

# City of Monticello, Iowa

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Monticello City Council Meeting July 7, 2025 at 6:00 p.m.  
Monticello Renaissance Center, 220 E. 1<sup>st</sup> Street, Monticello, Iowa

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

<b>Approval</b> of Council Mtg. Minutes	June 16, 2025
<b>Approval</b> of Payroll	June 26, 2025
<b>Approval</b> of Bill List	

## **Public Hearings:**

1. **Public Hearing** on proposal to enter into General Obligation Corporate Purpose Loan Agreement
  - a. **Resolution** taking additional action on proposal to enter into a General Obligation Corporate Purpose Loan Agreement
2. **Public Hearing** on proposal to Rezone known as Lot 1 of Brad Stephen's 4th Addition to M-1 Light/Heavy Industrial District, upon annexation to the City

**Resolutions:**

3. **Resolution** Accepting the Voluntary Annexation of certain property generally described as Lot 1 of Bradley Stephen's 4<sup>th</sup> Addition
  - a. **Ordinance** applying zoning upon annexation to M-1 Light/Heavy Industrial District, for Lot 1 of Brad Stephen's 4<sup>th</sup> Addition (1<sup>st</sup> Reading)
4. **Resolution** Approving the Site Plan for Tri-County Propane on Lot 1 of Bradley Stephen's 4<sup>th</sup> Addition (Hinz)
5. **Resolution** Approving Pay Request #14 for the Waste Water Treatment Plant
6. **Resolution** Approving the Final Plat for Parcel 2025-39 (Welter/Dirks)

**Consideration and Possible Motions:**

7. **Consideration and Possible Motion** on a **Resolution** supporting grant application(s) for the rehabilitation of the "Lovell Building" at 123 E. First Street

**Ordinances:**

8. **Ordinance** #780 Amending certain provisions of Chapter 106, "Collection of Solid Waste", of the City of Monticello, Iowa Code of Ordinances (3<sup>rd</sup> reading)
9. **Ordinance** #781 Amending certain provisions of Chapter 105, "Solid Waste Control", Section 105.13, Rates for Service, Paragraph 1, of the City of Monticello, Iowa Code of Ordinance (3<sup>rd</sup> reading)

**Reports / Potential Actions:**

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

**Work Session:** None

**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:

Join Zoom Meeting

<https://us02web.zoom.us/j/9930109348?pwd=aFE3bDFjak5zTmhZa1Awc3VzdmIzZz09&omn=87324800335>

Meeting ID: 993 010 9348

Passcode: 645792

One tap mobile

+13092053325,,9930109348#,,,,\*645792# US

+13126266799,,9930109348#,,,,\*645792# US (Chicago)

Dial by your location

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- +1 312 626 6799 US (Chicago)
- +1 646 558 8656 US (New York)
- +1 646 931 3860 US
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 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)
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- +1 360 209 5623 US
- +1 386 347 5053 US
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Find your local number: <https://us02web.zoom.us/j/kc2eFzNejT>

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Regular Council Meeting  
June 16, 2025, 6:00 P.M.  
Community Media Center

Mayor Wayne Peach called the meeting to order. Council present were: Scott Brighton, Candy Langerman, Mary Phelan, Jake Ellwood and Dave Goedken, in person and Josh Brenneman, joined electronically. Also present were City Administrator Russell Farnum, City Clerk Sally Hinrichsen, Water/Wastewater Supt. Jim Tjaden, Park & Rec Director Jacob Oswald, Public Works Director Nick Kahler, Library Director Faith Brehm and City Engineer Patrick Schwickerath. 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.

Ellwood moved to approve the agenda, Phelan seconded, roll call was unanimous.

Bud Coyle, 515 North Sycamore, inquired what the status of the Sixth Street ditch project was. Schwickerath advised the plans and permitting are on hold until the easements are all signed and returned. Farnum advised the easements are ready and working to contact the property owner to get the signatures, with all the other projects.

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

Mayor opened Public Hearing on the proposed Development Agreement with Roger Stephen. No public comments were received. Mayor closed the hearing.

Farnum reported working with Schwickerath and Roger Stephen and his engineers on the plans for the sewer extension. The proposed sewer main trunk is designed to service 104 acres of Roger Stephen property and 154 acres on the west side of Main Street. They are looking at options to lower the costs, such as not taking trunk line across Main Street at this time, option of not installing at the proposed depth and routes. If the routes are changed now, the plans would need to be re-engineered and new permits from the DNR. Schwickerath advised the depth of the sewer trunk is to allow accessibility to properties on the West side of Main Street without a lift station. Goedken suggested putting main in less deep and then connecting laterals from the manholes to the lots. Schwickerath stated it is not any further to install the main less deep, but it would need to be determined who owns the laterals from the manholes. Farnum stated this project was setup similar to Northridge, where City would reimburse the developer after the work was completed, and Farnum was working based upon Council direction to do so. Goedken moved to approve Resolution #2025-80 Approving Development Agreement between City of Monticello and Roger Stephen Related to the Development of Brad Stephen Addition and the Extension of Sanitary Sewer and other public infrastructure. Langerman seconded. Ellwood commented prior to his vote that more work needs to be done but wants to keep the project moving forward. Roll call was all ayes except Goedken and Phelan. Carried.

Brighton moved to approve Resolution #2025-81 setting the date for public hearing on proposal to enter into a General Obligation Corporate Purpose Loan Agreement and to



borrow money thereunder, Langerman seconded. Roll call was unanimous. Public Hearing will be July 7<sup>th</sup> at 6:00 PM. Brenneman lost connection with meeting.

Brighton moved to approve Resolution #2025-82 Approving Change Order #4 in the increased amount of \$23,025.82 as submitted by Bill Bruce Builders related to the Monticello Wastewater Treatment Plant Improvements, Langerman seconded. Roll call was unanimous.

Ellwood moved to approve Resolution #2025-83 Approving Pay Request #13 to Bill Bruce Builders, Inc., Re: Wastewater Treatment Plant Improvement Project in the amount of \$818,191.31, Brighton seconded. Roll call was unanimous. Brenneman rejoined the meeting.

Langerman moved to approve Resolution #2025-84 Approving the Final Development Agreement between City of Monticello and Kwik Trip Inc. Related to the Development of a Kwik Star Convenience Store, Gas Station and Truck Stop, Phelan seconded. Roll call was unanimous.

Phelan stated Adult Recreation and Special Events Coordinator Kara Burrack is doing a great job. However, only 50% of the costs for her position has been absorbed from the income. Phelan would like to see more data for more months, and would like to see revenues more at 80%.. Brighton stated he was not comfortable with her being the only employee that has to provide her worth. He questioned who else has to bring in revenue to pay their wages? Ellwood stated Burrack does a great job, look what she has done in 4½ months and there are things you can't quantify, like volunteering in the community. Brighton moved to approve Resolution #2025-85 Approving the continued employment of the Monticello Park and Recreation part-time Adult Recreation and Special Events Coordinator and setting wages, Langerman seconded. Roll call was unanimous.

Oswald reviewed the proposed user fees for the Monticello Berndes Center and Park and Recreation Shelter Rental. When asked, Oswald stated the Horse Camp is looking to make a financial investment on the kitchen improvements, that was the reasoning for the larger discount. Oswald stated he looked at several venues in the area to compare the rates. Langerman stated if they had a signed agreement, with the rate listed, they need to honor that agreement. Brighton moved to approve Resolution #2025-86 Approving increased user fees for the Monticello Berndes Center and Park and Recreation Shelter Rental, effective July 1, 2025. Goedken seconded. Roll call was unanimous.

Goedken moved to approve Resolution #2025-87 Scheduling Consideration of Annexation and Public Hearing on proposed re-zoning of property known as Lot 1 of Brad Stephen's 4<sup>th</sup> Addition to M-1 Light/Heavy Industrial District for July 7, 2025 at 6:00 p.m. Ellwood seconded. Roll call was unanimous.

Brighton moved to acknowledge the receipt of the FY 2024 annual audit, Langerman seconded. Roll call was unanimous.

Langerman moved Ordinance #780 Amending certain provisions of Chapter 106, “Collection of Solid Waste”, of the City of Monticello, Iowa Code of Ordinances, second reading, in title only. Phelan seconded. Roll call was unanimous.

Goedken moved Ordinance #781 Amending certain provisions of Chapter 105, “Solid Waste Control”, Section 105.13, Rates for Service, Paragraph 1, of the City of Monticello, Iowa Code of Ordinance. Langerman seconded, second reading, in title only. Roll call unanimous.

Kahler stated Public Works has been busy with street painting, tree removal and cleanup and street sweeping. To date, only one brick was picked up and paid for. Consensus of the Council was to have Kahler contact the brick company to pick up the bricks after the July 1<sup>st</sup> deadline.

Tjaden reported that the sludge pump quit working and they have ordered the parts to make the repairs. He stated 6 to 7 years ago it cost between \$6,000 to \$7000 and are now looking at \$13,000 to \$14,000 to repair.

Oswald stated they have been busy with all the summer activities. The ball tournaments brought 94 teams to town. The swimming pool is open and busy. The new pool vacuum came in and is working great.

Brehm gave an update on all the library activities happening for June and July. They have switched to their summer hours and will be open Monday thru Friday from 9 AM to 6 PM and Saturday from 9 AM to noon.

Farnum reviewed the wage information that was included in the Council packet. Phelan stated the Fair Labor Act report shows that they are only giving 2.5% increases. Ellwood suggested council should set a deadline for wages to set a placeholder and give them a couple of months to consider the proposed wages. Peach stated wages were discussed during the budget process and Council was advised what was put in the budget. After much discussion, Brighton moved to approve Resolution #2025-88 Adopting FY '26 Salary for the non-hourly employees with a 5% increase. Langerman seconded. Roll call was: Ayes: Brighton, Langerman and Brenneman. Nays: Ellwood, Goedken and Phelan. Motion failed. Phelan moved to approve Resolution #2025-88 Adopting FY '26 Salary for the non-hourly employees with a 4.3% increase, which Phelan stated was consistent with the Federal Government. Goedken seconded. Roll call was: Ayes: Phelan, Goedken, Ellwood and Brenneman. Nays: Brighton and Langerman. Motion carried.

Council held a work session on addresses on Meade Farm Lane. Consensus was to move forward with notifying the property owners on the changes to their addresses for East section of Meade Farm Lane, along Birch, to bring them into the City addressing schema. Also to notify the property owner on the West section that when the Northridge Estates – Phase 6 is completed their address will also change. From a 911 standpoint, updating the current address to the City numbering schema will make it easier for emergency services to locate them.

Regular Council Meeting  
June 16, 2025

Council held a work session on the prairie path maintenance. Oswald reported he walked the area with the conservation staff that seeded it for them and they felt the was looking good. They recommended staying the course on the sheets handed out to the Council that they received from the USDA on establishing and managing native prairie plantings. Farnum advised they are looking for ways to access the trail section north of Kitty Creek. Some options being looked at include building a bridge, talking to IDOT to cross under Hwy 151 and using a 10 ft strip along Hwy 151, from Hwy 38 to the south end trail head. Council discussed a spray buffer of 10 feet along the trail. Farnum stated staff didn't see a need for a trail committee, however a dedicated work group would be great. If anyone would like to help take care of the trail to reach out to Oswald.

Phelan moved to adjourn the meeting at 7:51 P.M.

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Wayne Peach, Mayor

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Sally Hinrichsen, City Clerk/Treasurer

# PAYROLL - JUNE 26, 2025

DEPARTMENT	GROSS PAY	OT PAY	COMP HRS. ACCRUED	COMP TOTAL	NET PAY
<b>AMBULANCE</b>	<b>June 9 - 22, 2025</b>				
Jamie Coleman	\$ 2,831.04	\$ 540.54	0.00	0.00	\$ 2,211.09
Jordan Fullerton	672.21	-	0.00	0.00	579.04
Quinn Hansen	748.16	-	0.00	0.00	622.85
Mason Hanson	554.40	-	0.00	0.00	453.69
Jayna Koffron	1,811.05	-	0.00	0.00	1,387.59
Lori Lynch	3,351.54	-	0.00	0.00	2,264.22
Coletta Matson	5,065.83	1,725.57	0.00	0.00	3,601.88
Chloe Mogensen	554.40	-	0.00	0.00	372.15
Sky Monty	1,899.06	-	0.00	0.00	1,486.20
Mandy Norton	251.90	-	0.00	0.00	216.99
Shirlee Scott	2,217.60	-	0.00	0.00	1,677.56
Reggie Welter	1,130.60	-	0.00	0.00	902.30
Cora Wheeler	418.61	-	0.00	0.00	360.59
<b>TOTAL AMBULANCE</b>	<b>\$ 21,506.40</b>	<b>\$ 2,266.11</b>	<b>0.00</b>	<b>0.00</b>	<b>\$ 16,136.15</b>
<b>CEMETERY</b>	<b>June 9 - 22, 2025</b>				
Griffin Brokaw	\$ 937.50	\$ -	0.00	0.00	\$ 829.72
Chesney Capron	1,177.50	-	0.00	0.00	997.31
Dan McDonald	2,106.41	-	0.00	# 0.00	1,580.67
<b>TOTAL CEMETERY</b>	<b>\$ 4,221.41</b>	<b>\$ -</b>	<b>0.00</b>	<b>0.00</b>	<b>\$ 3,407.70</b>
<b>CITY HALL</b>	<b>June 9 - 22, 2025</b>				
Cheryl Clark	\$ 3,124.55	\$ 193.05	0.00	0.00	\$ 2,309.59
Russ Farnum	3,961.54	-	0.00	0.00	2,637.49
Sally Hinrichsen	3,831.05	-	0.00	0.00	2,476.20
Nanci Tuel	2,176.80	-	0.00	0.00	1,440.02
<b>TOTAL CITY HALL</b>	<b>\$ 13,093.94</b>	<b>\$ 193.05</b>	<b>0.00</b>	<b>0.00</b>	<b>\$ 8,863.30</b>
<b>MAYOR / COUNCIL</b>					
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
<b>TOTAL MAYOR / COUNCIL</b>	<b>\$ 2,300.00</b>	<b>\$ -</b>	<b>0.00</b>	<b>0.00</b>	<b>\$ 2,083.24</b>
<b>LIBRARY</b>	<b>June 9 - 22, 2025</b>				
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	1,042.99
Jacqueline Stadtmueller	510.00	-	0.00	0.00	469.14
<b>TOTAL LIBRARY</b>	<b>\$ 5,149.21</b>	<b>\$ -</b>	<b>0.00</b>	<b>0.00</b>	<b>\$ 3,920.66</b>
<b>MBC</b>	<b>June 9 - 22, 2025</b>				
Kara Burrack	\$ 800.00	\$ -	0.00	0.00	\$ 688.48
Grace Dupuy	1,688.00	-	0.00	0.00	1,298.70
Jacob Oswald	3,040.70	-	0.00	0.00	2,380.68
Peyton Schilling	1,209.00	-	0.00	0.00	1,049.83

