

City of Monticello, Iowa

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Monticello City Council Meeting February 3, 2025 at 6:00 p.m.
Monticello Renaissance Center, 220 E. 1st Street, Monticello, Iowa

Mayor:	Wayne Peach	Staff:	
City Council:		City Administrator:	Russell Farnum
At Large:	Josh Brenneman	City Clerk/Treas.:	Sally Hinrichsen
At Large:	Scott Brighton	Police Chief:	Britt Smith
At Large:	Jake Ellwood	Library Director:	Faith Brehm
At Large:	Dave Goedken	Public Works Dir.:	Nick Kahler
At Large:	Candy Langerman	Water/Wastewater Sup.:	Jim Tjaden
At Large:	Mary Phelan	Park & Rec Director:	Jacob Oswald
		Ambulance Director:	Lori Lynch
		City Engineer:	Patrick Schwickerath

- **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	January	20, 2025
Approval of Council Work Session minutes	January	27, 2025
Approval of Payroll	January	23, 2025
Approval of Treasurer's Report	December	2024
Approval of Bill List		
Approval of Chamber of Commerce alcohol license temporary transfer		
Approval of Mary Melchert's appointment to the Cemetery Board filling vacancy term of Larry Behrends		

Mayor's Report

Public Hearings:

1. **Public Hearing** on the Proposed Amendment to the Zoning Map of the City of Monticello, changing the zoning on the following property to “M-1” Light Manufacturing, “C-3” Commercial, “R-3” Multi Family Residential, and “R-1” Single Family Residential
2. **Ordinance** amending the Monticello Code of Ordinances, by amending Chapter 165 “ZONING REGULATIONS” and amending the Official Zoning Map

Resolutions:

3. **Resolution** Approving Kardes 38 Site Plan
4. **Resolution** Approving the use of Tax Increment Financing receipts to cover a portion of the professional fees invoiced by PFM Financial Advisors, in relation to the N. Chestnut Street Reconstruction Bond Issue
5. **Resolution** Approving the use of Tax Increment Financing receipts to cover the engineering fees from Snyder & Associates, the City’s engineer, in relation to the N. Chestnut Street Reconstruction Project

Reports / Potential Actions:

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

Work Sessions:

15. Work Session - Discussion on Draft Budget

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.

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: February 3, 2025 Council Meeting

Time: Feb 3, 2025 06:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82122048919>

Meeting ID: 821 2204 8919

One tap mobile

+16469313860,,82122048919# US

+13017158592,,82122048919# US (Washington DC)

Dial by your location

• +1 646 931 3860 US

• +1 301 715 8592 US (Washington DC)

• +1 305 224 1968 US

• +1 309 205 3325 US

• +1 312 626 6799 US (Chicago)

• +1 646 558 8656 US (New York)

• +1 346 248 7799 US (Houston)

• +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

• +1 253 205 0468 US

• +1 253 215 8782 US (Tacoma)

Meeting ID: 821 2204 8919

Find your local number: <https://us02web.zoom.us/j/82122048919>

“This employer is an equal opportunity provider & employer”

Regular Council Meeting
January 20, 2025, 6:00 P.M.
Community Media Center

Mayor Wayne Peach called the meeting to order. Council present were: Josh Brenneman, Scott Brighton, Dave Goedken, Candy Langerman, Mary Phelan and Jake Ellwood. Also present were City Administrator Russell Farnum, City Clerk Sally Hinrichsen, Ambulance Director Lori Lynch, Water/Wastewater Supt. Jim Tjaden, Park & Rec Director Jacob Oswald and Police Chief Britt Smith. The public was invited to attend the meeting in person, or to participate in the meeting electronically via “Zoom Meetings” or “Facebook” and were encouraged to communicate from the chat or message.

Brighton moved to approve the agenda. Brenneman seconded, roll call was unanimous.

Brenneman moved to approve the consent agenda; Langerman seconded. Roll call was unanimous.

Ellwood moved to approve Resolution #2025-6 Approving Pay Request #8 to Bill Bruce Builders, Inc., Re: Wastewater Treatment Plant Improvement Project in the amount of \$1,910,154.24. Phelan seconded, roll call was unanimous.

Goedken moved to approve Resolution #2025-7 Accepting the 2024 Volunteer Fire Assistance (VFA) Grants Program and Approving the Memorandum of Understanding. Brenneman seconded, roll call was unanimous.

Brighton moved to approve Resolution #2025-8 Approving Program Independent Contractor Agreement for Park and Rec program “Growing up wild”. Ellwood seconded, roll call was unanimous.

Goedken moved to table Resolution #2025-9 Approving the hiring of Monticello Park and Recreation part-time Adult Recreation and Special Events Coordinator and setting wages. Motion died due to a lack of a second.

Ellwood moved to approve Resolution #2025-9 Approving the hiring of Monticello Park and Recreation part-time Adult Recreation and Special Events Coordinator and setting wages, with the stipulation as was mentioned before: that Council sees that it is profitable; that Kara is covering her own costs or at least a majority of the costs and Council can re-evaluate position in six-months. Goedken seconded. Roll call unanimous.

Brighton moved to approve Resolution #2025-10 Preliminarily approving Proposed Amendment to Monticello Urban Renewal Plan to include the KwikStar project, and to schedule a Public Hearing on the proposed Urban Renewal Plan amendment for the 17th day of February, 2025, at 6:00 p.m. Brenneman seconded. Roll call was unanimous.

Brenneman moved to approve Resolution #2025-11 Preliminarily approving proposed Development Agreement between the City of Monticello and Kwik Trip Inc. and scheduling a Public Hearing on the proposed agreement. Brighton seconded. Roll call was unanimous. Hearing will be held on the 17th day of February, 2025, at 6:00 p.m.

Regular Council Meeting
January 20, 2025

Brighton moved to approve Resolution #2025-12 Approving Roger W. Stephen Voluntary Pre-Annexation Agreement, Ellwood seconded. Roll call was unanimous.

Goedken moved to approve Resolution #2025-13 Approving and Accepting the Voluntary Annexation of certain properties generally described as 55 acres of land located on the east side of South Main Street, adjoining the City of Monticello for at least fifty feet and not creating an island, as same is defined within Iowa Code §368.7(2). Brighton seconded. Roll call was unanimous.

Brenneman moved to approve Resolution #2025-14 Scheduling Public Hearing on the proposed Re-Zoning of a portion of the Stephen property to M-1 Industrial, C-3 Commercial, R-1 Residential, R-3 Multiple Family Residential, as may be appropriate, for February 3, 2025 at 6:00 p.m. Langerman seconded. Roll call was unanimous.

Farnum reported he has been working with developers and their agreements.

Lynch gave a yearend report on staff and calls in 2024.

Hinrichsen reported working on budget and looking into various software options with Farnum.

Smith reported the individual that was stealing and/or breaking into cars around town was caught. Farnum stated it is a good idea to always lock your doors.

