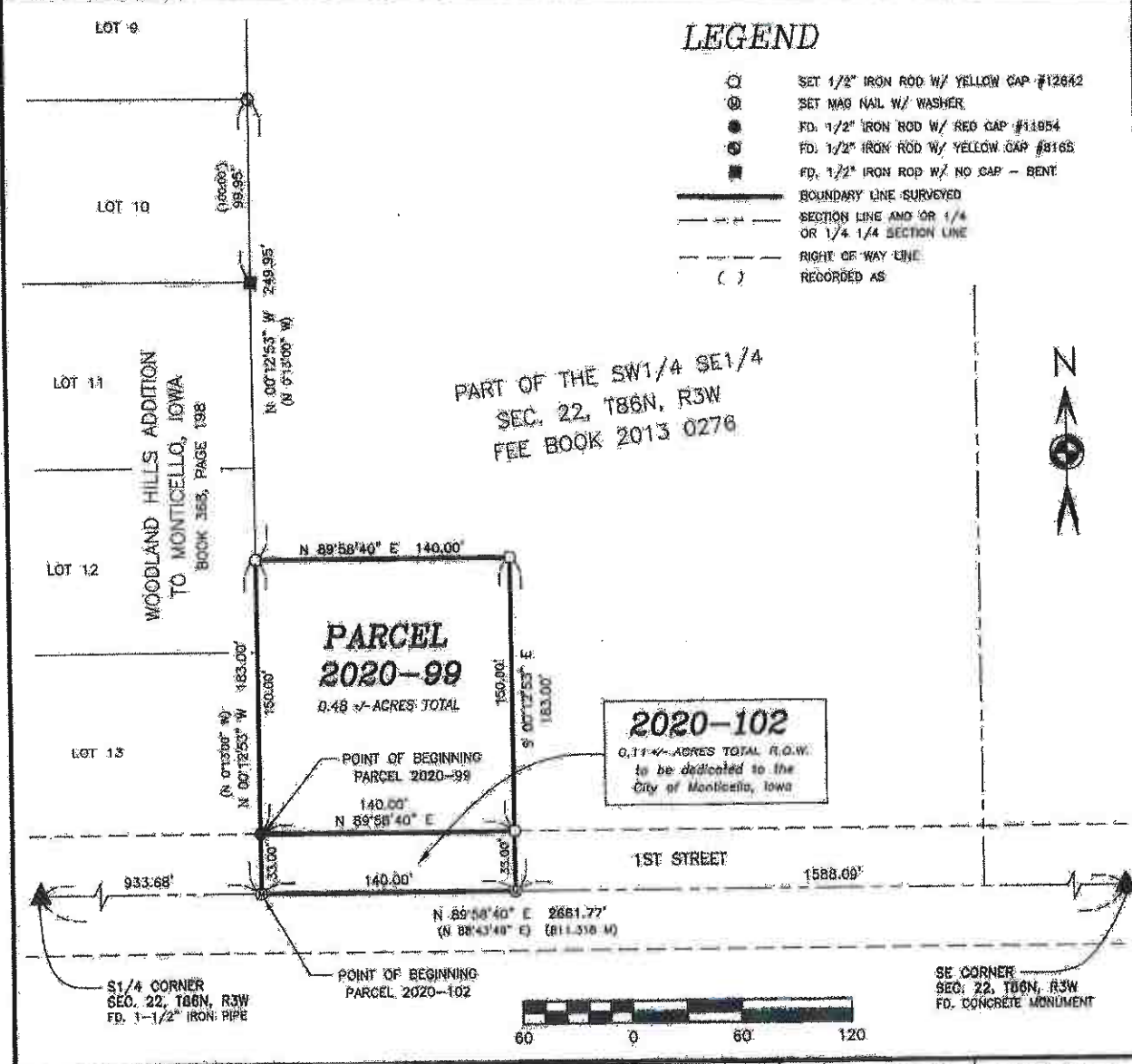
INDEX LEGEND	
LOCATION:	SW1/4 SE1/4 - SECTION 22, T86N, R3W
PROPRIETORS:	WILLIAM J. & CAMELA C. GREIF
REQUESTOR:	KEITH HAGEN
SURVEYOR:	BILL BURGER
SURVEYOR COMPANY:	WM. BURGER LANDSURVEYOR
RETURN TO:	BILL BURGER, 510 3RD STREET WEST COURT, WORTHINGTON, IA 52078 (563) 855-2028

PREPARED BY: BILL BURGER 510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078 (563) 855 2028

PLAT OF SURVEY

PARCEL 2020-99 PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY-TWO (22), TOWNSHIP EIGHTY-SIX NORTH (T86N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF MONTICELLO, JONES COUNTY, IOWA.