# PAYROLL - JUNE 26, 2025

DEPARTMENT	GROSS PAY	OT PAY	COMP HRS. ACCRUED	COMP TOTAL	NET PAY
Bryce Vaske	480.00	-	0.00	0.00	442.58
Ben Welter	581.25	-	0.00	0.00	536.35
<b>TOTAL MBC</b>	<b>\$ 7,798.95</b>	<b>\$ -</b>	<b>0.00</b>	<b>0.00</b>	<b>\$ 6,396.62</b>
<b>POLICE</b>	<b>June 9 - 22, 2025</b>				
Dawn Graver	\$ 3,185.60	\$ -	0.00	0.00	\$ 2,409.79
Erik Honda	3,309.12	-	0.00	0.00	2,544.19
Jordan Koos	3,309.12	-	0.00	36.00	2,305.63
Cole Millard	3,586.35	-	0.00	0.00	2,641.57
Keanan Shannon	4,509.54	-	0.00	0.00	3,598.04
Britt Smith	4,897.57	-	0.00	0.00	3,894.20
Madonna Staner	1,983.20	-	0.00	0.00	1,476.76
Brian Tate	3,636.12	-	0.00	0.00	2,773.87
<b>TOTAL POLICE</b>	<b>\$ 28,416.62</b>	<b>\$ -</b>	<b>0.00</b>	<b>36.00</b>	<b>\$ 21,644.05</b>
<b>ROAD USE</b>	<b>June 9 - 22, 2025</b>				
Zeb Bowser	\$ 2,595.93	\$ -	0.00	4.00	\$ 2,059.40
Jacob Gravel	2,066.41	-	0.00	0.00	1,554.82
Nick Kahler	2,578.35	-	0.00	0.00	1,893.19
Jasper Scott	2,257.03	-	0.00	0.00	1,722.37
<b>TOTAL ROAD USE</b>	<b>\$ 9,497.72</b>	<b>\$ -</b>	<b>0.00</b>	<b>4.00</b>	<b>\$ 7,229.78</b>
<b>SEWER</b>	<b>June 7 - 20, 2025</b>				
Jim Tjaden	\$ 2,948.12	\$ -	0.00	0.00	\$ 2,179.39
<b>TOTAL SEWER</b>	<b>\$ 2,948.12</b>	<b>\$ -</b>	<b>0.00</b>	<b>0.00</b>	<b>\$ 2,179.39</b>
<b>SWIMMING POOL</b>	<b>June 6 - 19, 2025</b>				
Laila Atkinson	\$ 336.00	\$ -	0.00	0.00	\$ 310.30
Megan Besler	264.00	-	0.00	0.00	243.80
Bailey Brenneman	216.00	-	0.00	0.00	199.48
Emma Bruggemann	97.50	-	0.00	0.00	90.04
Macey Burlage	183.00	-	0.00	0.00	169.00
Allisen Capron	76.13	-	0.00	0.00	70.31
Collin Cashner	102.50	-	0.00	0.00	94.65
Marlee Chapman	408.75	-	0.00	0.00	377.48
Skylar Christensen	212.69	-	0.00	0.00	196.42
Addylin Donovan	42.50	-	0.00	0.00	39.24
Reece Drew	336.88	-	0.00	0.00	311.11
Macy Dusanek	324.62	-	0.00	0.00	299.78
Jill Flynn	1,114.00	-	0.00	0.00	1,026.21
Stella Flynn	389.76	-	0.00	0.00	359.94
Taylor Gassman	262.50	-	0.00	0.00	242.41
Jensen Glawatz	107.50	-	0.00	0.00	99.27
Lily Hall	105.00	-	0.00	0.00	96.97
Lacie Koppes	78.13	-	0.00	0.00	72.16
Karle Kramer	56.25	-	0.00	0.00	51.94
Zoe Lagunes-Reynolds	416.50	-	0.00	0.00	384.64
Aubrey Lasack	280.00	-	0.00	0.00	258.58
Kaylee Lawrence	543.00	-	0.00	0.00	501.46
Mary Grace Lyons	107.50	-	0.00	0.00	99.27
Stella McDermitt	105.00	-	0.00	0.00	96.97

# PAYROLL - JUNE 26, 2025

DEPARTMENT	GROSS PAY	OT PAY	COMP HRS. ACCRUED	COMP TOTAL	NET PAY
Adalyn Monk	675.01	-	0.00	0.00	605.45
Samantha Ruchti	391.25	-	0.00	0.00	361.32
Brynn Schmit	437.94	-	0.00	0.00	404.44
Alexis Schneiter	563.32	-	0.00	0.00	520.22
Emma Schwendinger	232.51	-	0.00	0.00	214.72
Ryker Scott	165.00	-	0.00	0.00	152.38
Kendall Siebels	526.13	-	0.00	0.00	485.88
River Smith	506.25	-	0.00	0.00	465.82
Jessica Stadtmueller	365.63	-	0.00	0.00	337.66
Katherine Stadtmueller	607.19	-	0.00	0.00	560.74
Alayna Tallman	62.50	-	0.00	0.00	57.71
Karley Tobiason	64.06	-	0.00	0.00	59.16
Henry Wolken	80.00	-	0.00	0.00	73.88
Abigail Wright	418.76	-	0.00	0.00	386.73
Nevaeh Yousse	177.50	-	0.00	0.00	163.92
<b>TOTAL SWIMMING POOL</b>	<b>\$ 11,438.76</b>	<b>\$ -</b>	<b>0.00</b>	<b>0.00</b>	<b>\$ 10,541.46</b>
<b>WATER</b>	<b>June 7 - 20, 2025</b>				
Scott Hagen	\$ 3,108.08	\$ -	0.00	0.00	\$ 2,528.24
Josh Willms	3,535.14	79.74	0.00	# 0.00	2,650.59
<b>TOTAL WATER</b>	<b>\$ 6,643.22</b>	<b>\$ 79.74</b>	<b>0.00</b>	<b>0.00</b>	<b>\$ 5,178.83</b>
<b>TOTAL - ALL DEPTS.</b>	<b>\$ 113,014.35</b>	<b>\$ 2,538.90</b>	<b>0.00</b>	<b>40.00</b>	<b>\$ 87,581.18</b>

## CLAIMS REPORT

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
GENERAL					
POLICE DEPARTMENT					
AARON'S AUTOMOTIVE LLC	PD VEHICLE OPERATING	6.95			
FLATLINE FIBER CO.	PD WEAPONS AND AMMUNITION	17.00			
INFRASTRUCTURE TECHNOLOGY	PD COMPUTER SUPPORT FEES	125.59			
IOWA DEPT OF PUBLIC SAFETY	PD IOWA SYSTEM	300.00			
JOHN DEERE FINANCIAL	PD SUPPLIES	14.47			
LYNCH DALLAS, P.C.	PD ATTORNEY FEES	882.50			
MEDIACOM	PD TELEPHONE	23.17			
MONTICELLO COMM SCHOOL DISTRICT	PD FUEL	1,039.54			
LASER TECH USA, INC. DBA	PD OFFICE SUPPLIES	148.98			
	110 POLICE DEPARTMENT TOTAL	2,558.20			
STREETS					
CHAD SMITH	RU TREE REMOVAL	1,750.00			
	210 STREETS TOTAL	1,750.00			
STREET LIGHTS					
ALLIANT ENERGY-IES	E 1ST STREETLIGHTS	4,722.32			
	230 STREET LIGHTS TOTAL	4,722.32			
AQUATIC CENTER					
CARRICO AQUATIC RESOURCES INC	POOL CHEMICALS	2,697.64			
EXPRESS PRINTING & DESIGN LLC	POOL SWIM TEAM	63.00			
FAREWAY STORES #840-1	POOL CONCESSIONS	371.43			
INFRASTRUCTURE TECHNOLOGY	POOL OFFICE SUPPLIES	199.08			
MYERS-COX CO.	POOL CONCESSIONS	2,352.80			
NEXT GENERATION PLBG & HTG LLC	POOL BLDG REPAIR/MAINT	646.10			
	440 AQUATIC CENTER TOTAL	6,330.05			
CEMETERY					
DUBUQUE FIRE EQUIPMENT, INC.	CEMETERY OSHA	60.00			
MONTICELLO COMM SCHOOL DISTRICT	CEMETERY FUEL	342.96			
SYCAMORE MEDIA CORP	CEMETERY ADVERTISING	176.80			
	450 CEMETERY TOTAL	579.76			
SOLDIER'S MEMORIAL BOARD					
ALL AMERICAN LAWN & LANDSCAPE	SLDR MEM SHRUBS	196.00			
CONCRETE POLYFIX INC	SLDR MEM MISC CONTRACT WORK	1,045.48			
MONTICELLO MEMORIAL BOARD	SLDR MEM OPERATING FEE	500.00			
TK ELEVATOR CORPORATION	ELEVATOR MAINTENANCE	47.05			
AMERICAN LEGION POST 209	SLDR MEM GROUNDS SUPPLIES	102.88			
	498 SOLDIER'S MEMORIAL BOARD TOTAL	1,891.41			
ATTORNEY					
LYNCH DALLAS, P.C.	ATTORNEY FEES	530.00			

## CLAIMS REPORT

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
641 ATTORNEY TOTAL		-----	530.00		
CITY HALL/GENERAL BLDGS					
EXPRESS PRINTING & DESIGN LLC	CH OFFICE SUPPLIES	64.00			
GATEWAY HOTEL & CONFERENCE	CH TRAVEL - CLARK	295.68			
INFRASTRUCTURE TECHNOLOGY	CH MISC CONTRACT WORK	390.24			
SYCAMORE MEDIA CORP	CH ADVERTISING	528.76			
LASER TECH USA, INC. DBA	CH OFFICE SUPPLIES	10.68			
PFM FINANCIAL ADVISORS LLC	CH PRO FEES	8,500.00			
TK ELEVATOR CORPORATION	ELEVATOR MAINTENANCE	94.31			
AMERICAN LEGION POST 209	CH GROUNDS SUPPLIES	78.73			
650 CITY HALL/GENERAL BLDGS TOTAL		-----	9,962.40		
001 GENERAL TOTAL		-----	28,324.14		
MONTICELLO BERNDES CENTER					
PARKS					
PORTER CAMPBELL	MBC REFEREE FEES	105.00			
SKYLAR R CHRISTENSEN	MBC CONCESSIONS	207.56			
CIVICPLUS LLC	MBC OFFICE SUPPLIES	3,993.81			
SETH ALLEN HUBBARD	MBC CONCESSIONS	182.50			
INFRASTRUCTURE TECHNOLOGY	MBC OFFICE SUPPLIES	137.67			
JOHN DEERE FINANCIAL	MBC LEAGUE SUPPLIES	5.58			
JULIN PRINTING COMPANY	MBC ADVERTISING	245.00			
LARRY MARTINSON	MBC DAMAGE DEPOSIT REFUND	200.00			
MONTICELLO COMM SCHOOL DISTRICT	MBC FUEL	339.42			
NEXT GENERATION PLBG & HTG LLC	MBC BLDG REPAIR/MAINT	70.00			
PEYTON J SCHILLING	MBC REFEREE FEES	100.00			
PATRICIA LEIGH SCHMID	MBC REC CONTRACT SERVICES	660.00			
BEN J WELTER	MBC REFEREE FEES	80.00			
430 PARKS TOTAL		-----	6,326.54		
005 MONTICELLO BERNDES CENTER TOTAL		-----	6,326.54		
DARE					
POLICE DEPARTMENT					
JOELLE HILBUN	DARE ALCOHOL COMPLIANCE CHECKS	50.00			
KAMRYN MILLS	DARE ALCOHOL COMPLIANCE CHECKS	50.00			
RYLAN MOURS	DARE ALCOHOL COMPLIANCE CHECKS	50.00			
GATLIN WRIGHT	DARE ALCOHOL COMPLIANCE CHECKS	50.00			
110 POLICE DEPARTMENT TOTAL		-----	200.00		
008 DARE TOTAL		-----	200.00		
FIRE					



## CLAIMS REPORT

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
FIRE					
DUBUQUE FIRE EQUIPMENT, INC.	FIRE OSHA	410.00			
INFRASTRUCTURE TECHNOLOGY	FIRE COMPUTER SUPPORT FEES	28.73			
LAPORTE MOTOR SUPPLY	FIRE VEHICLE REPAIR/MAINT	25.11			
MONTICELLO COMM SCHOOL DISTRICT	FIRE FUEL	179.78			
MUNICIPAL EMERGENCY SERVICES	FIRE MINOR EQUIPMENT	1,037.14			
RADIO COMMUNICATIONS CO INC	FIRE RADIOS (6)	8,370.00			
	150 FIRE TOTAL		10,050.76		
	015 FIRE TOTAL		10,050.76		
AMBULANCE					
AMBULANCE					
BOUND TREE MEDICAL, LLC	AMB MEDICAL SUPPLIES	392.81			
DUBUQUE FIRE EQUIPMENT, INC.	AMB OSHA	60.00			
INFRASTRUCTURE TECHNOLOGY	AMB DATA PROCESSING	24.28			
JOHN DEERE FINANCIAL	AMB BUILDING SUPPLIES	15.98			
KARDES INC	AMB FUEL	24.01			
LISBON-MOUNT VERNON AMBULANCE	AMB PATIENT/MUTUAL AID FEES	200.00			
MEDIACOM	AMB TELEPHONE	23.16			
MONTICELLO COMM SCHOOL DISTRICT	AMB FUEL	952.06			
LASER TECH USA, INC. DBA	AMB OFFICE SUPPLIES	148.99			
	160 AMBULANCE TOTAL		1,841.29		
	016 AMBULANCE TOTAL		1,841.29		
LIBRARY IMPROVEMENT					
LIBRARY					
BAILEY BRENNEMAN	LIB IMP SUMMER READING PROGRAM	40.00			
THE CONE SHOPPE	LIB IMP SUMMER READING PROGRAM	100.00			
FAREWAY STORES #840-1	LIB IMP PROGRAMS/PROMOTIONS	61.49			
EMMA J SCHWENDINGER	LIB IMP SUMMER READING PROGRAM	40.00			
KATHERINE STADTMUELLER	LIB IMP SUMMER READING PROGRAM	40.00			
	410 LIBRARY TOTAL		281.49		
	030 LIBRARY IMPROVEMENT TOTAL		281.49		
LIBRARY					
LIBRARY					
BAKER & TAYLOR BOOKS	LIB BOOKS	637.85			
DRAKE COMMUNITY LIBRARY	LIB BOOKS	67.94			
JOHN DEERE FINANCIAL	LIB BUILDING SUPPLIES	43.96			
MICRO MARKETING LLC	LIB AUDIO RECORDINGS	131.27			
TK ELEVATOR CORPORATION	ELEVATOR MAINTENANCE	47.15			
	410 LIBRARY TOTAL		928.17		