Tjaden reported that the contractor at the wastewater treatment facility has poured the south wall and has heat running for it. He reported a water main leak in the Vanourney Addition, which ran vertically under the main and having Roto-Roter clean a line on Burroughs, which was filled with tree roots. He felt this would be a good main to look at lining in the near future.

Oswald stated he has been working on the budget. He reported on programs that were currently happening and programs that registration is currently open.

Brenneman moved to adjourn the meeting at 6:37 P.M.

Wayne Peach, Mayor

Sally Hinrichsen, City Clerk/Treasurer

Special Council Work Session
January 27, 2025, 6:00 P.M.
Community Media Center

Mayor Wayne Peach called the meeting to order. Council present were: Josh Brenneman, Jake Ellwood, Dave Goedken, Scott Brighton and Mary Phelan. Also, present were City Administrator Russell Farnum, City Clerk Sally Hinrichsen, Fire Chief Joe Bayne, Public Works Director Nick Kahler, Ambulance Director Lori Lynch, and Library Director Faith Brehm. Police Chief Britt Smith later during meeting.

Council held a budget work session. Farnum present PowerPoint on several funds for Fiscal Year 2025/2026. Staff reviewed several budgets including Police, Fire, Ambulance, Library, Cemetery and Administration. No action was taken.

Meeting adjourned at 8:37 P.M.

Wayne Peach, Mayor

Sally Hinrichsen, City Clerk/Treasurer

PAYROLL - JANUARY 23, 2025

DEPARTMENT	GROSS PAY	OT PAY	COMP HRS. ACCRUED	COMP TOTAL	NET PAY
AMBULANCE	January 6 - 19, 2025				
Jamie Coleman	\$ 2,217.60	\$ -	0.00	2.63	\$ 1,773.57
Jordan Fullerton	450.45	-	0.00	0.00	388.02
Mason Hanson	637.56	-	0.00	0.00	513.00
Brett Herman	816.80	-	0.00	0.00	673.11
Ronald Herman, Jr.	544.00	-	0.00	0.00	468.16
Austin Koch	855.04	-	0.00	0.00	601.09
Jayna Koffron	491.40	-	0.00	0.00	423.28
Lori Lynch	3,351.54	-	0.00	0.00	2,264.22
Coletta Matson	3,215.52	997.92	0.00	40.50	2,265.25
Chloe Mogensen	277.20	-	0.00	0.00	158.78
Sky Monty	2,159.42	566.66	0.00	0.00	1,691.06
Kyle Pierson	235.70	-	0.00	0.00	203.03
Shirlee Scott	2,217.76	80.16	0.00	0.00	1,677.68
TOTAL AMBULANCE	\$ 17,469.99	\$ 1,644.74	0.00	43.13	\$ 13,100.25
CEMETERY	January 6 - 19, 2025				
Dan McDonald	\$ 526.60	\$ -	0.00	0.00	\$ 372.05
TOTAL CEMETERY	\$ 526.60	\$ -	0.00	0.00	\$ 372.05
CITY HALL	January 6 - 19, 2025				
Cheryl Clark	\$ 2,288.00	\$ -	0.00	15.00	\$ 1,610.47
Russ Farnum	3,961.54	-	0.00	0.00	2,637.49
Sally Hinrichsen	3,192.54	-	0.00	0.00	1,980.62
Nanci Tuel	2,176.81	-	0.00	0.00	1,615.58
TOTAL CITY HALL	\$ 11,618.89	\$ -	0.00	15.00	\$ 7,844.16
COUNCIL / MAYOR					
Josh Brenneman	\$ 300.00	\$ -	0.00	0.00	\$ 276.78
Scott Brighton	300.00	-	0.00	0.00	276.78
Jake Ellwood	300.00	-	0.00	0.00	277.05
Dave Goedken	300.00	-	0.00	0.00	276.78
Candy Langerman	300.00	-	0.00	0.00	277.05
Wayne Peach	500.00	-	0.00	0.00	421.75
Mary Phelan	300.00	-	0.00	0.00	277.05
TOTAL COUNCIL / MAYOR	\$ 2,300.00	\$ -	0.00	0.00	\$ 2,083.24
LIBRARY	January 6 - 19, 2025				
Faith Brehm	\$ 1,764.00	\$ -	0.00	0.00	\$ 1,352.85
Molli Hunter	1,305.60	-	0.00	0.00	1,055.68
Penny Schmit	1,569.61	-	0.00	0.00	1,128.25
TOTAL LIBRARY	\$ 4,639.21	\$ -	0.00	0.00	\$ 3,536.78
MBC	January 6 - 19, 2025				
Grace Dupuy	\$ 1,688.00	\$ -	0.00	0.00	\$ 1,298.70
Jacob Oswald	2,533.92	-	0.00	0.00	1,957.79
TOTAL MBC	\$ 4,221.92	\$ -	0.00	0.00	\$ 3,256.49
POLICE	January 6 - 19, 2025				
Dawn Graver	\$ 2,945.60	\$ -	0.00	0.00	\$ 2,192.74

PAYROLL - JANUARY 23, 2025

DEPARTMENT	GROSS PAY	OT PAY	COMP HRS. ACCRUED	COMP TOTAL	NET PAY
Erik Honda	3,240.48	-	0.00	6.00	2,464.96
Jordan Koos	3,297.00	56.52	0.00	36.00	2,254.34
Cole Millard	2,671.20	-	0.00	0.00	1,800.80
Keanan Shannon	3,029.40	-	0.00	21.00	2,251.25
Britt Smith	3,581.31	-	0.00	0.00	2,678.64
Madonna Staner	1,839.20	-	0.00	0.00	1,376.43
Brian Tate	3,396.12	-	0.00	0.00	2,558.76
TOTAL POLICE	\$ 24,000.31	\$ 56.52	0.00	63.00	\$ 17,577.92
ROAD USE	January 6 - 19, 2025				
Zeb Bowser	\$ 2,066.40	\$ -	0.00	19.25	\$ 1,603.79
Jacob Gravel	2,066.41	-	0.00	9.38	1,554.82
Nick Kahler	2,578.35	-	0.00	0.00	1,881.06
Jasper Scott	2,066.40	-	0.00	0.63	1,548.97
TOTAL ROAD USE	\$ 8,777.56	\$ -	0.00	29.26	\$ 6,588.64
SEWER	January 4 - 17, 2025				
Jim Tjaden	\$ 2,928.12	\$ -	0.00	0.00	\$ 2,165.14
TOTAL SEWER	\$ 2,928.12	\$ -	0.00	0.00	\$ 2,165.14
WATER	January 4 - 17, 2025				
Scott Hagen	\$ 2,326.40	\$ -	6.00	66.75	\$ 1,849.61
Josh Willms	2,126.40	-	15.00	64.50	1,441.33
TOTAL WATER	\$ 4,452.80	\$ -	21.00	131.25	\$ 3,290.94
TOTAL - ALL DEPTS.	\$ 80,935.40	\$ 1,701.26	21.00	281.64	\$ 59,815.61