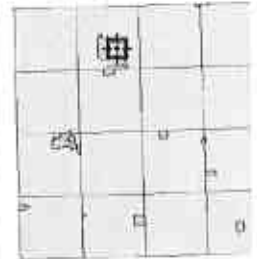
PARCEL 2020-102 PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY-TWO (22), TOWNSHIP EIGHTY-SIX NORTH (T86N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF MONTICELLO, JONES COUNTY, IOWA.



	DATE OF SURVEY: 11/11/2020	SCALE: 1" = 60'	SHEET 1 OF 5
	PROPRIETORS: SEE INDEX LEGEND		
	I HEREBY CERTIFY THAT THIS LANDSURVEYING DOCUMENT WAS PREPARED AND RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020.		
WILLIAM H. BURGER #12642		Wm. Burger LandSurveyor 510 3rd Street West Court Worthington, Iowa 52078	
NO. OF SHEETS COVERED BY THIS SEAL: 1		DATE: 4/19/2020	



Overview



Legend

Parcels

- Parcels
- Structures on Leased Land
- Cartography
- Major Roads

Parcel ID	0222400012	Alternate ID	025800	Owner Address	GREIF, WILLIAM J & CAMELA C
Sec/Twp/Rng	22-86-3	Class	A		12998 195TH ST
Property Address		Acreage	24.72		MONTICELLO, IA 52310
District	MONAG				
Brief Tax Description	22-86-3 SW SE EXC PARCELS L & M FRA 8.00 ACRES				
	(Note: Not to be used on legal documents)				

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

Date created: 12/3/2020
 Last Data Uploaded: 12/2/2020 5:59:42 PM

Developed by **Schneider**
 GEOSPATIAL

City Council Meeting
 Prep. Date: 12/03/20
 Preparer: Doug Herman



Agenda Item: # 7
 Agenda Date: 12/07/20

Agenda Item Description: Resolution to amend previously set fees related to the collection of waste from dumpsters as permitted by Chapter 106 of the Code of Ordinances.

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

Attachments & Enclosures:

Proposed Resolution

Fiscal Impact:

Budget Line Item:	n/a
Budget Summary:	
Expenditure:	
Revenue:	

Synopsis: The proposed resolution increases the per yardage rate for dumpster collection, to be applied to the January collections which will coincide with scheduled Republic increases.

Background Information: A review of the history of City per yard dumpster rates shows that our rates are equal to 130% of the rate charged by Republic. The Council can choose a different rate/percentage, however, the rates proposed herein are based upon that historical rate. We charge above the Republic rate to cover administrative costs such as phone calls, drop ins, and most importantly billing/invoicing.

The Republic rates will increase for the Month of January, and will increase in each subsequent January through January 1, 2024. The following table reflects the Republic Rates through 2024 and the rates proposed for the City customers through that same timeframe.

	1/1/2021	1/1/2022	1/1/2023	1/1/2024
Republic	\$5.98	\$6.15	\$6.33	\$6.52
City	\$7.78	\$8.00	\$8.23	\$8.48
Outside City Limits Collection	\$15.56	\$16.00	\$16.46	\$16.96

Staff Recommendation: I recommend that the Council approve the proposed Resolution.

The City of Monticello, Iowa

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

RESOLUTION # 2020-

Setting fees related to the Collection of Solid Waste pursuant to Chapter 106 of the Monticello Code of Ordinances

WHEREAS, pursuant to Chapter 106 of the Code of Ordinances, the Council set rates for the collection of garbage from dumpsters at so much per yard, and

WHEREAS, the City contractor, Republic, has increased rates and it is necessary for the Council to increase rates to cover the costs billed by Republic and the costs incurred by the City to oversee the collection of waste in the community and to invoice for said collections, and

WHEREAS, the City Council does hereby set the following rates for the collection of waste/rubbish/garbage from dumpsters:

Rates in City Limits: For collections during the month of January which will appear on the March 1 billing through and including collections during the month of December which will appear on the February 1, 2020 billing, shall be as set out below for the years indicated:

1. 1/1/2021 through 12/31/2021: \$7.78 per yard, per collection
2. 1/1/2022 through 12/31/2022: \$8.00 per yard, per collection
3. 1/1/2023 through 12/31/2023: \$8.23 per yard, per collection
4. 1/1/2024 through 12/31/2024: \$8.48 per yard, per collection

In addition to the above fees related to trash collection, Multi-Family or Single-Family residences that utilize a dumpster shall be assessed a monthly recycling fee of \$4.75 per month per unit. However, owners of apartment complexes of five units or more that have commercial dumpster recycling collection at their facility at least every other week will not be assessed the individual per unit recycling fee of \$4.75 per unit commencing with the month following written notification to the City, and verification by the City, that said complex is served by said recycling collection.

Outside of the City Limits: The City Council does hereby set rates for the collection of waste/rubbish/garbage from dumpsters collected from outside the Monticello City Limits at exactly twice the rate as in town collection.

Additional Rubbish: The City Contractor may charge in excess of the fees provided in their agreement with the City for overloaded dumpsters or for those circumstances where items are left outside of and/or stacked adjacent to a dumpster, with these charges being based upon estimated additional yards of waste, with those additional fees invoiced to the City by the Contractor and invoiced by the City to the Customer at a rate equal to 130% of the additional rate charged.

Payment of Bills: All fees are due and payable under the same terms and conditions provided for payment of a combined service account as contained in Section 92.04 of this Code of Ordinances. Solid waste collection service may be discontinued in accordance with the provisions contained in Section 92.05 if the combined service account becomes delinquent, and the provisions

contained in Section 92.08 relating to lien notices shall also apply in the event of a delinquent account.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby approve the above and foregoing Resolution Setting fees related to the Collection of Solid Waste and Recycling pursuant to Chapter 106 of the Monticello Code of Ordinances.

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 December, 2020.

Brian R. Wolken, Mayor

Attest:

Sally Hinrichsen, Monticello City Clerk

City Council Meeting
Prep. Date: 12/03/20
Preparer: Doug Herman



Agenda Item: 8
Agenda Date: 12/07/2020

Communication Page

Agenda Items Description: Resolution to approve repairs to septic tank system at Public Works Building.

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: Septic System at the PW Building being pumped regularly, seems that leach field has failed.

Background: Initial inspection suggests that septic tank is adequate and can likely be re-used. Appears that leach field has failed. Jones County Public Health will visit the property on Monday to inspect and provide guidance. If leach field needs replaced and tank can stay, cost is estimated to be less than \$2,000. (Whitehawk)

There is no current means of connecting to the City Sewer.

Staff Recommendation: I recommend that the Council consider the updated information Nick will have at the meeting and take appropriate action.

The City of Monticello, Iowa

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

RESOLUTION # 2020-__

Resolution to approve repairs to septic tank system at Public Works Building

WHEREAS, the City PW building is served by a septic tank system, the City sewer not being reachable without the installation of a lift station, and

WHEREAS, the Septic System operations have been failing, the tank requiring regular pumping, and

WHEREAS, an inspection has disclosed that the tank is adequate but that the leach field has failed, and

WHEREAS, the City Council finds that repairs to the leach field are appropriate and in the best interests of the City.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby approve of repairs to the septic tank system at the Public Works Building.

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 December, 2020.

Brian R. Wolken, Mayor

Attest:

Sally Hinrichsen, Monticello City Clerk

City Council Meeting
Prep. Date: 12/03/20
Preparer: Doug Herman



Agenda Item: 9
Agenda Date: 12/07/2020

Communication Page

Agenda Items Description: Ordinance Amending the Code of Ordinances of the City of Monticello by amending Chapter 26, "Airport Board", Section 26.02 Membership and 26.03 Qualifications of Board Members.

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

Attachments & Enclosures:

Proposed Ordinance Amendment

Fiscal Impact:

Budget Line Item:
Budget Summary:
Expenditure:
Revenue:

Synopsis: Proposal by Airport Board to amend ordinance to allow appointment of one member that may live outside of Jones County

Background: Board currently set at 5 persons, all residents of Jones County, with one being allowed to live outside the City limits. Proposal is to stay with 5 members but to allow one member to live outside of Jones County. Their reasoning is that many users and taxpayers at the Airport do not live in Jones County, yet they are as committed or more committed than other living in Jones County.