## CLAIMS REPORT

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
	041 LIBRARY TOTAL		928.17		
AIRPORT					
AIRPORT					
ATR LIGHTING ENTERPRISES INC	AIRPORT GROUNDS SUPPLIES	311.66			
MONTICELLO AVIATION INC	AIRPORT MANAGER	2,827.84			
MONTICELLO COMM SCHOOL DISTRICT	AIRPORT FUEL	21.33			
	280 AIRPORT TOTAL		3,160.83		
	046 AIRPORT TOTAL		3,160.83		
ROAD USE					
STREETS					
ALLIANT ENERGY-IES	22059 HWY 38	271.17			
BRIAN CROWLEY	RU EQUIP REPAIR/MAINT	479.91			
INFRASTRUCTURE TECHNOLOGY	RU UTILITIES	12.33			
JOHN DEERE FINANCIAL	RU EQUIP REPAIR/MAINT	163.53			
LINDA KAHLER	RU CLOTHING	132.40			
KIMBALL MIDWEST	RU SUPPLIES	213.90			
KROMMINGA MOTORS INC	RU EQUIP REPAIR/MAINT	226.67			
LAPORTE MOTOR SUPPLY	RU EQUIP REPAIR/MAINT	300.76			
SCOT MCELMEEL	RU STREET MAINTENANCE CONTRACT	2,784.00			
MIDWEST WHEEL COMPANIES	RU EQUIP REPAIR/MAINT	149.00			
MONTICELLO COMM SCHOOL DISTRICT	RU FUEL	741.93			
L.L. PELLING CO	RU STREET MAINTENANCE SUPPLIES	824.97			
RADIO COMMUNICATIONS CO INC	RU STREET MAINTENANCE SUPPLIES	180.00			
MATHY CONSTRUCTION	RU STREET MAINTENANCE SUPPLIES	553.76			
SPAHN & ROSE LUMBER CO INC	RU STREET MAINTENANCE SUPPLIES	119.37			
WHITE HAWK PLUMBING & HEATING	RU BLDG REPAIR/MAINT	150.00			
	210 STREETS TOTAL		7,303.70		
	110 ROAD USE TOTAL		7,303.70		
CAPITAL IMPROVEMENT					
CAPITAL PROJECTS					
HDR ENGINEERING INC	AIRPORT RUNWAY MAINTENANCE	3,962.00			
SYCAMORE MEDIA CORP	STEPHENS SEWER EXTENSION	16.12			
	750 CAPITAL PROJECTS TOTAL		3,978.12		
	332 CAPITAL IMPROVEMENT TOTAL		3,978.12		
C.C. BIDWELL LIBRARY BOOK					
LIBRARY					
MICRO MARKETING LLC	LIB BIDWELL BOOKS	33.00			

## CLAIMS REPORT

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
	410 LIBRARY TOTAL	33.00			
	502 C.C. BIDWELL LIBRARY BOOK TOTAL	33.00			
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					
WATER					
ALLIANT ENERGY-IES	16540 190TH ST WATER TOWER	192.69			
DUBUQUE FIRE EQUIPMENT, INC.	WATER OSHA	208.40			
FAREWAY STORES #840-1	WATER LAB SUPPLIES	18.32			
HAWKINS WATER TREATMENT	WATER EQUIP REPAIR/MAINT	425.00			
STATE HYGIENIC LABORATORY	WATER LAB TESTS	79.00			
INFRASTRUCTURE TECHNOLOGY	WATER DATA PROCESSING	21.78			
JOHN DEERE FINANCIAL	WATER SUPPLIES	19.66			
KLUESNER CONSTRUCTION, INC.	WATER ROADWAY PAVING TO WELL	16,566.44			
M TOWN TIRE & AUTO	WATER VEHICLE OPERATING	427.67			
MONTICELLO COMM SCHOOL DISTRICT	WATER FUEL	131.31			
MUNICIPAL SUPPLY INC	WATER SUPPLIES	435.00			
	810 WATER TOTAL	18,525.27			
	600 WATER TOTAL	18,525.27			
CUSTOMER DEPOSITS					
WATER					
CITY OF MONTICELLO	KRAUS/MASON	210.71			
MASON KRAUS	WATER DEPOSIT REFUND	54.29			
	810 WATER TOTAL	265.00			
	602 CUSTOMER DEPOSITS TOTAL	265.00			
SEWER					
SEWER					
GIESE SHEET METAL CO. INC.	SEWER SYSTEM	497.00			
HACH COMPANY	SEWER LAB SUPPLIES	1,422.00			
HAWKINS WATER TREATMENT	SEWER SUPPLIES	1,937.50			
STATE HYGIENIC LABORATORY	SEWER LAB TESTS	739.00			
INFRASTRUCTURE TECHNOLOGY	SEWER DATA PROCESSING	9.83			
JOHN DEERE FINANCIAL	SEWER VEHICLE OPERATING	63.42			
LAPORTE MOTOR SUPPLY	SEWER VEHICLE OPERATING	35.43			
MONTICELLO COMM SCHOOL DISTRICT	SEWER FUEL	131.31			

## CLAIMS REPORT

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
	815 SEWER TOTAL	4,835.49			
	610 SEWER TOTAL	4,835.49			
SANITATION					
SANITATION					
MONTICELLO COMM SCHOOL DISTRICT	SANITATION FUEL	162.13			
REPUBLIC SERVICES	RESIDENTIAL GARBAGE	26,829.82			
	840 SANITATION TOTAL	26,991.95			
	670 SANITATION TOTAL	26,991.95			
YARD WASTE SITE					
SANITATION					
ALLIANT ENERGY-IES	22411 BUSINESS HWY 151	32.16			
RANDALL G THUMAN	YARD WASTE COMPOST	7,500.00			
	840 SANITATION TOTAL	7,532.16			
	675 YARD WASTE SITE TOTAL	7,532.16			
	Accounts Payable Total	120,624.65			

**CLAIMS REPORT  
CLAIMS FUND SUMMARY**

	FUND NAME	AMOUNT
001	GENERAL	28,324.14
005	MONTICELLO BERNDEN CENTER	6,326.54
008	DARE	200.00
015	FIRE	10,050.76
016	AMBULANCE	1,841.29
030	LIBRARY IMPROVEMENT	281.49
041	LIBRARY	928.17
046	AIRPORT	3,160.83
110	ROAD USE	7,303.70
332	CAPITAL IMPROVEMENT	3,978.12
502	C.C. BIDWELL LIBRARY BOOK	33.00
503	TRUST/IOMA MARY BAKER	46.74
600	WATER	18,525.27
602	CUSTOMER DEPOSITS	265.00
610	SEWER	4,835.49
670	SANITATION	26,991.95
675	YARD WASTE SITE	7,532.16
	-----	
	TOTAL FUNDS	120,624.65

<b>City Council Meeting</b> <b>Prep. Date:</b> 07/03/2025 <b>Preparer:</b> Russell Farnum		<b>Agenda Item:</b> # 1, 1a <b>Agenda Date:</b> 07/07/2025
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*Communication Page*

**Agenda Items Description:** Public Hearing and Resolution taking action on General Obligation Corporate Purpose Loan Agreement

**Type of Action Requested:** Public Hearing, and Resolution

**Attachments & Enclosures:**  
**Resolution and Proceedings**  
**Bond Information**

**Fiscal Impact:**

Budget Line Item:  
Budget Summary:  
Expenditure:  
Revenue:


**Summary:** City has been pursuing a bond for General Corporate Purposes, including construction of the sanitary sewer extension (Stephen) and possibly the Fire Department turnout gear.

From a timing perspective, the Fire department will not be able to secure the cooperation from our township partners until next budget season (October/November 2025), so it is recommended that the turnout gear be dropped from this bond, and financed through a local bank or lease/purchase option at a later date.

City Engineer, the developer's engineer, Pirc-Tobin and City staff have been scurrying the past two weeks to work out the final details of the sanitary trunk extension. There have been reductions in costs in some areas and changes in cost (not necessarily increases or decreases) in other areas. The costs listed herein are not final, but are more detailed and accurate than prior summaries.

Procedurally, the action before Council at this meeting is 1) hold a public hearing on issuing the bonds; then 2) pass a resolution that lets our consultant market the bonds to a variety of financial institutions.

The marketing will consist of approaching financial institutions offering the city's loan package, and getting bids on interest rates and other terms. Then, at a later meeting in August, the Council will review the bids, select an offering, and determine a final dollar amount of the bond (the "Par Amount"). After that action a closing will be scheduled (anticipated in early September) and the bond will be funded.

**Background and Discussion:**

### Debt Limits:

The City's current outstanding bonds and general obligation debts are shown in the table below. The proposed bond is included with an estimated amount of 2.17 Million:

Monticello Current General Obligation Bond and Debt Total				
Date of Issue	Original Amount	Purpose	Maturity	Outstanding (Sept. 2025)
May, 2016	\$ 2,640,000	South Street Rehabilitation	June 2026	\$ 160,000
May, 2019	\$ 2,500,000	Sycamore Street Rehabilitation	June 2029	\$ 1,090,000
November 2023	\$ 2,350,000	Chestnut Street, South Tower Painting, 6th St. Ditch	June 2033	\$ 1,950,000
November 2024	\$ 375,000	Northridge Subdivision Infrastructure	June 2027	\$ 375,000
May 2025	\$ 151,000	Street Sweeper	June 2029	\$ 151,000
September 2025*	\$ 2,170,000	Stephen Trunk Sewer	June 2040 *	\$ 2,170,000
<b>Total Outstanding Debt</b>				<b>\$ 5,896,000</b>
* Proposed offering, 15 yr. term (2040) with 7-year early payoff (2033)				

Iowa Code limits municipalities to a debt of not more than 5% of the taxable value of land within their jurisdiction, and the City's own self-imposed limit is 4%. The City's current taxable value (2024) is \$337,467,259, so our own limit at 4% of that value is \$13,498,690.

Even including TIF rebate agreements (\$406,578) as part of the City's obligations, the City will be at 47% of its self-imposed borrowing limits.

### Stephen Trunk Sewer Costs:

At the last Council meeting several ideas were presented to trim the costs of the project. There have been several meetings over the subsequent period, resulting in "shallowing up" the south leg of the sewer extension, and other changes to the project. The revised numbers are being tallied and will be ready prior to selecting the Par Amount for the final sale of the bond.

Stephen Trunk Sewer Extension Cost Breakdown			
Engineer's Estimate		\$ 1,017,495	
Pirc-Tobin Bid			\$ 1,316,570
	Deduct for shallower south sewer		\$ (23,200)
	Deduct for 95% compaction	TBD	
	Deduct - eliminate highway crossing	\$ (209,380)	
	Deduct structural backfill where not used		\$ (25,920)
	<b>Revised Subtotal of Construction Costs</b>		<b>\$ 1,267,450</b>
Engineering Costs	MMS Invoice Paid 4/21/2025		\$ 61,183
Inspection Fees	15% of project costs		\$ 197,485
Soil Testing	5% of project costs		\$ 65,828
Contingency	10% of project costs		\$ 126,745
<b>Grand Total of Project Costs for Stephen Trunk Sewer Extension</b>			<b>\$ 1,718,692</b>

*NOTE: These numbers are still being adjusted with some last-minute changes*

### Other Expenses:

The City has several unfunded capital projects that have been “floated” by the general fund reserves that Council could roll into this bond. Two of the projects were “rushed” by the IDOT Route 38 paving project. The projects are:

Route 38 Repaving (Parking)	\$ 82,066
7 <sup>th</sup> Street Curbs/Intersections/Manhole/Sewer lining	\$ 131,130
First Street Engineering from Main to Kitty Creek	\$ 116,471

These are, individually, relatively small amounts but total \$ 329,667. Generally engineering expenses are “carried” like this until we roll them into a bond issue for construction of the project. The parking and 7<sup>th</sup> Street projects, however, don’t have a future “bond issue” to roll them into. The First Street engineering can be carried a few more years until the WWTP is completed, and the City selects to move forward with that rehabilitation project.

Council input on whether or not to include these expenses in this bond issue is welcome.

### Bond Issue/Underwriting Costs:

The bond sale costs with contingency will likely be under \$50,000. Given that, if the bond does not include the turnout gear and we can deliver the trunk sewer project at \$1.7M, the Council may be able to reduce the PAR amount of the bond from \$2.5 Million to \$1.77 Million. However, until those numbers are finalized, we recommend sticking with the “Not to exceed \$2.5M” language in the offering. Council can always select a smaller number, it cannot go above the advertised amount of \$2.5M – at least, not without starting the process completely over with new notices.

**Recommendation:** Hold a public hearing, without substantive comments that may require consideration of major changes, approval of the Resolution is recommended.



July 2, 2025

**Via Email**

Sally Hinrichsen  
City Clerk/City Hall  
Monticello, Iowa

Re: General Obligation Corporate Purpose Loan Agreement  
Our File No. 435926-42

Dear Sally:

We have prepared and attach proceedings related to the action to be taken on the City's General Obligation Corporate Purpose Loan Agreement (the "Loan Agreement") at the July 7th City Council meeting.

The proceedings attached include the following items:

1. Minutes of the meeting covering the hearing, followed by the resolution taking additional action in connection with the Loan Agreement. This resolution simply sets forth the City Council's determination to enter into the Loan Agreement in the future, and its adoption constitutes the "additional action" required by the Iowa Code.

2. Certificate attesting to the validity of the transcript.

On July 7th the City Council should meet as scheduled, hold a hearing on its intention to enter into the Loan Agreement and adopt the attached resolution. The minutes as drafted assume that no objections will be filed or made.

As soon as possible after the City Council meeting, please return one fully executed copy of these proceedings. If you have any questions, please contact Erin Regan, Cheryl Ritter or me.

Best regards,

John P. Danos

**Attachments**

cc: Russ Farnum  
Cheryl Clerk  
PFM Financial Services Inc.  
Diana VanVleet

MINUTES FOR HEARING AND  
ADDITIONAL ACTION ON ENTERING  
INTO LOAN AGREEMENT

435926-42

Monticello, Iowa

July 7, 2025

The City Council of the City of Monticello, Iowa met on July 7, 2025, at 6:00 p.m. at the Monticello Renaissance Center, 220 E. 1<sup>st</sup> Street, Monticello, Iowa.

The Mayor presided and the roll being called, the following named Council Members were present and absent:

Present: \_\_\_\_\_

Absent: \_\_\_\_\_.

This being the time and place specified for taking action on the proposal to enter into a General Obligation Corporate Purpose Loan Agreement, as defined in the attached resolution, and to borrow money thereunder in a principal amount not to exceed \$2,500,000, the City Clerk announced that no written objections had been placed on file. Whereupon, the Mayor called for any written or oral objections, and there being none, the Mayor declared the public hearing closed.

After due consideration and discussion, Council Member \_\_\_\_\_ introduced and moved that the resolution be adopted, seconded by Council Member \_\_\_\_\_. The Mayor put the question upon the adoption of said resolution, and the roll being called, the following Council Members voted:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_.

Whereupon, the Mayor declared the motion carried and the resolution duly adopted in substantially the form hereinafter set out.

RESOLUTION NO. \_\_\_\_\_

Resolution taking additional action on proposal to enter into a General Obligation  
Corporate Purpose Loan Agreement

WHEREAS, the City of Monticello (the “City”), in Jones County, State of Iowa, heretofore proposed to enter into a General Obligation Corporate Purpose Loan Agreement (the “Loan Agreement”) and to borrow money thereunder in a principal amount not to exceed \$2,500,000, pursuant to the provisions of Section 384.24A of the Code of Iowa, for the purpose of paying the cost, to that extent, of (a) equipping the municipal fire department; and (b) undertaking improvements to the municipal sanitary sewer system; and pursuant to law and a notice duly published, the City Council has held a public hearing on such proposal on July 7, 2025;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Monticello, Iowa, as follows:

Section 1. The City Council hereby determines to enter into the Loan Agreement in the future and orders that General Obligation Corporate Purpose Bonds (the “Bonds”) be issued at such time in evidence thereof. The City Council further declares that this resolution constitutes the “additional action” required by Section 384.24A of the Code of Iowa.