City of Monticello
Cash On Hand By Bank
For December 31st, 2024

1-17-25 *[Signature]*

Bank	Amount	Interest rate	Maturity date	Length of investment	Purpose
F & M Bank					
Checking #700502479	\$0.00		N/A		Interim Loan Acct
Total by Bank	\$0.00				
Citizens State Bank					
Savings # 6025641	\$238.97	0.100	N/A		Earl F Lehmann Trust
Checking #394486	\$15,764.03		N/A		Soldier Memorial
Savings # 6467260	\$665,797.01		N/A		General Savings
Total by Bank	\$681,800.01				
Dutrac Credit Union					
Total by Bank	\$0.00				
Fidelity Bank & Trust					
Total by Bank	\$0.00				
Ohnward Bank & Trust					
General Ckg/Sweep #40002008	\$4,134,269.71		N/A		General Checking
Property Tax & Water #40001992	\$4,970,910.61		N/A		General Savings
Youth/Adult Tourname Ckg #618231	\$0.00		N/A		Youth/Adult Tourname
Total by Bank	\$9,105,180.32				
Total Cash on Hand- All Banks	\$9,786,980.33				
Plus Petty Cash	\$1,050.00				Clerk's Office, Library, Aquatic Center and Berndes Center
Adjust Bank Error					
Plus Outstanding Credit Card Pymt					
Less Outstanding Checks	\$329,839.41				
Treasurer's Balance	\$9,458,190.92				

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

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

City of Monticello
Bank Reconciliation Report
For the Month of December 2024

Bank Balance		
General Checking	\$4,134,269.71	
Property Tax & Water	\$4,970,910.61	
Soldiers Memorial Ckg	\$15,764.03	
Earl F Lehmann Trust	\$238.97	
Youth/Adult Tournament Ckg	\$0.00	
Citizen's Savings	\$665,797.01	
Wastewater TMT Loan Acct	\$0.00	
<hr/>		
Total Bank Balance		<u>\$9,786,980.33</u>
Plus (Minus) Adjustment:		
Bank Charge/Error		
<hr/>		
Total Adjustment		\$0.00
Plus Outstanding Credit Card Pymt:		
Credit Card Payments		
<hr/>		
Total Outstanding Credit Card Pymts		\$0.00
Less Outstanding Checks:		
Financial/Payroll	\$329,839.41	
Soldiers Memorial		
Officiating		
<hr/>		
Total Outstanding Checks		\$329,839.41
Plus Investments:		
Time Certificates	\$0.00	
Petty Cash	\$1,050.00	
<hr/>		
Total Investments		\$1,050.00
Treasurer's Balance		<u><u>\$9,458,190.92</u></u>

Prepared By: Sally Hinrichsen 1-14-2025
Sally Hinrichsen, City Clerk Date

Reviewed by: Russell Farnum 1-17-2025
Russell Farnum, City Administrator Date

TREASURER'S REPORT
CALENDAR 12/2024, FISCAL 6/2025

ACCOUNT TITLE	LAST MONTH END BALANCE	RECEIVED	DISBURSED	CHANGE IN LIABILITY	ENDING BALANCE
001 GENERAL	1,075,341.12	104,329.47	152,290.93	.00	1,027,379.66
003 SOLDIER MEMORIAL FUND	15,319.18	600.00	155.15	.00	15,764.03
005 MONTICELLO BERNDES CENT	119,774.74	3,551.21	12,011.88	.00	111,314.07
006 RECREATIONAL SET-A-SIDE	10,220.44	43.22	.00	.00	10,263.66
007 YOUTH/ADULT TOURNAMT CK	.00	.00	.00	.00	.00
008 DARE	7,526.88	19.83	.00	.00	7,546.71
009 POLICE CANINE UNIT	6,008.66	25.77	.00	.00	6,034.43
010 INSURANCE	72,134.31	308.19	142.53	.00	72,299.97
012 TOURNAMENT FUND-GEN CKG	25,902.11	109.55	.00	.00	26,011.66
013 SPECIAL EVENTS	.00	.00	.00	.00	.00
014 MONTICELLO TREES FOREVE	26,893.51	113.74	868.00	.00	26,139.25
015 FIRE	254,995.91	9,554.76	268,511.20	.00	3,960.53-
016 AMBULANCE	310,725.89	34,579.90	41,101.78	.00	304,204.01
018 HOTEL/MOTEL TAX	25,389.90	5,270.77	.00	.00	30,660.67
022 EARL F LEHMANN TRUST	238.91	.06	.00	.00	238.97
023 TRUST FUND/STREET BOND	500.00	.00	.00	.00	500.00
026 POLICE IMPROVEMENT	5,514.94	277.32	.00	.00	5,792.26
030 LIBRARY IMPROVEMENT	53,144.71	1,371.22	635.10	.00	53,880.83
041 LIBRARY	74,491.24	13,441.76	16,855.30	.00	71,077.70
042 SPORTS COMPLEX	.00	.00	.00	.00	.00
044 EQUIPMENT SET-A-SIDE	88,494.14	398.57	.00	.00	88,892.71
045 SUPER MAC FUND	15,588.18	66.29	1,824.18	.00	13,830.29
046 AIRPORT	87,172.07	5,801.82	4,775.46	.00	88,198.43
050 REVOLVING LOAN FUND	47,545.26	201.60	.00	.00	47,746.86
110 ROAD USE	146,846.46	46,573.59	47,406.25	.00	146,013.80
111 ROAD USE SETASIDE	102,352.78	434.41	.00	.00	102,787.19
112 EMPLOYEE BENEFITS	503,378.86	18,206.21	41,251.54	.00	480,333.53
125 TIF -SPECIAL REVENUE	594,862.87	25,685.53	289,761.00	.00	330,787.40
178 TRUST/SLAVKA GEHRET FUN	43,906.49	188.58	.00	.00	44,095.07
180 POLICE FORFEITURE	4.95	.00	.00	.00	4.95
200 DEBT SERVICE	385,987.73	13,289.12	670.00	.00	398,606.85
225 TIF - DEBT	.00	180.00	180.00	.00	.00
300 ARPA CAPITAL FUND	.00	.00	.00	.00	.00
313 PARK IMPROVEMENT	131,149.20	13,261.63	15,806.18	.00	128,604.65
316 LIB CAPITAL IMPROVEMENT	15,626.10	66.09	.00	.00	15,692.19
319 AMBULANCE IMPROVEMENT	210,273.94	1,364.36	.00	.00	211,638.30
325 TIF PROJECT	416,559.39	.00	10,191.38	.00	406,368.01
326 TRUST/CEMETERY IMPROVEM	49,669.30	623.65	.00	.00	50,292.95
328 FAMILY AQUATIC CENTER C	.00	.00	.00	.00	.00
332 CAPITAL IMPROVEMENT	608,101.00	7,426.05	.00	.00	615,527.05
333 MYSBA CAPITAL FUND	.00	.00	.00	.00	.00
336 LOW INCOME HOUSING FUND	.00	.00	.00	.00	.00
337 MDC FUNDS	.00	.00	.00	.00	.00
338 BATY DISC GOLF COURSE	10,250.40	52.36	576.00	.00	9,726.76
339 MARY MAXINE REDMOND TRU	7,694.42	33.00	.00	.00	7,727.42
375 POCKET PARK	12,104.94	51.57	.00	.00	12,156.51
500 TRUST/CEMETERY PERPETUA	189,814.92	405.37	.00	.00	190,220.29
502 C.C. BIDWELL LIBRARY BO	85,795.23	370.97	268.76	.00	85,897.44
503 TRUST/IOMA MARY BAKER	37,732.83	159.82	50.34	.00	37,842.31
600 WATER	188,845.28	39,780.76	20,335.07	.00	208,290.97
601 WATER BOND SINKING	.00	.00	.00	.00	.00
602 CUSTOMER DEPOSITS	27,480.16	1,200.00	1,300.00	.00	27,380.16
603 WATER IMPROVEMENT	.00	.00	.00	.00	.00