Staff Recommendation: I recommend that the Council consider the proposed ordinance and approve either the first reading, or move to waive the requirement of three separate readings and approve all readings, finalizing the ordinance at this meeting. (The Council could combine the 2nd and 3rd reading at your next reading if you chose to do so as well, or keep this on the normal three reading track. The third reading would be the night before the next Airport Board meeting and they hope to have Jim Rohlff appointed and seated by that time. Jim owns a hangar and keeps numerous planes at the airport and is otherwise very active at the Airport)

ORDINANCE NO. 2020-_____

An Ordinance amending the Monticello Code of Ordinances, by amending Chapter 26 "Airport Board".

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

Section 26.02 Membership, which currently reads as follows, shall be deleted in its entirety and replaced with the language shown below under the heading "Proposed, and re-titled "Membership Qualifications":

A. Current Language:

26.02 MEMBERSHIP.

The Airport Board shall consist of five members, all residents of legal age of the City. Of this membership, one member may be a nonresident of the City. Each member shall be appointed by the Mayor for overlapping five-year terms. The Board shall choose its Chairperson and Vice Chairperson every year. Members shall serve without compensation, but may receive their actual expenses. Vacancies shall be filled in the same manner as original appointments.

B. Proposed:

26.02 MEMBERSHIP QUALIFICATIONS.

The Airport Board shall consist of five members. The primary residence of at least four of the members must be within the Monticello City limits while no more than one member may reside outside the City limits but within the State of Iowa. All members must be of legal age. Each member shall be appointed by the Mayor for overlapping five-year terms. The Board shall choose its Chairperson and Vice Chairperson every year. Members shall serve without compensation, but may receive their actual expenses. Vacancies shall be filled in the same manner as original appointments.

Section 26.03 Qualification of Board Members, which currently reads as follows, shall be deleted in its entirety, certain portions of Section 26.03 now being addressed within Section 26.02.

26.03 QUALIFICATIONS OF BOARD MEMBERS.

All members of the Board shall be residents of Jones County and shall be over the age of 18. Resident members of the Board must physically reside within the corporate City limits of the City.

C. Repealer:

All Ordinances or parts of Ordinances in conflict with the provisions of this Ordinance are hereby repealed.

D. Severability:

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

E. Effective Date

This Ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

1st reading passed by the Council on this _____, 2020

2nd reading passed by the Council on this _____, 2020

3rd reading passed by the Council on this _____, 2020

Brian Wolken, Mayor

Attest:

Sally Hinrichsen, City Clerk

I, Sally Hinrichsen, Monticello City Clerk, do hereby certify that the above and foregoing Ordinance # _____ was published in the Monticello Express on the _____ day of _____, 20__.

Sally Hinrichsen, City Clerk

City Council Meeting
Prep. Date: 12/03/2020
Preparer: Doug Herman



Agenda Item: # 10
Agenda Date: 12/07/2020

Communication Page

Agenda Items Description: Ordinance amending the Code of Ordinances of The City of Monticello, Iowa, By Amending Section 17.06 of the Monticello Code "Compensation" *2nd Reading*

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

Attachments & Enclosures:

Draft Ordinance

Fiscal Impact:

Budget Line Item:
Budget Summary:
Expenditure:
Revenue:

Synopsis: Draft Ordinance for Discussion related to increase in Council Pay from \$100 per month to \$300 per month. (General Discussion Re: Representation Plan and Form of Government as well.)

Background Information: There has been discussion over a number of months in regard to Council and Mayoral pay. While there has been discussion, there has not been a clear consensus in the direction the Council wishes to take. The draft Ordinance would increase Council salary to match the Mayoral salary at \$3,600 leaving the Mayor's salary at \$3,600, a method proposed by Dave for consideration. Dave's position is that the current rate of pay makes it difficult to attract and retain elected officials, that the work required of the position far exceeds the pay received.

Like all Ordinances the approval of this Ordinance requires three readings unless waived by the Council as allowed by the Iowa Code. Because this issue may generate community input I would suggest that it follow the normal course of three separate readings, tonight, and then again on December 7th and 21st. The Iowa Code does not allow for the adoption of an Ordinance changing the compensation of the mayor or council members during the months of November and December in the year of a regular city election. As there was no regular city election in November, 2020, it is legal for you to consider the Ordinance at this time.

A change in the compensation of council members becomes effective for all council members at the beginning of the term of the council members elected at the election next following the change in compensation. In this case, the "new" compensation would take effect for all Council Members in January, 2022.