Section 2. Further action with respect to the authorization of the Loan Agreement and the sale and issuance of the Bonds is hereby adjourned to the City Council meeting on July 21, 2025.

Section 3. All resolutions or parts thereof in conflict herewith be and the same are hereby repealed to the extent of such conflict.

Section 4. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved this July 7, 2025.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

• • • •

At the conclusion of the meeting, and upon motion and vote, the City Council adjourned.

---

Mayor

Attest:

---

City Clerk

## ATTESTATION CERTIFICATE

STATE OF IOWA  
JONES COUNTY  
CITY OF MONTICELLO

SS:

I, the undersigned, City Clerk of the City of Monticello, do hereby certify that attached hereto is a true and correct copy of the proceedings of the City Council relating to the public hearing and additional action on the City Council's intention of entering into a certain Loan Agreement in the future.

WITNESS MY HAND this \_\_\_\_\_ day of July, 2025.

---

City Clerk

NOTICE OF PROPOSED ACTION TO INSTITUTE PROCEEDINGS TO  
ENTER INTO A LOAN AGREEMENT AND TO BORROW MONEY  
THEREUNDER IN A PRINCIPAL AMOUNT NOT TO EXCEED \$2,500,000

(GENERAL OBLIGATION)

The City Council of the City of Monticello, Iowa, will meet on July 7, 2025, at the Monticello Renaissance Center, 220 E. 1<sup>st</sup> Street, Monticello, Iowa, at 6:00 o'clock p.m., for the purpose of instituting proceedings and taking action to enter into a Loan Agreement (the "Loan Agreement") and to borrow money thereunder in a principal amount not to exceed \$2,500,000 for the purpose of paying the cost, to that extent, of (a) equipping the municipal fire department; and (b) undertaking improvements to the municipal sanitary sewer system.

The Loan Agreement is proposed to be entered into pursuant to authority contained in Section 384.24A of the Code of Iowa and will constitute a general obligation of the City.

It is estimated the annual increase in property taxes on a residential property with an actual valuation of one hundred thousand dollars resulting from the City entering into the Loan Agreement will be \$72.74, however the City Council may determine for any fiscal year while the Loan Agreement is outstanding to budget other available revenues to the payment of some or all of the debt service coming due thereunder.

At that time and place, oral or written objections may be filed or made to the proposal to enter into the Loan Agreement. After receiving objections, the City may determine to enter into the Loan Agreement, in which case, the decision will be final unless appealed to the District Court within fifteen (15) days thereafter.

By order of the City Council of the City of Monticello, Iowa.

Sally Hinrichsen  
City Clerk



801 Grand Avenue  
Suite 3300  
Des Moines, IA 50309

515-727-5724  
515-243-6994 fax  
www.pfm.com

**SCHEDULE OF EVENTS**  
**CITY OF MONTICELLO, IOWA**  
**\$2,170,000 General Obligation Corporate Purpose Bonds, Series 2025**

May-25							Jun-25							Jul-25							Aug-25							Sep-25						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
				1	2	3	1	2	3	4	5	6	7			1	2	3	4	5						1	2		1	2	3	4	5	6
4	5	6	7	8	9	10	8	9	10	11	12	13	14	6	7	8	9	10	11	12	3	4	5	6	7	8	9	7	8	9	10	11	12	13
11	12	13	14	15	16	17	15	16	17	18	19	20	21	13	14	15	16	17	18	19	10	11	12	13	14	15	16	14	15	16	17	18	19	20
18	19	20	21	22	23	24	22	23	24	25	26	27	28	20	21	22	23	24	25	26	17	18	19	20	21	22	23	21	22	23	24	25	26	27
25	26	27	28	29	30	31	29	30						27	28	29	30	31			24	25	26	27	28	29	30	28	29	30				
																					31													

<i>Date</i>	<i>Task</i>	<i>Description</i>	<i>Responsible Party</i>
May	Structure Bonds	<ul style="list-style-type: none"> <li>Develop Debt Amortization Schedules</li> <li>Prepare Sale Details</li> </ul>	C, FA
June	Prepare POS and Credit Presentation	<ul style="list-style-type: none"> <li>Prepare Preliminary Official Statement (POS)</li> <li>Prepare Moody's Credit Presentation</li> </ul>	C, FA
June 16	Council Meeting	<ul style="list-style-type: none"> <li>Set Public Hearing <ul style="list-style-type: none"> <li>\$2,500,000 G.O. UR ECP</li> </ul> </li> </ul>	C, BC
June 16	POS Review	<ul style="list-style-type: none"> <li>PFM to begin POS review</li> </ul>	FA
June 17	Publication	<ul style="list-style-type: none"> <li>Publish Notice of Public Hearing</li> </ul>	C
June 23	POS Preparation	<ul style="list-style-type: none"> <li>PFM sends POS to the City and Bond Counsel for review</li> </ul>	FA
July 7	Council Meeting	<ul style="list-style-type: none"> <li>Hold Public Hearings <ul style="list-style-type: none"> <li>\$2,500,000 G.O. UR ECP</li> </ul> </li> </ul>	C, BC
Week of July 7	Credit Discussion	<ul style="list-style-type: none"> <li>Conference Call for Moody's Credit Presentation</li> </ul>	C, FA, RA
July 14	POS Distribution	<ul style="list-style-type: none"> <li>PFM sends POS for inclusion in the City Council agenda packets for the July 21st meeting</li> </ul>	FA
July 21	Council Meeting	<ul style="list-style-type: none"> <li>Approve Preliminary Official Statement</li> </ul>	C, BC
August 4	10:00 am - Bond Sale 6:00 pm - Council Meeting	<ul style="list-style-type: none"> <li>Receive Bids; Presentation of Bids Received and Award</li> </ul>	C, FA, BC
August 18	Council Meeting	<ul style="list-style-type: none"> <li>Authorize Issuance Proceedings</li> </ul>	C, FA, BC
September 2	Closing	<ul style="list-style-type: none"> <li>Purchasers Delivers Bond Proceeds</li> </ul>	C, BC, FA

**Financing Team Members:**

C = City of Monticello, Iowa  
BC = Dorsey & Whitney (bond counsel)  
FA = PFM Financial Advisors LLC (financial advisor)  
PA = Registrar & Paying Agent (City Clerk)

## SALE DETAILS

DATE: June 3, 2025

ISSUER: City of Monticello, Iowa

BOND NAME: \$2,170,000\* General Obligation Corporate Purpose Bonds, Series 2025

BOND ATTORNEY: Dorsey & Whitney

Individual: John Danos/Cheryl Ritter/Erin Regan/Megan Newell/Susan Lemke

Sale Date: August 4, 2025

Closing Date: September 2, 2025

Bid Method: Sealed & Parity Internet Bidding System

Place: City Hall

Bid Opening: 10:00 AM CT

Bid Award: 6:00 PM CT

Bonds Dated: September 2, 2025

Maturity: June 1, as follows:

<u>Year</u>	<u>Amount*</u>	<u>Year</u>	<u>Amount*</u>
2027	\$120,000	2034	\$165,000
2028	125,000	2035	175,000
2029	130,000	2036	155,000
2030	135,000	2037	165,000
2031	145,000	2038	170,000
2032	155,000	2039	180,000
2033	160,000	2040	190,000

### Principal

Adjustment \*: Preliminary; subject to change. The aggregate principal amount of the Bonds, and each scheduled maturity thereof, are subject to increase or decrease by the City or its designee after the determination of the successful bidder. The City may increase or decrease each maturity in increments of \$5,000 but the total amount to be issued will not exceed \$2,500,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

The dollar amount of the purchase price proposed by the successful bidder will be changed if the aggregate principal amount of the Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Bonds will be made while maintaining, as closely as possible, the successful bidder's net compensation, calculated as a percentage of Bond principal. The successful bidder may not withdraw or modify its bid as a result of any post-bid adjustment. Any adjustment shall be conclusive, and shall be binding upon the successful bidder.

First Interest: December 1, 2025 and semiannually thereafter. Interest will be computed on the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to rules of the MSRB.

Record Date: Close of business on the 15th day of the month (whether or not a business day) of the immediately preceding month.



Cusip Numbers:	The Issuer will assume no obligation for the assignment or printing of CUSIP numbers on the Bonds or for the correctness of any numbers printed thereon, but will permit such numbers to be printed at the expense of the purchaser, if the purchaser waives any delay in delivery occasioned thereby.
Call Feature:	Bonds due after June 1, 2033 will be subject to call for prior redemption on said date or on any day thereafter upon terms of par plus accrued interest to date of call.
Issue Price:	Establishment of Issue Price shall be based on Hold-the-Offering-Price Rule if competitive sale requirements are not satisfied.
Award:	The Bonds will be awarded to the bidder offering the lowest true interest rate to be determined on a true interest cost basis (TIC). The Issuer's computation of the true interest cost of each bid, in accordance with customary practice, shall be conclusive.
Bid Parameters:	Each bidder's proposal must conform to the following limitations: <ol style="list-style-type: none"> <li>1. Each annual maturity must bear a single rate of interest from the dated date of the Bonds to the date of maturity.</li> <li>2. Rates of interest bid must be in multiples of one-eighth or one-twentieth of one percent.</li> <li>3. The initial price to the public for each maturity must be 98% or greater.</li> </ol>
Term Bond Option:	Bidders shall have the option of designating the Bonds as serial bonds or term bonds, or both.
# Final OS to Purchaser:	TBD, NTE 20
Minimum Bid:	\$2,148,300
Good Faith:	\$21,700 - Required of the purchaser only
Registrar/ Paying Agent:	UMB Bank, West Des Moines, Iowa
Book Entry Only:	This offering will be issued as fully registered Bonds and, when issued, will be registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York.
Tax Matters:	The Bonds will be designated as qualified tax-exempt obligations. The Bonds will be federal tax-exempt and state taxable.
Municipal Advisor:	PFM Financial Advisors LLC, Des Moines Office Individuals: Matthew Stoffel, Carrie Swartz, Nick Babberl, Sue Brandt
Schedule of Events:	See attached schedule.

## SOURCES AND USES OF FUNDS

### City of Monticello, Iowa Proposed General Obligation Corporate Purpose Bonds, Series 2025

Dated Date                      09/02/2025  
Delivery Date                 09/02/2025

<i><b>Sources:</b></i>	<i><b>Paid by Debt Service</b></i>	<i><b>Paid by TIF</b></i>	<i><b>Total</b></i>
Bond Proceeds:			
Par Amount	210,000.00	1,960,000.00	2,170,000.00
	210,000.00	1,960,000.00	2,170,000.00
<hr/>			
<i><b>Uses:</b></i>	<i><b>Paid by Debt Service</b></i>	<i><b>Paid by TIF</b></i>	<i><b>Total</b></i>
Project Fund Deposits:			
Project Fund	200,000.00	1,900,000.00	2,100,000.00
Delivery Date Expenses:			
Cost of Issuance	4,253.22	39,696.78	43,950.00
Underwriter's Discount	2,100.00	19,600.00	21,700.00
	6,353.22	59,296.78	65,650.00
Other Uses of Funds:			
Additional Proceeds	3,646.78	703.22	4,350.00
	210,000.00	1,960,000.00	2,170,000.00

Note: Estimated 5.000% Interest Rate

## BOND SUMMARY STATISTICS

### City of Monticello, Iowa Proposed General Obligation Corporate Purpose Bonds, Series 2025

Dated Date	09/02/2025
Delivery Date	09/02/2025
Last Maturity	06/01/2040
Arbitrage Yield	5.001127%
True Interest Cost (TIC)	5.150014%
Net Interest Cost (NIC)	5.114232%
All-In TIC	5.458208%
Average Coupon	5.000000%
Average Life (years)	8.754
Weighted Average Maturity (years)	8.754
Duration of Issue (years)	6.910
Par Amount	2,170,000.00
Bond Proceeds	2,170,000.00
Total Interest	949,823.61
Net Interest	971,523.61
Total Debt Service	3,119,823.61
Maximum Annual Debt Service	230,750.00
Average Annual Debt Service	211,553.31
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	10.000000
Total Underwriter's Discount	10.000000
Bid Price	99.000000

<i>Bond Component</i>	<i>Par Value</i>	<i>Price</i>	<i>Average Coupon</i>	<i>Average Life</i>	<i>PV of 1 bp change</i>
Bond Component	2,170,000.00	100.000	5.000%	8.754	1,476.75
	2,170,000.00			8.754	1,476.75

	TIC	All-In TIC	Arbitrage Yield
Par Value	2,170,000.00	2,170,000.00	2,170,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	-21,700.00	-21,700.00	
- Cost of Issuance Expense		-43,950.00	
- Other Amounts			
Target Value	2,148,300.00	2,104,350.00	2,170,000.00
Target Date	09/02/2025	09/02/2025	09/02/2025
Yield	5.150014%	5.458208%	5.001127%

## BOND PRICING

### City of Monticello, Iowa Proposed General Obligation Corporate Purpose Bonds, Series 2025

<i>Bond Component</i>	<i>Maturity Date</i>	<i>Amount</i>	<i>Rate</i>	<i>Yield</i>	<i>Price</i>
Bond Component:					
	06/01/2027	120,000.00	5.000%	5.000%	100.000
	06/01/2028	125,000.00	5.000%	5.000%	100.000
	06/01/2029	130,000.00	5.000%	5.000%	100.000
	06/01/2030	135,000.00	5.000%	5.000%	100.000
	06/01/2031	145,000.00	5.000%	5.000%	100.000
	06/01/2032	155,000.00	5.000%	5.000%	100.000
	06/01/2033	160,000.00	5.000%	5.000%	100.000
	06/01/2034	165,000.00	5.000%	5.000%	100.000
	06/01/2035	175,000.00	5.000%	5.000%	100.000
	06/01/2036	155,000.00	5.000%	5.000%	100.000
	06/01/2037	165,000.00	5.000%	5.000%	100.000
	06/01/2038	170,000.00	5.000%	5.000%	100.000
	06/01/2039	180,000.00	5.000%	5.000%	100.000
	06/01/2040	190,000.00	5.000%	5.000%	100.000
		2,170,000.00			

Dated Date	09/02/2025	
Delivery Date	09/02/2025	
First Coupon	12/01/2025	
Par Amount	2,170,000.00	
Original Issue Discount		
Production	2,170,000.00	100.000000%
Underwriter's Discount	-21,700.00	-1.000000%
Purchase Price	2,148,300.00	99.000000%
Accrued Interest		
Net Proceeds	2,148,300.00	