TREASURER'S REPORT
CALENDAR 12/2024, FISCAL 6/2025

ACCOUNT TITLE	LAST MONTH END BALANCE	RECEIVED	DISBURSED	CHANGE IN LIABILITY	ENDING BALANCE
604 WATER CAPITAL IMPROVEME	617,363.63	7,962.22	.00	.00	625,325.85
610 SEWER	2,356,693.09	111,049.43	26,554.66	.00	2,441,187.86
611 SEWER RESERVE	.00	.00	.00	.00	.00
612 SEWER DEBT SERVICE	193,328.32	824.55	20,441.73	.00	173,711.14
613 SEWER CAPITAL IMPROVEME	137,759.66	5,804.65	4,046.00	.00	139,518.31
614 SEWER IMPROVEMENT	.00	.00	.00	.00	.00
616 SEWER WWT FACILITY IMPR	.00	.00	.00	.00	.00
670 SANITATION	317,485.25	58,127.93	44,857.06	.00	330,756.12
671 SANITATION CAPITAL IMPR	9,550.34	40.39	.00	.00	9,590.73
675 YARD WASTE SITE	60,071.56	3,938.65	269.92	.00	63,740.29
740 STORM WATER	149,485.14	7,392.89	455.16	.00	156,422.87
820 INTERNAL REV SELF FUNDE	.00	147.61	147.61	.00	.00
950 FLEX SPENDING FUND	3,832.33	957.70	769.20	.00	4,020.83
951 ENTERPRISE FLEX SPENDIN	107.48	.00	.00	.00	107.48
Report Total	9,937,036.15	545,664.14	1,024,509.37	.00	9,458,190.92

CLAIMS REPORT

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
GENERAL					
POLICE DEPARTMENT					
LYNCH DALLAS, P.C.	PD ATTORNEY FEES		200.00		
LASER TECH USA, INC. DBA	PD SUPPLIES		13.99		

110	POLICE DEPARTMENT TOTAL		213.99		
STREETS					
HENNICK TREE SERVICE LLC	RU ROADWAY/STREET CONSTRUCTION		3,600.00		

210	STREETS TOTAL		3,600.00		
STREET LIGHTS					
ALLIANT ENERGY-IES	E 1ST STREETLIGHTS		5,079.78		

230	STREET LIGHTS TOTAL		5,079.78		
SOLDIER'S MEMORIAL BOARD					
MONTICELLO MEMORIAL BOARD	SLDR MEM OPERATING FEE		500.00		

498	SOLDIER'S MEMORIAL BOARD TOTAL		500.00		
ATTORNEY					
LYNCH DALLAS, P.C.	ATTORNEY FEES		340.00		

641	ATTORNEY TOTAL		340.00		
CITY HALL/GENERAL BLDGS					
JACOB HEINSIUS	CH PEST CONTROL		70.00		
E.O. JOHNSON CO INC	CH COPIER MAINTENANCE		273.48		
INTL INST OF MUNICIPAL CLERKS	CH DUES - HINRICHSEN		195.00		

650	CITY HALL/GENERAL BLDGS TOTAL		538.48		

001	GENERAL TOTAL		10,272.25		
MONTICELLO BERNDES CENTER					
PARKS					
ALLIANT ENERGY-IES	MBC ELECTRIC		1,483.56		
JOHN DEERE FINANCIAL	MBC BUILDING SUPPLIES		250.15		
THEODORE KRAUS	MBC GROUNDS SUPPLIES		385.00		
SPAHN & ROSE LUMBER CO INC	MBC BLDG REPAIR/MAINT		26.00		

430	PARKS TOTAL		2,144.71		

005	MONTICELLO BERNDES CENTER TOTAL		2,144.71		
DARE					
POLICE DEPARTMENT					
IOWA DARE ASSOCIATION	DARE DUES		100.00		

CLAIMS REPORT

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
	110 POLICE DEPARTMENT TOTAL		100.00		
	008 DARE TOTAL		100.00		
FIRE					
FIRE					
EMERGENCY SERVICES MARKETING	FIRE IAMRESPONDING.COM SERVICE		349.00		
JOHN DEERE FINANCIAL	FIRE SUPPLIES		44.99		
LAPORTE MOTOR SUPPLY	FIRE SUPPLIES		176.64		
MARK SCHMITZ	FIRE SUPPLIES		97.00		
	150 FIRE TOTAL		667.63		
	015 FIRE TOTAL		667.63		
AMBULANCE					
AMBULANCE					
ANAMOSA AREA AMBULANCE SERVICE	AMB MUTUAL AID FEES		100.00		
BOUND TREE MEDICAL, LLC	AMB MEDICAL SUPPLIES		395.01		
CR PHARMACY SERVICE INC	AMB MEDICAL SUPPLIES		225.00		
LEGACY EMERGENCY VEHICLES LLC	AMBULANCE DEPOSIT		130,000.00		
ZACHARY D LONG	AMB BLDG REPAIR/MAINT		340.00		
UNITY POINT HEALTH	AMB PHARMACY SUPPLIES		849.53		
	160 AMBULANCE TOTAL		131,909.54		
	016 AMBULANCE TOTAL		131,909.54		
AIRPORT					
AIRPORT					
DAN'S OVERHEAD DOORS & MORE	AIRPORT HANGAR DOOR REPAIR		588.05		
THEODORE KRAUS	AIRPORT - KRAUS PROPERTY		2,343.69		
MONTICELLO AVIATION INC	AIRPORT MANAGER		2,500.00		
	280 AIRPORT TOTAL		5,431.74		
	046 AIRPORT TOTAL		5,431.74		
ROAD USE					
STREETS					
ALLIANT ENERGY-IES	22059 HWY 38		589.00		
BRIAN CROWLEY	RU EQUIP REPAIR/MAINT		73.73		
DEMMEER OIL COMPANY	RU EQUIP REPAIR/MAINT		1,583.22		
HENNICK TREE SERVICE LLC	RU TREE & STUMP REMOVAL		5,800.00		
JOHN DEERE FINANCIAL	RU EQUIP REPAIR/MAINT		517.60		
KROMMINGA MOTORS INC	RU EQUIP REPAIR/MAINT		44.84		
LAPORTE MOTOR SUPPLY	RU SUPPLIES		116.19		
SPAHN & ROSE LUMBER CO INC	RU BLDG REPAIR/MAINT		258.47		
WELTER STORAGE EQUIP CO., INC.	RU SUPPLIES		136.00		