(Note Also: a change in the compensation of the mayor does not become effective during the term in which the change is adopted.)

Mayor Wolken has long been a proponent of reducing the size of the Council from 6 to 5 with all 5 being at large positions. He also supports the elimination of the elected Mayor, with the Mayor instead being appointed by the five (5) Council Members. The Mayor would have all the rights of a Councilperson but would run the meetings, sign documents, etc. This "form of government" would be the "Council-manager-at-large form" described at Iowa Code 372.6 and could only be changed by approval of the electorate after the presentation of a petition completed and submitted according to Iowa Code 362.4. Another similar, but different option, would be to change the representation plan from 4 wards and 2 at large to 5 all at large positions. This change to the "representation plan" also requires an appropriately submitted petition pursuant to Iowa Code 362.4 followed by a vote of the electorate. The difference between the change in the form of government and the representation plan set out above is that the Mayor would continue to exist as is, separately elected without much in the way of voting rights if the change is only to the representation plan.

You can consider a change in the form of government or representation plan while giving the compensation ordinance consideration. A change in the form of government or representation plan would need to be presented to and approved by the voters as noted above. If you change the compensation in early 2021 by the approval of the third reading of this or similar ordinance it would not take effect until 2022. In the meantime, you could promote the pursuit of a change in the form of government and/or representation plan. Whether or not either measure passes, your action on the compensation would stand unless modified by subsequent ordinance.

Monticello has a Mayor - Council form of Government with Ordinance creating City Administrator. City Charter, Chapter 2 of our Code, sets forth the form of Government. Chapter 21 creates City Administrator position.

Some Math:

1. Six Councilpersons at \$100/mo. at 12/Mo's. = \$7,200/yr. + Mayor at \$3,600 = \$10,800
2. Six Councilpersons at \$300/mo. at 12/Mo's. = \$21,600/yr. + Mayor at \$3,600 = \$25,200
3. Five Councilpersons at \$300/mo. at 12 Mo's. = \$18,000/yr. + Mayor at \$3,600 = \$21,600
4. Five Councilpersons at \$300/mo. at 12 Mo's. = \$18,000/yr. (With Mayor being appointed from amongst the Council by other Council members.) (Mayor would be a voting member of the Council but would run the meetings, sign Resolutions, Ordinances, etc.)

Recommendation: I recommend that the Council consider the ^{2nd} reading of the proposed Ordinance. (Note: If you don't like the number \$300, and want something lower or higher you can move to approve the Ordinance with another number in place of \$300. If you approve the ^{second} ~~first~~ reading tonight at \$300 and you get feedback later that changes your position, to \$200 or \$400 for example, you can move to approve the ~~first~~ ^{3rd} reading, amending the compensation to \$200 or \$400 as the case may be.)

ORDINANCE NO. 735

An Ordinance Amending The Code of Ordinances of The City of Monticello, Iowa, By Amending Section 17.06 of the Monticello Code "Compensation"

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

SECTION 1. SECTION AMENDED. Amending Section 17.06 of the Monticello Code by deleting Section 17.06 and inserting the following language for Section 17.06 – "The salary of each Council member is three-thousand, six hundred dollars annually (\$3,600.00), and is to be paid in twelve (12) equal installments".

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

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

1st reading passed by the Council on this 16th day of November, 2020

2nd reading passed by the Council on this ____ day of _____, 2020

3rd reading passed by the Council on this ____ day of _____, 2020

Brian R. Wolken, Mayor

ATTEST:

Sally Hinrichsen, City Clerk

I certify that the foregoing was published as Ordinance No. 735 on this ____ day of _____,
_____.

Sally Hinrichsen, City Clerk

City Council Meeting
Prep. Date: 12/03/2020
Preparer: Doug Herman



Agenda Item: Reports
Agenda Date: 12/07/2020

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:	n/a
Budget Summary:	n/a
Expenditure:	n/a
Revenue:	n/a

Reports / Potential Action:

1. City Clerk
 - a. Budget
 - b. Planning & Zoning Board Opening
 - c. Regional Housing Board Opening
2. Police Chief
3. Public Works Director
 - a. Zimmerman N. Chestnut Street House Progress (e-mail sent to Council)
 - b. Intlekofer Driveway Direction (e-mail sent to Council)
 - c. Horsfield N. Sycamore Street (e-mail sent to Council)
4. Park and Recreation
5. City Engineer