## BOND DEBT SERVICE

### City of Monticello, Iowa Proposed General Obligation Corporate Purpose Bonds, Series 2025

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Debt Service</i>	<i>Annual Debt Service</i>
12/01/2025			26,823.61	26,823.61	
06/01/2026			54,250.00	54,250.00	81,073.61
12/01/2026			54,250.00	54,250.00	
06/01/2027	120,000.00	5.000%	54,250.00	174,250.00	228,500.00
12/01/2027			51,250.00	51,250.00	
06/01/2028	125,000.00	5.000%	51,250.00	176,250.00	227,500.00
12/01/2028			48,125.00	48,125.00	
06/01/2029	130,000.00	5.000%	48,125.00	178,125.00	226,250.00
12/01/2029			44,875.00	44,875.00	
06/01/2030	135,000.00	5.000%	44,875.00	179,875.00	224,750.00
12/01/2030			41,500.00	41,500.00	
06/01/2031	145,000.00	5.000%	41,500.00	186,500.00	228,000.00
12/01/2031			37,875.00	37,875.00	
06/01/2032	155,000.00	5.000%	37,875.00	192,875.00	230,750.00
12/01/2032			34,000.00	34,000.00	
06/01/2033	160,000.00	5.000%	34,000.00	194,000.00	228,000.00
12/01/2033			30,000.00	30,000.00	
06/01/2034	165,000.00	5.000%	30,000.00	195,000.00	225,000.00
12/01/2034			25,875.00	25,875.00	
06/01/2035	175,000.00	5.000%	25,875.00	200,875.00	226,750.00
12/01/2035			21,500.00	21,500.00	
06/01/2036	155,000.00	5.000%	21,500.00	176,500.00	198,000.00
12/01/2036			17,625.00	17,625.00	
06/01/2037	165,000.00	5.000%	17,625.00	182,625.00	200,250.00
12/01/2037			13,500.00	13,500.00	
06/01/2038	170,000.00	5.000%	13,500.00	183,500.00	197,000.00
12/01/2038			9,250.00	9,250.00	
06/01/2039	180,000.00	5.000%	9,250.00	189,250.00	198,500.00
12/01/2039			4,750.00	4,750.00	
06/01/2040	190,000.00	5.000%	4,750.00	194,750.00	199,500.00
	2,170,000.00		949,823.61	3,119,823.61	3,119,823.61

## DETAILED BOND DEBT SERVICE

City of Monticello, Iowa  
Paid by Debt Service

### Bond Component (BOND)

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Debt Service</i>	<i>Annual Debt Service</i>
12/01/2025			2,595.83	2,595.83	
06/01/2026			5,250.00	5,250.00	7,845.83
12/01/2026			5,250.00	5,250.00	
06/01/2027	20,000.00	5.000%	5,250.00	25,250.00	30,500.00
12/01/2027			4,750.00	4,750.00	
06/01/2028	20,000.00	5.000%	4,750.00	24,750.00	29,500.00
12/01/2028			4,250.00	4,250.00	
06/01/2029	20,000.00	5.000%	4,250.00	24,250.00	28,500.00
12/01/2029			3,750.00	3,750.00	
06/01/2030	20,000.00	5.000%	3,750.00	23,750.00	27,500.00
12/01/2030			3,250.00	3,250.00	
06/01/2031	25,000.00	5.000%	3,250.00	28,250.00	31,500.00
12/01/2031			2,625.00	2,625.00	
06/01/2032	25,000.00	5.000%	2,625.00	27,625.00	30,250.00
12/01/2032			2,000.00	2,000.00	
06/01/2033	25,000.00	5.000%	2,000.00	27,000.00	29,000.00
12/01/2033			1,375.00	1,375.00	
06/01/2034	25,000.00	5.000%	1,375.00	26,375.00	27,750.00
12/01/2034			750.00	750.00	
06/01/2035	30,000.00	5.000%	750.00	30,750.00	31,500.00
	210,000.00		63,845.83	273,845.83	273,845.83

## DETAILED BOND DEBT SERVICE

City of Monticello, Iowa  
Paid by TIF

### Bond Component (BOND)

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Debt Service</i>	<i>Annual Debt Service</i>
12/01/2025			24,227.78	24,227.78	
06/01/2026			49,000.00	49,000.00	73,227.78
12/01/2026			49,000.00	49,000.00	
06/01/2027	100,000.00	5.000%	49,000.00	149,000.00	198,000.00
12/01/2027			46,500.00	46,500.00	
06/01/2028	105,000.00	5.000%	46,500.00	151,500.00	198,000.00
12/01/2028			43,875.00	43,875.00	
06/01/2029	110,000.00	5.000%	43,875.00	153,875.00	197,750.00
12/01/2029			41,125.00	41,125.00	
06/01/2030	115,000.00	5.000%	41,125.00	156,125.00	197,250.00
12/01/2030			38,250.00	38,250.00	
06/01/2031	120,000.00	5.000%	38,250.00	158,250.00	196,500.00
12/01/2031			35,250.00	35,250.00	
06/01/2032	130,000.00	5.000%	35,250.00	165,250.00	200,500.00
12/01/2032			32,000.00	32,000.00	
06/01/2033	135,000.00	5.000%	32,000.00	167,000.00	199,000.00
12/01/2033			28,625.00	28,625.00	
06/01/2034	140,000.00	5.000%	28,625.00	168,625.00	197,250.00
12/01/2034			25,125.00	25,125.00	
06/01/2035	145,000.00	5.000%	25,125.00	170,125.00	195,250.00
12/01/2035			21,500.00	21,500.00	
06/01/2036	155,000.00	5.000%	21,500.00	176,500.00	198,000.00
12/01/2036			17,625.00	17,625.00	
06/01/2037	165,000.00	5.000%	17,625.00	182,625.00	200,250.00
12/01/2037			13,500.00	13,500.00	
06/01/2038	170,000.00	5.000%	13,500.00	183,500.00	197,000.00
12/01/2038			9,250.00	9,250.00	
06/01/2039	180,000.00	5.000%	9,250.00	189,250.00	198,500.00
12/01/2039			4,750.00	4,750.00	
06/01/2040	190,000.00	5.000%	4,750.00	194,750.00	199,500.00
	1,960,000.00		885,977.78	2,845,977.78	2,845,977.78

## FORM 8038 STATISTICS

### City of Monticello, Iowa Proposed General Obligation Corporate Purpose Bonds, Series 2025

Dated Date 09/02/2025  
Delivery Date 09/02/2025

<i>Bond Component</i>	<i>Date</i>	<i>Principal</i>	<i>Coupon</i>	<i>Price</i>	<i>Issue Price</i>	<i>Redemption at Maturity</i>
Bond Component:						
	06/01/2027	120,000.00	5.000%	100.000	120,000.00	120,000.00
	06/01/2028	125,000.00	5.000%	100.000	125,000.00	125,000.00
	06/01/2029	130,000.00	5.000%	100.000	130,000.00	130,000.00
	06/01/2030	135,000.00	5.000%	100.000	135,000.00	135,000.00
	06/01/2031	145,000.00	5.000%	100.000	145,000.00	145,000.00
	06/01/2032	155,000.00	5.000%	100.000	155,000.00	155,000.00
	06/01/2033	160,000.00	5.000%	100.000	160,000.00	160,000.00
	06/01/2034	165,000.00	5.000%	100.000	165,000.00	165,000.00
	06/01/2035	175,000.00	5.000%	100.000	175,000.00	175,000.00
	06/01/2036	155,000.00	5.000%	100.000	155,000.00	155,000.00
	06/01/2037	165,000.00	5.000%	100.000	165,000.00	165,000.00
	06/01/2038	170,000.00	5.000%	100.000	170,000.00	170,000.00
	06/01/2039	180,000.00	5.000%	100.000	180,000.00	180,000.00
	06/01/2040	190,000.00	5.000%	100.000	190,000.00	190,000.00
		2,170,000.00			2,170,000.00	2,170,000.00

	<i>Maturity Date</i>	<i>Interest Rate</i>	<i>Issue Price</i>	<i>Stated Redemption at Maturity</i>	<i>Weighted Average Maturity</i>	<i>Yield</i>
Final Maturity	06/01/2040	5.000%	190,000.00	190,000.00		
Entire Issue			2,170,000.00	2,170,000.00	8.7541	5.0011%

Proceeds used for accrued interest	0.00
Proceeds used for bond issuance costs (including underwriters' discount)	65,650.00
Proceeds used for credit enhancement	0.00
Proceeds allocated to reasonably required reserve or replacement fund	0.00



## PROOF OF ARBITRAGE YIELD

### City of Monticello, Iowa Proposed General Obligation Corporate Purpose Bonds, Series 2025

		<i>Present Value to 09/02/2025</i>	
<i>Date</i>	<i>Debt Service</i>	<i>Total @ 5.0011266208%</i>	
12/01/2025	26,823.61	26,823.61	26,498.04
06/01/2026	54,250.00	54,250.00	52,284.14
12/01/2026	54,250.00	54,250.00	51,008.64
06/01/2027	174,250.00	174,250.00	159,841.85
12/01/2027	51,250.00	51,250.00	45,865.41
06/01/2028	176,250.00	176,250.00	153,884.31
12/01/2028	48,125.00	48,125.00	40,993.00
06/01/2029	178,125.00	178,125.00	148,025.85
12/01/2029	44,875.00	44,875.00	36,382.36
06/01/2030	179,875.00	179,875.00	142,275.79
12/01/2030	41,500.00	41,500.00	32,024.48
06/01/2031	186,500.00	186,500.00	140,406.28
12/01/2031	37,875.00	37,875.00	27,818.52
06/01/2032	192,875.00	192,875.00	138,207.35
12/01/2032	34,000.00	34,000.00	23,768.83
06/01/2033	194,000.00	194,000.00	132,313.58
12/01/2033	30,000.00	30,000.00	19,961.71
06/01/2034	195,000.00	195,000.00	126,585.74
12/01/2034	25,875.00	25,875.00	16,387.18
06/01/2035	200,875.00	200,875.00	124,114.80
12/01/2035	21,500.00	21,500.00	12,960.15
06/01/2036	176,500.00	176,500.00	103,798.21
12/01/2036	17,625.00	17,625.00	10,112.26
06/01/2037	182,625.00	182,625.00	102,224.01
12/01/2037	13,500.00	13,500.00	7,372.25
06/01/2038	183,500.00	183,500.00	97,763.38
12/01/2038	9,250.00	9,250.00	4,807.90
06/01/2039	189,250.00	189,250.00	95,967.36
12/01/2039	4,750.00	4,750.00	2,349.93
06/01/2040	194,750.00	194,750.00	93,996.70
	3,119,823.61	3,119,823.61	2,170,000.00

### Proceeds Summary

Delivery date	09/02/2025
Par Value	2,170,000.00
Target for yield calculation	2,170,000.00

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## UNDERWRITER'S DISCOUNT

**City of Monticello, Iowa**  
**Proposed General Obligation Corporate Purpose Bonds, Series 2025**

<i>Underwriter's Discount</i>	<i>\$/1000</i>	<i>Amount</i>
Underwriter's Discount	10.00000	21,700.00
	10.00000	21,700.00

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## COST OF ISSUANCE

### City of Monticello, Iowa Proposed General Obligation Corporate Purpose Bonds, Series 2025

<i>Cost of Issuance</i>	<i>\$/1000</i>	<i>Amount</i>
PFM Financial Advisors LLC	7.11982	15,450.00
Dorsey and Whitney LLP	6.22120	13,500.00
Moody's Rating Fee	4.60829	10,000.00
Miscellaneous	2.30415	5,000.00
	20.25346	43,950.00

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## SOURCES AND USES OF FUNDS

### City of Monticello, Iowa Proposed General Obligation Corporate Purpose Bonds, Series 2025

Dated Date                      09/02/2025  
Delivery Date                 09/02/2025

<i>Sources:</i>	<i>Paid by Debt Service</i>	<i>Paid by TIF</i>	<i>Total</i>
Bond Proceeds:			
Par Amount	210,000.00	1,960,000.00	2,170,000.00
	210,000.00	1,960,000.00	2,170,000.00
<hr/>			
<i>Uses:</i>	<i>Paid by Debt Service</i>	<i>Paid by TIF</i>	<i>Total</i>
Project Fund Deposits:			
Project Fund	200,000.00	1,900,000.00	2,100,000.00
Delivery Date Expenses:			
Cost of Issuance	4,253.22	39,696.78	43,950.00
Underwriter's Discount	2,100.00	19,600.00	21,700.00
	6,353.22	59,296.78	65,650.00
Other Uses of Funds:			
Additional Proceeds	3,646.78	703.22	4,350.00
	210,000.00	1,960,000.00	2,170,000.00

Note: Estimated 5.000% Interest Rate

## BOND SUMMARY STATISTICS

### City of Monticello, Iowa Proposed General Obligation Corporate Purpose Bonds, Series 2025

Dated Date	09/02/2025
Delivery Date	09/02/2025
Last Maturity	06/01/2040
Arbitrage Yield	5.001127%
True Interest Cost (TIC)	5.150014%
Net Interest Cost (NIC)	5.114232%
All-In TIC	5.458208%
Average Coupon	5.000000%
Average Life (years)	8.754
Weighted Average Maturity (years)	8.754
Duration of Issue (years)	6.910
Par Amount	2,170,000.00
Bond Proceeds	2,170,000.00
Total Interest	949,823.61
Net Interest	971,523.61
Total Debt Service	3,119,823.61
Maximum Annual Debt Service	230,750.00
Average Annual Debt Service	211,553.31
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	10.000000
Total Underwriter's Discount	10.000000
Bid Price	99.000000

<i>Bond Component</i>	<i>Par Value</i>	<i>Price</i>	<i>Average Coupon</i>	<i>Average Life</i>	<i>PV of 1 bp change</i>
Bond Component	2,170,000.00	100.000	5.000%	8.754	1,476.75
	2,170,000.00			8.754	1,476.75

	TIC	All-In TIC	Arbitrage Yield
Par Value	2,170,000.00	2,170,000.00	2,170,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	-21,700.00	-21,700.00	
- Cost of Issuance Expense		-43,950.00	
- Other Amounts			
Target Value	2,148,300.00	2,104,350.00	2,170,000.00
Target Date	09/02/2025	09/02/2025	09/02/2025
Yield	5.150014%	5.458208%	5.001127%

## BOND PRICING

### City of Monticello, Iowa Proposed General Obligation Corporate Purpose Bonds, Series 2025

<i>Bond Component</i>	<i>Maturity Date</i>	<i>Amount</i>	<i>Rate</i>	<i>Yield</i>	<i>Price</i>
Bond Component:					
	06/01/2027	120,000.00	5.000%	5.000%	100.000
	06/01/2028	125,000.00	5.000%	5.000%	100.000
	06/01/2029	130,000.00	5.000%	5.000%	100.000
	06/01/2030	135,000.00	5.000%	5.000%	100.000
	06/01/2031	145,000.00	5.000%	5.000%	100.000
	06/01/2032	155,000.00	5.000%	5.000%	100.000
	06/01/2033	160,000.00	5.000%	5.000%	100.000
	06/01/2034	165,000.00	5.000%	5.000%	100.000
	06/01/2035	175,000.00	5.000%	5.000%	100.000
	06/01/2036	155,000.00	5.000%	5.000%	100.000
	06/01/2037	165,000.00	5.000%	5.000%	100.000
	06/01/2038	170,000.00	5.000%	5.000%	100.000
	06/01/2039	180,000.00	5.000%	5.000%	100.000
	06/01/2040	190,000.00	5.000%	5.000%	100.000
		2,170,000.00			