CLAIMS REPORT

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
WHITE HAWK PLUMBING & HEATING	RU BLDG REPAIR/MAINT		31.88		
	210 STREETS TOTAL		9,150.93		
	110 ROAD USE TOTAL		9,150.93		
WATER					
WATER					
ALLIANT ENERGY-IES	16540 190TH ST WATER TOWER		267.38		
IOWA ONE CALL	WATER SYSTEM		6.75		
JOHN DEERE FINANCIAL	WATER SUPPLIES		28.98		
THEODORE KRAUS	WATER SYSTEM		2,216.33		
MUNICIPAL SUPPLY INC	WATER SYSTEM		435.00		
	810 WATER TOTAL		2,954.44		
	600 WATER TOTAL		2,954.44		
SEWER					
SEWER					
ALLIANT ENERGY-IES	1105 E 1ST ST - SEWER		4,815.65		
GIESE SHEET METAL CO. INC.	SEWER SYSTEM		497.00		
IOWA ONE CALL	SEWER SYSTEM		6.75		
JOHN DEERE FINANCIAL	SEWER SUPPLIES		19.86		
HD SUPPLY, INC	SEWER LAB SUPPLIES		402.94		
	815 SEWER TOTAL		5,742.20		
	610 SEWER TOTAL		5,742.20		
SANITATION					
SANITATION					
JONES COUNTY SOLID WASTE	3RD QTR '25 ASSESSMENT		5,050.00		
REPUBLIC SERVICES	RESIDENTIAL GARBAGE		25,829.82		
	840 SANITATION TOTAL		30,879.82		
	670 SANITATION TOTAL		30,879.82		
	Accounts Payable Total		199,253.26		

CLAIMS REPORT
CLAIMS FUND SUMMARY

FUND NAME	AMOUNT	
001	GENERAL	10,272.25
005	MONTICELLO BERNDEN CENTER	2,144.71
008	DARE	100.00
015	FIRE	667.63
016	AMBULANCE	131,909.54
046	AIRPORT	5,431.74
110	ROAD USE	9,150.93
600	WATER	2,954.44
610	SEWER	5,742.20
670	SANITATION	30,879.82

TOTAL FUNDS	199,253.26	

City Council Meeting
Prep. Date: 01/30/2025
Preparer: Russell Farnum



Agenda Item: # 1 & 2
Agenda Date: 02/03/2025

Communication Page

Agenda Items Description: Rezoning Stephen Property

Type of Action Requested: Public Hearing and Ordinance

Attachments & Enclosures:

Concept Plan and Zoning Outline
Ordinance

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

Summary:

The City is working with Roger Stephen on development of his land and future development in the S. Main Street corridor. The City has negotiated a pre-annexation agreement with Stephen and has annexed a portion of the property. In order to provide for orderly development, the “first phase” area of the property (approximately 53 acres) has been annexed needs to be zoned appropriately.

The pre-annexation agreement includes a concept plan that outlines the overall anticipated development of the property (copy attached). It also provides for zoning, with M-1 Industrial or C-3 Highway Commercial zoning along the frontage, and transitioning to R-3 Multiple Family and R-1 Single Family Residential to the east.

Background and Discussion:

The subject property is a fairly level parcel just shy of 175 acres. To the east lies Kitty Creek, a wooded floodplain and creek area. Mid-north in the property is a sand mining operation that is creating a lake, which will be a feature in the future development of the property. The current property surrounds a handful of other commercial/industrial uses on South Main, including a Culligan Water office, Goodyear, Oak Street Logistics, and a veterinary clinic that is under construction.

Property to the north includes an unnamed creek and related flood plain area, with an agricultural implement dealership and a automobile dealership. Land to the west also has frontage on Business 151 and includes a mix of agricultural service and retail uses, industrial uses, an LP Tank business, and other commercial uses.

The City's Land Use Plan calls for this property to be developed with a mix of commercial/office along the Business 151 frontage, with residential uses behind that. Although the street and lot layout in the concept plan are different from those on the Land Use Plan, the principles remain the same. The land use transitions from the higher-intensity commercial along the highway to residential on the east. The street extensions can be connected up to create the planned connector network as the neighboring properties are developed.

There is also the major lake (as shown on the Land Use Plan) and the creek corridor as future open space.

Below: City's Land Use Plan



Recommendation: In consideration of the proposed zoning, the Planning and Zoning Board concluded the following:

1. The development of this property will add value to surrounding properties by bringing sanitary sewer and other City services to the area.
2. The proposed zoning and future land uses are compatible with the existing and planned surrounding uses.
3. The zoning complies with the City's Land Use Plan, and the future development of the area.
4. The property is suitable for development with this proposed zoning.
5. The proposed zoning will have no negative effect on the long-term development of adjacent properties or land uses.

Planning and Zoning unanimously recommended approval.

ORDINANCE NO.

An ordinance amending the Monticello Code of Ordinances, by amending Chapter 165
“ZONING REGULATIONS” and amending the Official Zoning Map

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

SECTION 1. The property described as:

Commencing at the North Quarter Corner of Section 34, Township 86 North, Range 3 West, of the Fifth Principal Meridian, Jones County, Iowa; Thence S01°57'16"E, along the East Line of the Northwest Quarter of said Section 34, a distance of 936.72 feet, to the POINT OF BEGINNING; Thence continuing S01°57'16"E, along said East Line, 248.74 feet; Thence S88°02'44"W, 366.50 feet; Thence S52°33'45"W, 338.80 feet; Thence S40°52'23"W, 252.94 feet; Thence S78°44'13"W, 323.04 feet; Thence Southwesterly, 139.13 feet, along a 180.00 foot radius curve, concave Northwesterly, whose 135.69 foot chord bears S36°33'57"W; Thence S01°27'03"E, 542.69 feet, to a Point on the North Line of the South 401 feet of the Northwest Quarter of said Section 34; Thence S88°34'37"W, along said North Line, 568.76 feet, to the Southeast Corner of Brad Stephen's Fourth Addition, in accordance with the Recorded Plat thereof; Thence N04°45'44"W, along the East Line of said Brad Stephen's Fourth Addition, 262.98 feet, to the Northeast Corner thereof; Thence S88°34'37"W, along the North Line of said Brad Stephen's Fourth Addition, 436.46 feet, to the Northwest Corner thereof, and a Point on the Easterly Right-of-Way Line of South Main Street (US Business 151); Thence N04°49'20"W, along said Easterly Right-of-Way Line, 319.01 feet, to the Northwest Corner of Parcel 2013-34, in accordance with the Recorded Plat thereof; Thence N88°37'23"E, along the North Line of said Parcel 2013-34, a distance of 436.59 feet, to the Northeast Corner thereof; Thence N04°43'01"W, 300.41 feet, to the Northeast Corner of Parcel 2013-33, in accordance with the Recorded Plat thereof; Thence S88°27'36"W, along the North Line of said Parcel 2013-33, a distance of 437.07 feet, to the Northwest Corner thereof, and a Point on the Easterly Right-of-Way Line of South Main Street (US Business 151); Thence N04°49'20"W, along said Easterly Right-of-Way Line, 60.10 feet, to the Southwest Corner of Parcel 2005-173, in accordance with the Recorded Plat thereof; Thence N88°27'36"E, along the South Line of said Parcel 2005-173, a distance of 435.60 feet, to the Southeast Corner thereof; Thence N04°49'20"W, along the East Line of said Parcel 2005-173, and the East Line of Brad Stephen's Third Addition, in accordance with the Recorded Plat thereof, 300.54 feet, to the Northeast Corner of said Brad Stephen's Third Addition; Thence S88°27'36"W, along the North Line of said Brad Stephen's Third Addition, 435.60 feet, to the Northwest Corner thereof, and a Point on the Easterly Right-of-Way Line of South Main Street (US Business 151); Thence N04°49'20"W, along said Easterly Right-of-Way Line, 354.78 feet; Thence S85°10'40"W, 97.78 feet, to a Point on the Westerly Right-of-Way Line of South Main Street (US Business 151); Thence N05°28'17"W, along said Westerly Right-of-Way Line, 756.51 feet; Thence N84°31'43"E, 103.36 feet, to the intersection of the Easterly Right-of-Way Line of South Main Street (US Business 151), and the Southerly Right-of-Way Line of Bradley Drive; Thence Northeasterly, 68.03 feet, along said Southerly Right-of-Way

Line on a 183.00 foot radius curve, concave Northwesterly, whose 67.64 foot chord bears N65°27'10"E; Thence N54°48'12"E, along said Southerly Right-of-Way Line, 146.76 feet; Thence Northeasterly, 68.60 feet, along said Southerly Right-of-Way Line, on a 117.00 foot radius curve, concave Southeasterly, whose 67.62 foot chord bears N71°35'58"E; Thence N88°23'44"E, along said Southerly Right-of-Way Line, 315.55 feet; Thence Northeasterly, 132.78 feet, along said Southerly Right-of-Way Line, on a 183.00 foot radius curve, concave Northwesterly, whose 129.88 foot chord bears N67°36'36"E; Thence S04°49'20"E, 1481.96 feet; Thence N85°10'40"E, 360.00 feet; Thence N05°04'05"W, 21.24 feet; Thence N87°17'59"E, 195.18 feet; Thence N45°28'26"E, 291.13 feet; Thence N53°30'47"E, 209.16 feet; Thence N24°19'54"E, 75.63 feet; Thence S78°47'16"E, 626.35 feet, to the POINT OF BEGINNING, in the City of Monticello, County of Jones, State of Iowa,

is hereby zoned as follows:

- A. That portion of land lying within the first 440 feet easterly of the east right of way line of South Main Street/Business 151, running parallel to said right-of way, and lying north of Lot 1 of Brad Stephen Third Addition, and south of "Bradley Drive" as platted in Brad Stephen's Second Addition, shall be zoned "C-3" Highway Commercial District;
- B. That portion of land lying within the first 440 feet easterly of South Main Street/Business 151, and lying south of Lot 1 of Brad Stephen Third Addition, shall be zoned "M-1" Light and Heavy Industrial and/or Manufacturing District;
- C. That portion of land beginning at a point 440 feet easterly of the east right of way of South Main Street/Business 151, on the north line of "Pontiac Drive", thence northerly parallel to the east line of the South Main Street/Business 151 right-of-way to the south right of way line of "Bradley Drive", thence easterly following the south line of "Bradley Drive", approximately 331.72 feet, thence southerly along a bearing of S04°49'20"E, 1481.96 feet, thence westerly to the point of beginning, shall be zoned "R-3" Multiple-Family Residential and Condominium District;
- D. The remaining portions of the Property not otherwise described above, shall be zoned "R-1" Single Family Residential.

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.

Passed and approved by the City Council in session this 3rd day of February 2025.

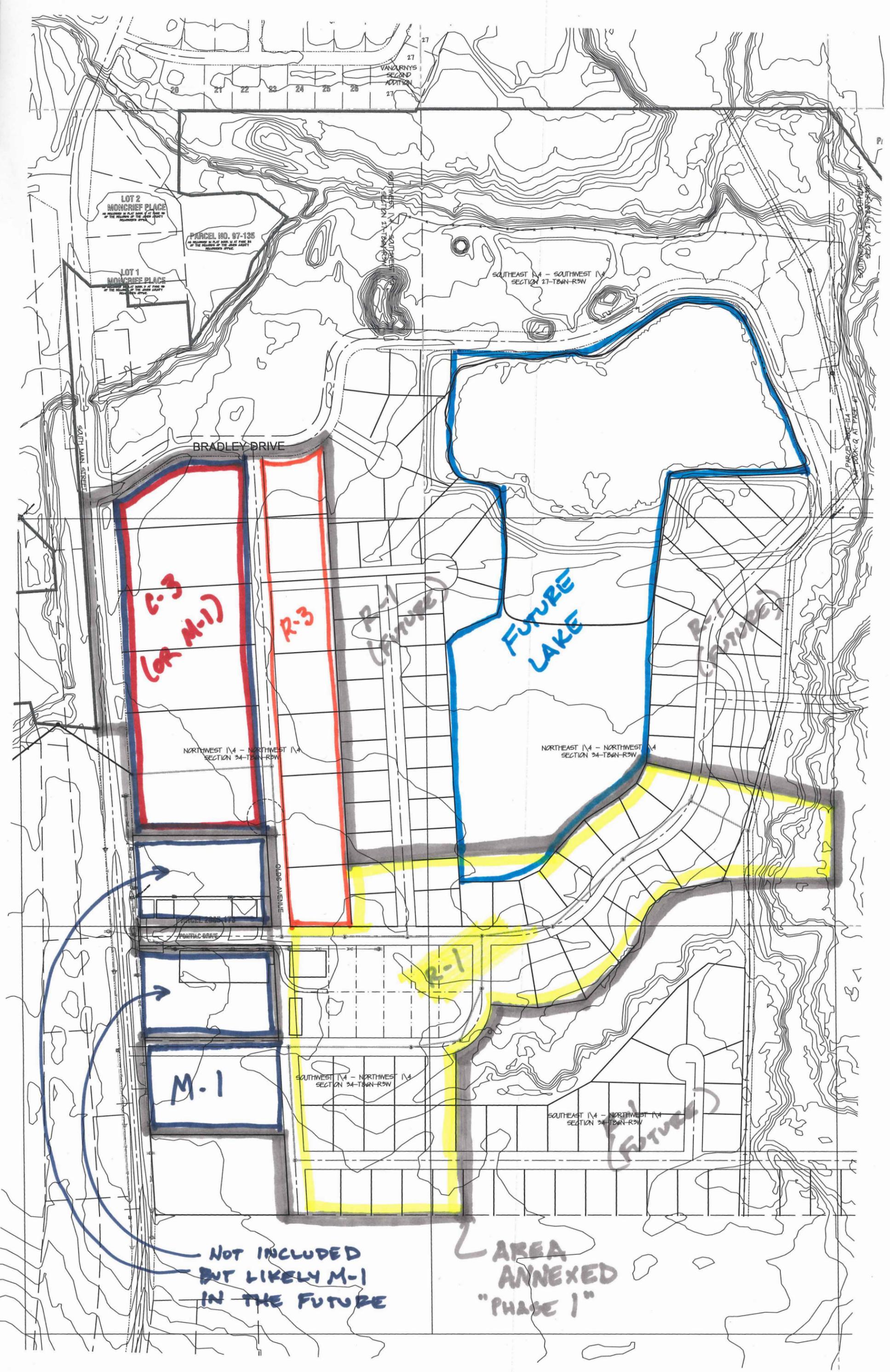
Wayne Peach, Mayor

ATTEST:

Sally Hinrichsen, City Clerk/Treasurer

I certify that the foregoing document was published as Ordinance No. _____ on the ____ of _____, 2025.

Sally Hinrichsen, City Clerk/Treasurer



R-3
(OR M-1)

R-3

R-1
(FUTURE)

FUTURE
LAKE

R-1
(FUTURE)

M-1

R-1

(FUTURE)

NOT INCLUDED
BUT LIKELY M-1
IN THE FUTURE

AREA
ANNEXED
"PHASE 1"

City Council Meeting
Prep. Date: 01/30/2025
Preparer: Russell Farnum



Agenda Item: # 3
Agenda Date: 02/03/2025

Communication Page

Agenda Items Description: Approval of Revised Site Plan for Kardes 38

<u>Type of Action Requested:</u> Resolution	
<u>Attachments & Enclosures:</u> Site Plan	<u>Fiscal Impact:</u> Budget Line Item: Budget Summary: Expenditure: Revenue:

Summary and Discussion: Dean and Mike Cox have provided a site plan for approval of some changes to the Kardes 38 gas station, at North Cedar and 2nd Street.

The property is zoned C-2 Central Business District. Service stations are an allowed use in the C-2 Central Business District, and the C-2 District allows for a zero setback along the lot lines. The existing pole sign was approved by the City Council in 2018. The existing property is conforming with the existing zoning and sign requirements.

The proposed improvements include a 15-foot addition to the south side of the existing building, removal and upgrading of the underground tanks, and upgrading of pumps with a new layout that is 40 degrees from perpendicular to Cedar Street, instead of parallel to Cedar Street. There are no changes to the remainder of the site, the grades, the utility services on the property, or the existing pole sign.

The proposed building addition is proposed for the south side of the building, where a shed, ice freezers, and other uses are located now. The ice freezers and shed will be removed, and the dumpsters will be relocated to the back of the building, allowing service directly from the alley.

The south addition will still allow for four parking stalls in that area, two accessed from the site and two from the alley. The sidewalk may have to be moved southerly to avoid conflicts with the parking area, which would require removal of the two maple trees that are in the parkway.

The addition will house a kitchen, which will allow Kardes 38 to continue to serve the sandwiches, pizza, and other food that they previously served at the Kardes 151 location, before selling to Casey's.

The three new pumps would be oriented at an angle to Cedar Street, rather than parallel to the street. The way the pumps are currently configured, one truck or car can often block another pump, and a

truck with a trailer can block all three pumps. Turning the pumps will eliminate the stacking that currently occurs, allowing for easier access in and out of the site, less backup on the surrounding streets, and more sales at both the fuel pumps and in the convenience store. The new pump layout will require an extended new canopy over the pumps. The parking in front (west) of the main building will be reconfigured to a diagonal layout to provide for better flow with the new pump configuration.

Because this is a conforming property, with a relatively minor building addition and an improvement to the traffic flow and parking on the site being proposed, there are no increases in impervious area or storm drainage, and the bulk of the site is being left unchanged, there is not a need to do a fully engineered site plan.

A photo of the site is below:



Recommendation: The proposed changes comply with the regulations of the C-2 zoning district. Planning and Zoning Board reviewed the proposal on January 28, and recommended approval of the Site Plan by a vote of 3-0 (Tuetken and Pratt absent).

The City of Monticello, Iowa

RESOLUTION

Approving Kardes 38 Site Plan

WHEREAS, Kardes 38 has presented the Kardes 38 Site Plan dated January 21, 2025, for review and consideration, and

WHEREAS, The proposed Site Plan calls for an addition to the south side of the building, replacement of the underground fuel tanks, relocation of the layout of the pumps to a diagonal configuration, and replacement of the existing canopy with a new, larger canopy, and

WHEREAS, The proposed Site Plan has been reviewed by the City staff and the Planning and Zoning Board, and

WHEREAS, The Planning & Zoning Board recommended the approval of the site plan.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby approve the Kardes 38 Site Plan.