Dated Date	09/02/2025	
Delivery Date	09/02/2025	
First Coupon	12/01/2025	
Par Amount	2,170,000.00	
Original Issue Discount		
Production	2,170,000.00	100.000000%
Underwriter's Discount	-21,700.00	-1.000000%
Purchase Price	2,148,300.00	99.000000%
Accrued Interest		
Net Proceeds	2,148,300.00	

## BOND DEBT SERVICE

### City of Monticello, Iowa Proposed General Obligation Corporate Purpose Bonds, Series 2025

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Debt Service</i>	<i>Annual Debt Service</i>
12/01/2025			26,823.61	26,823.61	
06/01/2026			54,250.00	54,250.00	81,073.61
12/01/2026			54,250.00	54,250.00	
06/01/2027	120,000.00	5.000%	54,250.00	174,250.00	228,500.00
12/01/2027			51,250.00	51,250.00	
06/01/2028	125,000.00	5.000%	51,250.00	176,250.00	227,500.00
12/01/2028			48,125.00	48,125.00	
06/01/2029	130,000.00	5.000%	48,125.00	178,125.00	226,250.00
12/01/2029			44,875.00	44,875.00	
06/01/2030	135,000.00	5.000%	44,875.00	179,875.00	224,750.00
12/01/2030			41,500.00	41,500.00	
06/01/2031	145,000.00	5.000%	41,500.00	186,500.00	228,000.00
12/01/2031			37,875.00	37,875.00	
06/01/2032	155,000.00	5.000%	37,875.00	192,875.00	230,750.00
12/01/2032			34,000.00	34,000.00	
06/01/2033	160,000.00	5.000%	34,000.00	194,000.00	228,000.00
12/01/2033			30,000.00	30,000.00	
06/01/2034	165,000.00	5.000%	30,000.00	195,000.00	225,000.00
12/01/2034			25,875.00	25,875.00	
06/01/2035	175,000.00	5.000%	25,875.00	200,875.00	226,750.00
12/01/2035			21,500.00	21,500.00	
06/01/2036	155,000.00	5.000%	21,500.00	176,500.00	198,000.00
12/01/2036			17,625.00	17,625.00	
06/01/2037	165,000.00	5.000%	17,625.00	182,625.00	200,250.00
12/01/2037			13,500.00	13,500.00	
06/01/2038	170,000.00	5.000%	13,500.00	183,500.00	197,000.00
12/01/2038			9,250.00	9,250.00	
06/01/2039	180,000.00	5.000%	9,250.00	189,250.00	198,500.00
12/01/2039			4,750.00	4,750.00	
06/01/2040	190,000.00	5.000%	4,750.00	194,750.00	199,500.00
	2,170,000.00		949,823.61	3,119,823.61	3,119,823.61

## DETAILED BOND DEBT SERVICE

City of Monticello, Iowa  
Paid by Debt Service

### Bond Component (BOND)

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Debt Service</i>	<i>Annual Debt Service</i>
12/01/2025			2,595.83	2,595.83	
06/01/2026			5,250.00	5,250.00	7,845.83
12/01/2026			5,250.00	5,250.00	
06/01/2027	20,000.00	5.000%	5,250.00	25,250.00	30,500.00
12/01/2027			4,750.00	4,750.00	
06/01/2028	20,000.00	5.000%	4,750.00	24,750.00	29,500.00
12/01/2028			4,250.00	4,250.00	
06/01/2029	20,000.00	5.000%	4,250.00	24,250.00	28,500.00
12/01/2029			3,750.00	3,750.00	
06/01/2030	20,000.00	5.000%	3,750.00	23,750.00	27,500.00
12/01/2030			3,250.00	3,250.00	
06/01/2031	25,000.00	5.000%	3,250.00	28,250.00	31,500.00
12/01/2031			2,625.00	2,625.00	
06/01/2032	25,000.00	5.000%	2,625.00	27,625.00	30,250.00
12/01/2032			2,000.00	2,000.00	
06/01/2033	25,000.00	5.000%	2,000.00	27,000.00	29,000.00
12/01/2033			1,375.00	1,375.00	
06/01/2034	25,000.00	5.000%	1,375.00	26,375.00	27,750.00
12/01/2034			750.00	750.00	
06/01/2035	30,000.00	5.000%	750.00	30,750.00	31,500.00
	210,000.00		63,845.83	273,845.83	273,845.83



## DETAILED BOND DEBT SERVICE

City of Monticello, Iowa  
Paid by TIF

### Bond Component (BOND)

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Debt Service</i>	<i>Annual Debt Service</i>
12/01/2025			24,227.78	24,227.78	
06/01/2026			49,000.00	49,000.00	73,227.78
12/01/2026			49,000.00	49,000.00	
06/01/2027	100,000.00	5.000%	49,000.00	149,000.00	198,000.00
12/01/2027			46,500.00	46,500.00	
06/01/2028	105,000.00	5.000%	46,500.00	151,500.00	198,000.00
12/01/2028			43,875.00	43,875.00	
06/01/2029	110,000.00	5.000%	43,875.00	153,875.00	197,750.00
12/01/2029			41,125.00	41,125.00	
06/01/2030	115,000.00	5.000%	41,125.00	156,125.00	197,250.00
12/01/2030			38,250.00	38,250.00	
06/01/2031	120,000.00	5.000%	38,250.00	158,250.00	196,500.00
12/01/2031			35,250.00	35,250.00	
06/01/2032	130,000.00	5.000%	35,250.00	165,250.00	200,500.00
12/01/2032			32,000.00	32,000.00	
06/01/2033	135,000.00	5.000%	32,000.00	167,000.00	199,000.00
12/01/2033			28,625.00	28,625.00	
06/01/2034	140,000.00	5.000%	28,625.00	168,625.00	197,250.00
12/01/2034			25,125.00	25,125.00	
06/01/2035	145,000.00	5.000%	25,125.00	170,125.00	195,250.00
12/01/2035			21,500.00	21,500.00	
06/01/2036	155,000.00	5.000%	21,500.00	176,500.00	198,000.00
12/01/2036			17,625.00	17,625.00	
06/01/2037	165,000.00	5.000%	17,625.00	182,625.00	200,250.00
12/01/2037			13,500.00	13,500.00	
06/01/2038	170,000.00	5.000%	13,500.00	183,500.00	197,000.00
12/01/2038			9,250.00	9,250.00	
06/01/2039	180,000.00	5.000%	9,250.00	189,250.00	198,500.00
12/01/2039			4,750.00	4,750.00	
06/01/2040	190,000.00	5.000%	4,750.00	194,750.00	199,500.00
	1,960,000.00		885,977.78	2,845,977.78	2,845,977.78

## FORM 8038 STATISTICS

### City of Monticello, Iowa Proposed General Obligation Corporate Purpose Bonds, Series 2025

Dated Date 09/02/2025  
Delivery Date 09/02/2025

<i>Bond Component</i>	<i>Date</i>	<i>Principal</i>	<i>Coupon</i>	<i>Price</i>	<i>Issue Price</i>	<i>Redemption at Maturity</i>
Bond Component:						
	06/01/2027	120,000.00	5.000%	100.000	120,000.00	120,000.00
	06/01/2028	125,000.00	5.000%	100.000	125,000.00	125,000.00
	06/01/2029	130,000.00	5.000%	100.000	130,000.00	130,000.00
	06/01/2030	135,000.00	5.000%	100.000	135,000.00	135,000.00
	06/01/2031	145,000.00	5.000%	100.000	145,000.00	145,000.00
	06/01/2032	155,000.00	5.000%	100.000	155,000.00	155,000.00
	06/01/2033	160,000.00	5.000%	100.000	160,000.00	160,000.00
	06/01/2034	165,000.00	5.000%	100.000	165,000.00	165,000.00
	06/01/2035	175,000.00	5.000%	100.000	175,000.00	175,000.00
	06/01/2036	155,000.00	5.000%	100.000	155,000.00	155,000.00
	06/01/2037	165,000.00	5.000%	100.000	165,000.00	165,000.00
	06/01/2038	170,000.00	5.000%	100.000	170,000.00	170,000.00
	06/01/2039	180,000.00	5.000%	100.000	180,000.00	180,000.00
	06/01/2040	190,000.00	5.000%	100.000	190,000.00	190,000.00
		2,170,000.00			2,170,000.00	2,170,000.00

	<i>Maturity Date</i>	<i>Interest Rate</i>	<i>Issue Price</i>	<i>Stated Redemption at Maturity</i>	<i>Weighted Average Maturity</i>	<i>Yield</i>
Final Maturity	06/01/2040	5.000%	190,000.00	190,000.00		
Entire Issue			2,170,000.00	2,170,000.00	8.7541	5.0011%

Proceeds used for accrued interest	0.00
Proceeds used for bond issuance costs (including underwriters' discount)	65,650.00
Proceeds used for credit enhancement	0.00
Proceeds allocated to reasonably required reserve or replacement fund	0.00

## PROOF OF ARBITRAGE YIELD

### City of Monticello, Iowa Proposed General Obligation Corporate Purpose Bonds, Series 2025

		<i>Present Value to 09/02/2025</i>	
<i>Date</i>	<i>Debt Service</i>	<i>Total @ 5.0011266208%</i>	
12/01/2025	26,823.61	26,823.61	26,498.04
06/01/2026	54,250.00	54,250.00	52,284.14
12/01/2026	54,250.00	54,250.00	51,008.64
06/01/2027	174,250.00	174,250.00	159,841.85
12/01/2027	51,250.00	51,250.00	45,865.41
06/01/2028	176,250.00	176,250.00	153,884.31
12/01/2028	48,125.00	48,125.00	40,993.00
06/01/2029	178,125.00	178,125.00	148,025.85
12/01/2029	44,875.00	44,875.00	36,382.36
06/01/2030	179,875.00	179,875.00	142,275.79
12/01/2030	41,500.00	41,500.00	32,024.48
06/01/2031	186,500.00	186,500.00	140,406.28
12/01/2031	37,875.00	37,875.00	27,818.52
06/01/2032	192,875.00	192,875.00	138,207.35
12/01/2032	34,000.00	34,000.00	23,768.83
06/01/2033	194,000.00	194,000.00	132,313.58
12/01/2033	30,000.00	30,000.00	19,961.71
06/01/2034	195,000.00	195,000.00	126,585.74
12/01/2034	25,875.00	25,875.00	16,387.18
06/01/2035	200,875.00	200,875.00	124,114.80
12/01/2035	21,500.00	21,500.00	12,960.15
06/01/2036	176,500.00	176,500.00	103,798.21
12/01/2036	17,625.00	17,625.00	10,112.26
06/01/2037	182,625.00	182,625.00	102,224.01
12/01/2037	13,500.00	13,500.00	7,372.25
06/01/2038	183,500.00	183,500.00	97,763.38
12/01/2038	9,250.00	9,250.00	4,807.90
06/01/2039	189,250.00	189,250.00	95,967.36
12/01/2039	4,750.00	4,750.00	2,349.93
06/01/2040	194,750.00	194,750.00	93,996.70
	3,119,823.61	3,119,823.61	2,170,000.00

### Proceeds Summary

Delivery date	09/02/2025
Par Value	2,170,000.00
Target for yield calculation	2,170,000.00

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## UNDERWRITER'S DISCOUNT

**City of Monticello, Iowa**  
**Proposed General Obligation Corporate Purpose Bonds, Series 2025**

<i>Underwriter's Discount</i>	<i>\$/1000</i>	<i>Amount</i>
Underwriter's Discount	10.00000	21,700.00
	10.00000	21,700.00

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## COST OF ISSUANCE

### City of Monticello, Iowa Proposed General Obligation Corporate Purpose Bonds, Series 2025

<i>Cost of Issuance</i>	<i>\$/1000</i>	<i>Amount</i>
PFM Financial Advisors LLC	7.11982	15,450.00
Dorsey and Whitney LLP	6.22120	13,500.00
Moody's Rating Fee	4.60829	10,000.00
Miscellaneous	2.30415	5,000.00
	20.25346	43,950.00

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## PRELIMINARY OFFICIAL STATEMENT DATED JULY 21, 2025

### New Issue

**Rating:** Application made to Moody's Ratings

*In the opinion of Dorsey & Whitney LLP, Bond Counsel, according to present laws, rulings and decisions and assuming the accuracy of certain representations and compliance with certain covenants, the interest on the Bonds (i) is excluded from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986 (the "Code"), and (ii) is not an item of tax preference for purposes of the federal alternative minimum tax imposed on noncorporate taxpayers by Section 55 of the Code. Interest on the Bonds may, however, be taken into account in determining adjusted financial statement income for purposes of the federal alternative minimum tax imposed on applicable corporations (as defined in Section 59(k) of the Code). See "TAX EXEMPTION AND RELATED TAX MATTERS" herein.*

### CITY OF MONTICELLO, IOWA

#### **\$2,170,000\* General Obligation Corporate Purpose Bonds, Series 2025**

BIDS RECEIVED: Monday, August 4, 2025, 10:00 A.M., Central Time

AWARD: Monday, August 4, 2025, 6:00 P.M., Central Time

**Dated:** Date of Delivery (September 2, 2025)

**Principal Due:** June 1, as shown inside front cover

The \$2,170,000\* General Obligation Corporate Purpose Bonds, Series 2025 (the "Bonds") are being issued pursuant to Subchapter III of Chapter 384 of the Code of Iowa and a resolution (the "Resolution") to be adopted by the City Council of the City of Monticello, Iowa (the "City"). The Bonds are being issued for the purpose of paying the cost, to that extent, of equipping the municipal fire department; and undertaking improvements to the municipal sanitary sewer system.

The purchaser of the Bonds agrees to enter into a loan agreement (the "Loan Agreement") with the City pursuant to authority contained in Section 384.24A of the Code of Iowa. The Bonds are issued in evidence of the City's obligations under the Loan Agreement. The Bonds are general obligations of the City, for which the City will pledge to levy ad valorem taxes against all property within the City without limitation as to rate or amount.

The Bonds will be issued as fully registered Bonds without coupons and, when issued, will be registered in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC"). DTC will act as securities depository for the Bonds. Individual purchases may be made in book-entry-only form in the principal amount of \$5,000 and integral multiples thereof. The purchaser will not receive certificates representing their interest in the Bonds purchased. Principal of the Bonds, payable annually on each June 1, beginning June 1, 2027 and interest on the Bonds, payable initially on December 1, 2025, and thereafter on each June 1 and December 1, will be paid to DTC by the City's Registrar/Paying Agent, UMB Bank N.A., West Des Moines, Iowa (the "Registrar"). DTC will in turn remit such principal and interest to its participants for subsequent disbursements to the beneficial owners of the Bonds as described herein. Interest and principal shall be paid to the registered holder of a bond as shown on the records of ownership maintained by the Registrar as the 15<sup>th</sup> day of the month preceding such interest payment date (the "Record Date").

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#### **THE BONDS WILL MATURE AS LISTED ON THE INSIDE FRONT COVER**

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<b>MINIMUM BID:</b>	\$2,148,300
<b>GOOD FAITH DEPOSIT:</b>	\$21,700 Required of Purchaser Only
<b>TAX MATTERS:</b>	Federal: Tax-Exempt State: Taxable See "TAX EXEMPTION AND RELATED TAX MATTERS" for more information.

The Bonds are offered, subject to prior sale, withdrawal or modification, when, as and if issued and subject to the unqualified approving legal opinion of Dorsey & Whitney LLP, Bond Counsel, Des Moines, Iowa, to be furnished upon delivery of the Bonds. It is expected the Bonds will be available for delivery through the facilities of DTC on or about September 2, 2025. The Preliminary Official Statement in the form presented is deemed final for purposes of Rule 15c2-12 of the Securities and Exchange Commission, subject to revisions, corrections or modifications as determined to be appropriate and is authorized to be distributed in connection with the offering of the Bonds for sale.

\* Preliminary; subject to change.

This Preliminary Official Statement and the information contained herein are subject to completion, amendment or other change without notice. The Bonds may not be sold nor may offers to buy be accepted prior to the time the Preliminary Official Statement is delivered in final form. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the Bonds in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the applicable securities laws of any such jurisdiction.

## CITY OF MONTICELLO, IOWA

### **\$2,170,000\* General Obligation Corporate Purpose Bonds, Series 2025**

**MATURITY:** The Bonds will mature June 1 in the years and amounts as follows:

<u>Year</u>	<u>Amount*</u>	<u>Year</u>	<u>Amount*</u>
2027	\$120,000	2034	\$165,000
2028	125,000	2035	175,000
2029	130,000	2036	155,000
2030	135,000	2037	165,000
2031	145,000	2038	170,000
2032	155,000	2039	180,000
2033	160,000	2040	190,000

**\* PRINCIPAL**

**ADJUSTMENT:** Preliminary; subject to change. The aggregate principal amount of the Bonds, and each scheduled maturity thereof, are subject to increase or decrease by the City or its designee after the determination of the successful bidder. The City may increase or decrease each maturity in increments of \$5,000 but the total amount to be issued will not exceed \$2,500,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

The dollar amount of the purchase price proposed by the successful bidder will be changed if the aggregate principal amount of the Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Bonds will be made while maintaining, as closely as possible, the successful bidder's net compensation, calculated as a percentage of bond principal. The successful bidder may not withdraw or modify its bid as a result of any post-bid adjustment. Any adjustment shall be conclusive, and shall be binding upon the successful bidder.

**INTEREST:** December 1, 2025 and semiannually thereafter on each June 1 and December 1.

**REDEMPTION:** The Bonds due after June 1, 2033 will be subject to call prior to maturity in whole, or from time to time in part, in any order of maturity and within a maturity by lot on said date or on any date thereafter at the option of the City, upon terms of par plus accrued interest to date of call. Written notice of such call shall be given at least thirty (30) days prior to the date fixed for redemption to the registered owners of the Bonds to be redeemed at the address shown on the registration books.

## COMPLIANCE WITH S.E.C. RULE 15c2-12

Municipal obligations (issued in an aggregate amount over \$1,000,000) are subject to General Rules and Regulations, Securities Exchange Act of 1934, Rule 15c2-12 Municipal Securities Disclosure.

**Preliminary Official Statement:** The Preliminary Official Statement was prepared for the City for dissemination to prospective bidders. Its primary purpose is to disclose information regarding the Bonds to prospective bidders in the interest of receiving competitive bids in accordance with the TERMS OF OFFERING contained herein. Unless an addendum is received prior to the sale, the document shall be deemed the final “Preliminary Official Statement”.

**Review Period:** The Preliminary Official Statement has been distributed to City staff as well as to prospective bidders for an objective review of its disclosure. Comments, omissions or inaccuracies must be submitted to PFM Financial Advisors LLC (the “Municipal Advisor”) at least two business days prior to the sale. Requests for additional information or corrections in the Preliminary Official Statement received on or before this date will not be considered a qualification of a bid received. If there are any changes, corrections or additions to the Preliminary Official Statement, prospective bidders will be informed by an addendum at least one business day prior to the sale.

**Final Official Statement:** Upon award of sale of the Bonds, the legislative body will authorize the preparation of a final Official Statement that includes the offering prices, interest rates, aggregate principal amount, principal amount per maturity, selling compensation, anticipated delivery date and other information required by law and the identity of the underwriter (the “Syndicate Manager”) and syndicate members. Copies of the final Official Statement will be delivered to the Syndicate Manager within seven business days following the bid acceptance.

## REPRESENTATIONS

No dealer, broker, salesman or other person has been authorized by the City, the Municipal Advisor or the underwriter to give any information or to make any representations other than those included in the Preliminary Official Statement or the final Official Statement and, if given or made, such information and representations must not be relied upon as having been authorized by the City, the Municipal Advisor or the underwriter. The Preliminary Official Statement or the final Official Statement does not constitute an offer to sell or solicitation of an offer to buy, nor shall there be any sale of the Bonds by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale. The information set forth herein has been obtained from the City and other sources which are believed to be reliable, but it is not to be construed as a representation by the Municipal Advisor or underwriter. The information and expressions of opinion herein are subject to change without notice, and neither the delivery of the Preliminary Official Statement or the final Official Statement, nor any sale made thereafter shall, under any circumstances, create any implication there has been no change in the affairs of the City or in any other information contained herein, since the date hereof.

The Preliminary Official Statement and any addenda thereto were prepared relying on information from the City and other sources, which are believed to be reliable.

The Bonds are being offered when, and if issued by the City and accepted by the underwriter, subject to receipt of an opinion on the legality, validity, and tax exemption by Dorsey & Whitney LLP, Des Moines, Iowa, Bond Counsel. It is expected the Bonds, in the definitive form, will be available on or about September 2, 2025, via Fast Automated Securities Transfer delivery with the Registrar holding the Bonds on behalf of DTC.

Compensation of the Municipal Advisor, payable entirely by the City, is contingent upon the sale of the Bonds.

References to website addresses presented herein are for informational purposes only and may be in the form of a hyperlink solely for the reader’s convenience. Unless specified otherwise, such websites and the information or links contained therein are not incorporated into, and are not part of, the Preliminary Official Statement for purposes of, and as that term is defined in, Securities and Exchange Commission Rule 15c2-12.



# **CITY OF MONTICELLO, IOWA**

## **Mayor and City Council**

Wayne Peach, Mayor  
Scott Brighton, Council Member – At-Large  
Candy Langerman, Council Member – At-Large  
Dave Goedken, Council Member – At-Large  
Josh Brenneman, Council Member – At-Large  
Mary Phelan, Council Member – At-Large  
Jake Ellwood, Council Member – At-Large

## **Administration**

Russell Farnum, City Administrator  
Sally Hinrichsen, City Clerk/Treasurer

## **City Attorney**

Douglas Herman  
Cedar Rapids, Iowa

## **Bond Counsel**

Dorsey & Whitney LLP  
Des Moines, Iowa

## **Municipal Advisor**

PFM Financial Advisors LLC  
Des Moines, Iowa

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### **OFFICAL BID FORM**

## TERMS OF OFFERING

### CITY OF MONTICELLO, IOWA

#### **\$2,170,000\* General Obligation Corporate Purpose Bonds, Series 2025**

Bids for the purchase of the City of Monticello, Iowa's (the "City") \$2,170,000\* General Obligation Corporate Purpose Bonds, Series 2025 (the "Bonds") will be received on Monday, August 4, 2025, before 10:00 A.M., Central Time, after which time they will be tabulated. The City Council will consider award of the Bonds at 6:00 P.M., Central Time, on the same day. Questions regarding the sale of the Bonds should be directed to the City's Municipal Advisor, PFM Financial Advisors LLC (the "Municipal Advisor"), 801 Grand Avenue, Ste. 3300, Des Moines, Iowa 50309, telephone (515) 724-5737. Information may also be obtained from Sally Hinrichsen, City Clerk/Treasurer, City of Monticello, 200 East First Street, Monticello, Iowa 52310, telephone (319) 465-3577.

The following section sets forth the description of certain terms of the Bonds as well as the TERMS OF OFFERING with which all bidders and bid proposals are required to comply.

#### DETAILS OF THE BONDS

GENERAL OBLIGATION CORPORATE PURPOSE BONDS, SERIES 2025 in the principal amount of \$2,170,000\*, to be dated the date of delivery (anticipated to be September 2, 2025) in the denomination of \$5,000 or multiples thereof, will mature June 1, as follows:

<u>Year</u>	<u>Amount*</u>	<u>Year</u>	<u>Amount*</u>
2027	\$120,000	2034	\$165,000
2028	125,000	2035	175,000
2029	130,000	2036	155,000
2030	135,000	2037	165,000
2031	145,000	2038	170,000
2032	155,000	2039	180,000
2033	160,000	2040	190,000

\* Preliminary; subject to change.

#### ADJUSTMENT TO BOND MATURITY AMOUNTS

The aggregate principal amount of the Bonds is subject to increase or decrease by the City or its designee after the determination of the successful bidder. The City may increase or decrease each maturity in increments of \$5,000 but the total amount to be issued will not exceed \$2,500,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

The dollar amount of the purchase price proposed by the successful bidder will be changed if the aggregate principal amount of the Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Bonds will be made while maintaining, as closely as possible, the successful bidder's net compensation, calculated as a percentage of bond principal. The successful bidder may not withdraw or modify its bid as a result of any post-bid adjustment. Any adjustment shall be conclusive and shall be binding upon the successful bidder.

#### INTEREST ON THE BONDS

Interest on the Bonds will be payable on December 1, 2025, and semiannually on the 1<sup>st</sup> day of June and December thereafter. Principal and interest shall be paid to the registered holder of a Bond as shown on the records of ownership maintained by the Registrar as of the 15<sup>th</sup> day of the month next preceding the interest payment date (the "Record Date"). Interest will be computed based on a 360-day year of twelve 30-day months and will be rounded pursuant to rules of the Municipal Securities Rulemaking Board.

## OPTIONAL REDEMPTION

The Bonds due after June 1, 2033 will be subject to call prior to maturity in whole, or from time to time in part, in any order of maturity and within a maturity by lot on said date or on any date thereafter at the option of the City, upon terms of par plus accrued interest to date of call. Written notice of such call shall be given at least thirty (30) days prior to the date fixed for redemption to the registered owners of the Bonds to be redeemed at the address shown on the registration books.

## TERM BOND OPTION

Bidders shall have the option of designating the Bonds as serial bonds or term bonds, or both. The bid must designate whether each of the principal amounts shown above represent a serial maturity or a mandatory redemption requirement for a term bond maturity. (See the OFFICIAL BID FORM for more information.) In any event, the above principal amount scheduled shall be represented by either serial bond maturities or mandatory redemption requirements, or a combination of both.

## GOOD FAITH DEPOSIT

A good faith deposit in the amount of \$21,700 for the Bonds (the "Deposit") is required from the lowest bidder only. The lowest bidder is required to submit such Deposit payable to the order of the City, not later than 12:00 P.M., Central Time, on the day of the sale of the Bonds and in the form of either (i) a cashier's check provided to the City or its Municipal Advisor, or (ii) a wire transfer as instructed by the City's Municipal Advisor. If not so received, the bid of the lowest bidder may be rejected and the City may direct the second lowest bidder to submit a deposit and thereafter may award the sale of the Bonds to the same. No interest on the Deposit will accrue to the successful bidder (the "Purchaser"). The Deposit will be applied to the purchase price of the Bonds. In the event a Purchaser fails to honor its accepted bid proposal, the applicable Deposit will be retained by the City.

## FORM OF BIDS AND AWARD

All bids shall be unconditional for the entire issue of the Bonds for a price not less than \$2,148,300, plus accrued interest, and shall specify the rate or rates of interest in conformity with the limitations as set forth in the "BIDDING PARAMETERS" section herein. Bids must be submitted on or in substantial compliance with the OFFICIAL BID FORM provided by the City. The Bonds will be awarded to the bidder offering the lowest interest rate to be determined on a true interest cost (the "TIC") basis assuming compliance with the "ESTABLISHMENT OF ISSUE PRICE" and "GOOD FAITH DEPOSIT" sections herein. The TIC shall be determined by the present value method, i.e., by ascertaining the semiannual rate, compounded semiannually, necessary to discount to present value as of the dated date of the Bonds, the amount payable on each interest payment date and on each stated maturity date or earlier mandatory redemption, so that the aggregate of such amounts will equal the aggregate purchase price offered, therefore. The TIC shall be stated in terms of an annual percentage rate and shall be that rate of interest which is twice the semiannual rate so ascertained (also known as the Canadian Method). The TIC shall be as determined by the Municipal Advisor based on the TERMS OF OFFERING and all amendments, and on the bids as submitted. The Municipal Advisor's computation of the TIC of each bid shall be controlling. In the event of tied bids for the lowest TIC, the Bonds will be awarded by lot.

The City will reserve the right to (i) waive non-substantive informalities of any bid or of matters relating to the receipt of bids and award of the Bonds, (ii) reject all bids without cause, and (iii) reject any bid which the City determines to have failed to comply with the terms herein.

## BIDDING PARAMETERS

Each bidder's proposal must conform to the following limitations:

1. Each annual maturity must bear a single rate of interest from the dated date of the Bonds to the date of maturity.
2. Rates of interest bid must be in multiples of one-eighth or one-twentieth of one percent.
3. The initial price to the public for each maturity must be 98% or greater.

## RECEIPT OF BIDS

Form of Bids: Bids must be submitted on or in substantial compliance with the TERMS OF OFFERING and OFFICIAL BID FORM provided by the City or through PARITY® competitive bidding system (the “Internet Bid System”). Neither the City nor its agents shall not be responsible for malfunction or mistake made by any person, or as a result of the use of an electronic bid or the means used to deliver or complete a bid. The use of such facilities or means is at the sole risk of the prospective bidder who shall be bound by the terms of the bid as received.

No bid will be accepted after the time specified in the TERMS OF OFFERING and OFFICIAL BID FORM. The time, as maintained by the Internet Bid System, shall constitute the official time with respect to all bids submitted. A bid may be withdrawn before the bid deadline using the same method used to submit the bid. If more than one bid is received from a bidder, the last bid received shall be considered.

Sealed Bidding: Sealed bids may be submitted and will be received at the office of the City Clerk/Treasurer of the City of Monticello, City Hall, 200 East First Street, Monticello, Iowa, 52310.

Electronic Internet Bidding: Electronic internet bids will be received at the office of the City’s Municipal Advisor. Electronic internet bids must be submitted through the Internet Bid System. Information about the Internet Bid System may be obtained by calling (212) 849-5021.

Each prospective bidder shall be solely responsible for making necessary arrangements to access the Internet Bid System for purposes of submitting its electronic internet bid in a timely manner and in compliance with the requirements of the TERMS OF OFFERING and OFFICIAL BID FORM. The City is permitting bidders to use the services of the Internet Bid System solely as a communication mechanism to conduct the electronic internet bidding and the Internet Bid System is not an agent of the City. Provisions of the TERMS OF OFFERING and OFFICIAL BID FORM shall control in the event of conflict with information provided by the Internet Bid System.