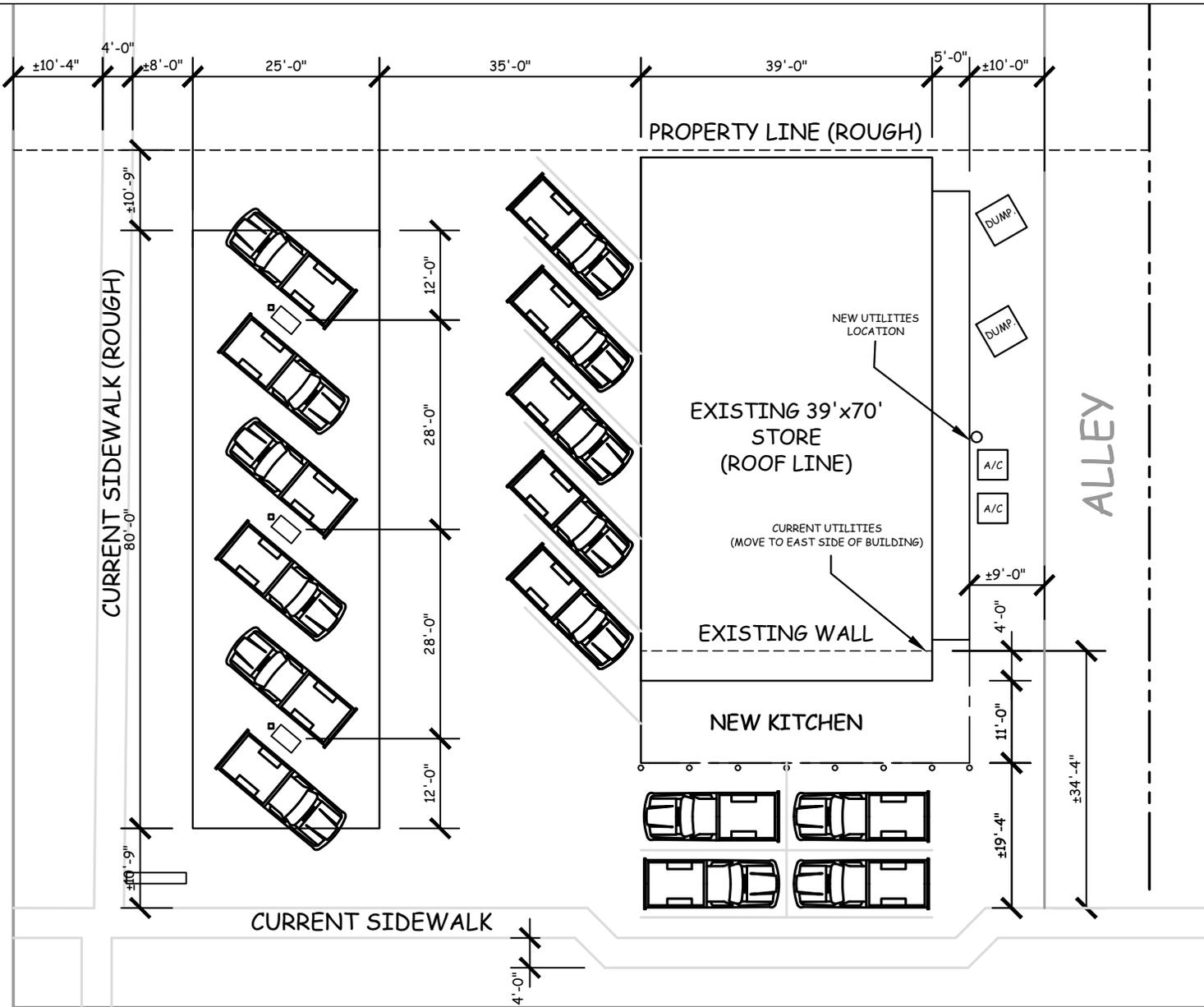
IN TESTIMONY WHEREOF, I have hereunto subscribed my name and caused the Great Seal of the City of Monticello, Iowa to be affixed hereto. Done this 3rd day of February, 2025.

Wayne Peach, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

HIGHWAY 38



25'x80'-ANGLED
18' CARS

E 2ND ST

City Council Meeting
Prep. Date: 1/30/2025
Preparer: Sally Hinrichsen



Agenda Item: # 4 & 5
Agenda Date: 2/3/2025

Communication Page

Agenda Items Description: **Resolution** Approving the use of Tax Increment Financing receipts to cover a portion of the professional fees invoiced by PFM Financial Advisors, in relation to the N. Chestnut Street Reconstruction Bond Issue and **Resolution** Approving the use of Tax Increment Financing receipts to cover the engineering fees from Snyder & Associates, the City’s engineer, in relation to the N. Chestnut Street Reconstruction Project

Type of Action Requested: Resolution

Attachments & Enclosures:

Resolution

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

Summary: The proposed Resolution approves using TIF funding to pay the TIF share of the 2023 bond issue and engineering fees, related to the N Chestnut Street Project.

Background Information: The N. Chestnut Street project was approved bond issue to cover costs of the project. The financial advisor portion of the cost of bonding reimbursed using TIF funding and engineering fees that were paid with Road Use and General Fund Engineering.

Recommendation: Approval of the resolutions is recommended.

The City of Monticello, Iowa

RESOLUTION

Approving the use of Tax Increment Financing receipts to cover a portion of the professional fees invoiced by PFM Financial Advisors, in relation to the N. Chestnut Street Reconstruction Bond Issue

WHEREAS, The City of Monticello previously established the Original Urban Renewal Area and Urban Renewal Plan for the City which has been amended from time to time, and

WHEREAS, The Monticello City Council chose to proceed with the reconstruction of North Chestnut Street and determined that borrowing funds for that purpose would be necessary and in the best interest of the City, and

WHEREAS, The costs and expenses of the N. Chestnut Street reconstruction project were approved to be paid with Tax Increment Financing, and

WHEREAS, The General Obligation Corporate Purpose Bonds, Series 2023 was to cover expenses of the N. Chestnut Street with 30% to be repaid with Tax Increment Financing; the Sixth Street Ditch with 42% to be repaid via the Debt Service Levy; and Water Tower Painting with 28% to be repaid with water revenues, and

WHEREAS, The professional fees invoiced by PFM Financial Advisors, in relation to the General Obligation Corporate Purpose Bonds, Series 2023 financing totaled \$16,854.96, therefore, 30% or \$6,404.88 is payable from TIF, and

WHEREAS, The PFM Financial Advisors invoice stated above was paid in the Capital Improvement budget on December 5, 2023. TIF Project funds shall be transferred into the Capital Improvement budget in the amount of \$6,404.88, and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of Monticello, Iowa does hereby approve of the use of Tax Increment Financing collections to pay 30% of the total fees invoiced by PFM Financial Advisors related to N. Chestnut Street Reconstruction financing in the amount of \$6,404.88 and transferring that amount into the Capital Improvement Fund.

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 3rd day of February, 2025.

Wayne Peach, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

The City of Monticello, Iowa

RESOLUTION

Approving the use of Tax Increment Financing receipts to cover the engineering fees from Snyder & Associates, the City's engineer, in relation to the N. Chestnut Street Reconstruction Project

WHEREAS, The City of Monticello previously established the Original Urban Renewal Area and Urban Renewal Plan for the City which has been amended from time to time, and

WHEREAS, The Monticello City Council chose to proceed with the reconstruction of North Chestnut Street with the costs and expenses of the N. Chestnut Street reconstruction project to be paid with Tax Increment Financing, and

WHEREAS, A portion of the engineering fees invoiced by Snyder & Associates, in relation to the N. Chestnut Street reconstruction project, was paid from the Road Use Fund, in 2020 and 2023, totaling \$32,739.71, and fees paid from the General Fund Engineering totaling \$2,414.80, and should have been paid from the TIF Project Fund, and

WHEREAS, A transfer from TIF Project Fund into the Road Use Fund and the General Fund, respectively in the amounts listed, above is appropriate, and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of Monticello, Iowa does hereby approve of the transfer of Tax Increment Financing funds to cover the engineering fees invoiced by Snyder & Associates related to N. Chestnut Street Reconstruction project into the Road Use and General Fund, as listed above.

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 3rd day of February, 2025.

Wayne Peach, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

City Council Meeting
Prep. Date: 1/30/2025
Preparer: Sally Hinrichsen



Agenda Item: # 7 - 15
Agenda Date: 2/3/2025

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:

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