## BOOK-ENTRY-ONLY ISSUANCE

The Bonds will be issued by means of a book-entry-only system with no physical distribution of bond certificates made to the public. The Bonds will be issued in fully registered form and one bond certificate, representing the aggregate principal amount of the Bonds maturing in each year, will be registered in the name of Cede & Co. as nominee of The Depository Trust Company (“DTC”), New York, New York, which will act as securities depository of the Bonds. Individual purchases of the Bonds may be made in the principal amount of \$5,000 or any multiple thereof of a single maturity through book entries made on the books and records of DTC and its participants. Principal and interest are payable by the Registrar to DTC or its nominee as registered owner of the Bonds. Transfer of principal and interest payments to participants of DTC will be the responsibility of DTC; transfer of principal and interest payments to beneficial owners by participants will be the responsibility of such participants and other nominees of beneficial owners. The Purchaser, as a condition of delivery of the Bonds, will be required to deposit the bond certificates with DTC.

## MUNICIPAL BOND INSURANCE AT PURCHASER’S OPTION

If the Bonds qualify for issuance of any policy of municipal bond insurance or commitment therefore, at the option of the bidder, the purchase of any such insurance policy or the issuance of any such commitment shall be at the sole option and expense of the Purchaser. Any increased costs of issuance of the Bonds resulting from such purchase of insurance shall be paid by the Purchaser, except that, if the City has requested and received a rating on the Bonds from a rating agency, the City will pay that initial rating fee. Any other rating agency fees shall be the responsibility of the Purchaser. Failure of the municipal bond insurer to issue the policy after the Bonds have been awarded to the Purchaser shall not constitute cause for failure or refusal by the Purchaser to accept delivery on the Bonds. The City reserves the right in its sole discretion to accept or deny changes to the financing documents requested by the insurer selected by the Purchaser.

## DELIVERY

The Bonds will be delivered to the Purchaser via Fast Automated Securities Transfer (“FAST”) delivery with the Registrar holding the Bonds on behalf of DTC, against full payment in immediately available cash or federal funds. The Bonds are expected to be delivered within forty-five days after the sale. Should delivery be delayed beyond sixty days from the date of sale for any reason except failure of performance by the Purchaser, the Purchaser may withdraw their bid and thereafter their interest in and liability for the Bonds will cease. When the Bonds are ready for delivery, the City will give the Purchaser five working days’ notice of the delivery date and the City will expect payment in full on that date, otherwise reserving the right at its option to determine that the Purchaser failed to comply with the offer of purchase.

## ESTABLISHMENT OF ISSUE PRICE

In order to establish the issue price of the Bonds for federal income tax purposes, the City requires bidders to agree to the following, and by submitting a bid, each bidder agrees to the following.

If a bid is submitted by a potential underwriter, the bidder confirm that (i) the underwriters have offered or reasonably expect to offer the Bonds to the public on or before the date of the award at the offering price (the “initial offering price”) for each maturity as set forth in the bid, and (ii) the bidder, if it is the winning bidder, shall require any agreement among underwriters, selling group agreement, retail distribution agreement or other agreement relating to the initial sale of the Bonds to the public to which it is a party to include provisions requiring compliance by all parties to such agreements with the provisions contained herein. For purposes hereof, Bonds with a separate CUSIP number constitute a separate “maturity,” and the public does not include underwriters of the Bonds (including members of a selling group or retail distribution group) or persons related to underwriters of the Bonds.

If, however, a bid is submitted for the bidder’s own account in a capacity other than as an underwriter of the Bonds, and the bidder has no current intention to sell, reoffer, or otherwise dispose of the Bonds, the bidder shall notify the City to that effect at the time it submits its bid and shall provide a certificate to that effect in place of the certificate otherwise required below.

If the Purchaser intends to act as an underwriter, the City shall advise the Purchaser at or prior to the time of award whether (i) the competitive sale rule, or (ii) the “hold-the-offering price” rule applies.

If the City advises the Purchaser that the requirements for a competitive sale have been satisfied and that the competitive sale rule applies, the Purchaser will be required to deliver to the City at or prior to closing a certification, substantially in the form attached hereto as EXHIBIT 1-A, as to the reasonably expected initial offering price as of the award date.

If the City advises the Purchaser that the requirements for a competitive sale have not been satisfied and that the hold-the-offering price rule applies, the Purchaser shall (1) upon the request of the City confirm that the underwriters did not offer or sell any maturity of the Bonds to any person at a price higher than the initial offering price of that maturity during the period starting on the award date and ending on the earlier of (a) the close of the fifth business day after the sale date or (b) the date on which the underwriters have sold at least 10% of that maturity to the public at or below the initial offering price; and (2) at or prior to closing, deliver to the City a certification substantially in the form attached hereto as EXHIBIT 1-B, together with a copy of the pricing wire.

Any action to be taken or documentation to be received by the City pursuant hereto may be taken or received on behalf of the City by the Municipal Advisor.

**Bidders should prepare their bids on the assumption the Bonds will be subject to the “hold-the-offering-price” rule. Any bid submitted pursuant to the TERMS OF OFFERING and OFFICIAL BID FORM shall be considered a firm offer for the purchase of the Bonds, and bids submitted will not be subject to cancellation or withdrawal.**

## OFFICIAL STATEMENT

The City has authorized the preparation of a Preliminary Official Statement containing pertinent information relative to the Bonds. The Preliminary Official Statement will be further supplemented by offering prices, interest rates, selling compensation, aggregate principal amount, principal amount per maturity, anticipated delivery date and underwriter, together with any other information required by law or deemed appropriate by the City, and shall constitute a final Official Statement of the City with respect to the Bonds, as that term is defined in Rule 15c2-12 promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended (the “Rule”). By awarding the Bonds to any underwriter or underwriting syndicate submitting an OFFICIAL BID FORM therefore, the City agrees that no more than seven (7) business days after the date of such award, it shall provide without cost to the senior managing underwriter of the syndicate to which the Bonds are awarded, up to 20 copies of the final Official Statement to permit each “Participating Underwriter” (as that term is defined in the Rule) to comply with the provisions of the Rule. The City shall treat the senior managing underwriter of the syndicate to which the Bonds are awarded as its designated agent for purposes of distributing copies of the final Official Statement to the Participating Underwriter. Any underwriter executing and delivering an OFFICIAL BID FORM with respect to the Bonds, agrees thereby, if its bid is accepted by the City, (i) it shall accept such designation, and (ii) it shall enter into a contractual relationship with all Participating Underwriters of the Bonds for purposes of assuring the receipt by each such Participating Underwriter of the final Official Statement.

## ELECTRONIC EXECUTED DOCUMENTS

Purchaser consents to the receipt of electronic transcripts and acknowledges the City’s intended use of electronically executed documents. Iowa Code chapter 554D establishes electronic signatures have the full weight and legal authority as manual signatures.

## CONTINUING DISCLOSURE

The City will covenant in a Continuing Disclosure Certificate for the benefit of the owners and beneficial owners of the Bonds to provide annually certain financial information and operating data relating to the City (the “Annual Report”), and to provide notices of the occurrence of certain enumerated events. The Annual Report is to be filed by the City no later than twelve months after the close of each fiscal year, commencing with the Fiscal Year ending June 30, 2025, with the Municipal Securities Rulemaking Board, at its internet repository named “Electronic Municipal Market Access” (“EMMA”). The notices of events, if any, are also to be filed with EMMA. See FORM OF CONTINUING DISCLOSURE CERTIFICATE included in APPENDIX D to the Preliminary Official Statement. The specific nature of the information to be contained in the Annual Report or the notices of events, and the manner in which such materials are to be filed, are summarized in the FORM OF CONTINUING DISCLOSURE CERTIFICATE. These covenants have been made in order to assist the underwriter in complying with SEC Rule 15c2-12(b)(5) of the Rule.

Pursuant to the Rule, the City notes the following in the last five years related to its prior Disclosure Covenants:

A Notice of Financial Obligation was not timely posted for development agreements with Oak Street Manufacturing, dated January 3, 2022; and Theisen Real Estate, dated September 15, 2023. The Notice of Financial Obligation and Notice of Failure to File were posted for both on October 25, 2023.

Breach of the undertakings will not constitute a default or an “Event of Default” under the Bonds or the resolution for the Bonds. A broker or dealer is to consider a known breach of the undertakings, however, before recommending the purchase or sale of the Bonds in the secondary market. Thus, a failure on the part of the City to observe the undertakings may adversely affect the transferability and liquidity of the Bonds and their market price.

## CUSIP NUMBERS

It is anticipated that the Committee on Uniform Security Identification Procedures (“CUSIP”) numbers will be printed on the Bonds and the Purchaser must agree in the bid proposal to pay the cost thereof. In no event will the City, Bond Counsel or Municipal Advisor be responsible for the review or express any opinion that the CUSIP numbers are correct. Incorrect CUSIP numbers on said Bonds shall not be cause for the Purchaser to refuse to accept delivery of said Bonds.

BY ORDER OF THE CITY COUNCIL  
City of Monticello, Iowa  
/s/ Sally Hinrichsen, City Clerk/Treasurer

## SCHEDULE OF BOND YEARS

**\$2,170,000\***

### CITY OF MONTICELLO, IOWA

#### General Obligation Corporate Purpose Bonds, Series 2025

Bonds Dated: September 2, 2025

Interest Due: December 1, 2025 and each June 1 and December 1 to maturity

Principal Due: June 1, 2027 - 2040

<u>Year</u>	<u>Principal *</u>	<u>Bond Years</u>	<u>Cumulative Bond Years</u>
2027	\$120,000	209.67	209.67
2028	125,000	343.40	553.07
2029	130,000	487.14	1,040.21
2030	135,000	640.88	1,681.08
2031	145,000	833.35	2,514.43
2032	155,000	1,045.82	3,560.25
2033	160,000	1,239.56	4,799.81
2034	165,000	1,443.29	6,243.10
2035	175,000	1,705.76	7,948.86
2036	155,000	1,665.82	9,614.68
2037	165,000	1,938.29	11,552.97
2038	170,000	2,167.03	13,720.00
2039	180,000	2,474.50	16,194.50
2040	190,000	2,801.97	18,996.47

Average Maturity (dated date):

8.754 Years

\* Preliminary; subject to change.



## **EXHIBIT 1**

### **FORMS OF ISSUE PRICE CERTIFICATES**

**EXHIBIT 1-A**

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**COMPETITIVE SALES WITH AT LEAST THREE BIDS FROM ESTABLISHED UNDERWRITERS**

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**CITY OF MONTICELLO, IOWA**  
**\$ \_\_\_\_\_ GENERAL OBLIGATION CORPORATE PURPOSE BONDS, SERIES 2025**

**ISSUE PRICE CERTIFICATE**  
**(competitive sale 3 bids)**

The undersigned, on behalf of [NAME OF UNDERWRITER] (“[SHORT NAME OF UNDERWRITER]”), hereby certifies as set forth below with respect to the sale of the obligations named above (the “Bonds”).

**1. Reasonably Expected Initial Offering Price.**

(a) As of the Sale Date, the reasonably expected initial offering prices of the Bonds to the Public by [SHORT NAME OF UNDERWRITER] are the prices listed in Schedule A (the “Expected Offering Prices”). The Expected Offering Prices are the prices for the Maturities of the Bonds used by [SHORT NAME OF UNDERWRITER] in formulating its bid to purchase the Bonds. Attached as Schedule B is a true and correct copy of the bid provided by [SHORT NAME OF UNDERWRITER] to purchase the Bonds.

(b) [SHORT NAME OF UNDERWRITER] was not given the opportunity to review other bids prior to submitting its bid.

(c) The bid submitted by [SHORT NAME OF UNDERWRITER] constituted a firm offer to purchase the Bonds.

**2. Defined Terms.** For purposes of this Issue Price Certificate:

(a) *Issuer* means City of Monticello, Iowa.

(b) *Maturity* means Bonds with the same credit and payment terms. Any Bonds with different maturity dates, or with the same maturity date but different stated interest rates, are treated as separate Maturities.

(c) *Member of the Distribution Group* means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

(d) *Public* means any person (*i.e.*, an individual, trust, estate, partnership, association, company, or corporation) other than a Member of the Distribution Group or a related party to a Member of the Distribution Group. A person is a “related party” to a Member of the Distribution Group if the Member of the Distribution Group and that person are subject, directly or indirectly, to (i) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other).

(e) *Sale Date* means the first day on which there is a binding contract in writing for the sale of the respective Maturity. The Sale Date of each Maturity was August 4, 2025.

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents [SHORT NAME OF UNDERWRITER]'s interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Tax Certificate and with respect to compliance with the federal income tax rules affecting the Bonds, and by Dorsey & Whitney LLP, Des Moines, Iowa in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time-to-time relating to the Bonds.

[UNDERWRITER]

By: \_\_\_\_\_

Name: \_\_\_\_\_

Dated: September 2, 2025

**SCHEDULE A**

**EXPECTED OFFERING PRICES**

**CITY OF MONTICELLO, IOWA**

**\$ \_\_\_\_\_ GENERAL OBLIGATION CORPORATE PURPOSE BONDS, SERIES 2025**

*(Attached)*

**SCHEDULE B**

**COPY OF UNDERWRITER'S BID**

**CITY OF MONTICELLO, IOWA**

**\$ \_\_\_\_\_ GENERAL OBLIGATION CORPORATE PURPOSE BONDS, SERIES 2025**

*(Attached)*

**EXHIBIT 1-B**


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**COMPETITIVE SALES WITH FEWER THAN THREE BIDS FROM ESTABLISHED UNDERWRITERS**


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**CITY OF MONTICELLO, IOWA**  
**\$ \_\_\_\_\_ GENERAL OBLIGATION CORPORATE PURPOSE BONDS, SERIES 2025**

**ISSUE PRICE CERTIFICATE**  
**(Form - Fewer than 3 bids)**

The undersigned, on behalf of \_\_\_\_\_ (“Underwriter”) hereby certifies as set forth below with respect to the sale of the obligations named above (the “Bonds”).

1. ***Initial Offering Price of the Bonds.*** Underwriter offered the Bonds to the Public for purchase at the specified initial offering prices listed in Schedule A (the “Initial Offering Prices”) on or before the Sale Date. A copy of the pricing wire for the Bonds is attached to this certificate as Schedule B.

2. ***First Price at which Sold to the Public.*** On the Sale Date, at least 10% of each Maturity [listed in Schedule C] was first sold to the Public at the respective Initial Offering Price [or price specified [therein][in Schedule C], if different].

3. ***Hold the Offering Price Rule.*** Underwriter has agreed in writing that, (i) for each Maturity less than 10% of which was first sold to the Public at a single price as of the Sale Date, it would neither offer nor sell any of the Bonds of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Holding Period for such Maturity (the “Hold-the-Offering-Price Rule”), and (ii) any agreement among underwriters, selling group agreement, or retail distribution agreement contains the agreement of each underwriter, dealer, or broker-dealer who is a party to such agreement to comply with the Hold-the-Offering-Price Rule. Based on the Underwriter’s own knowledge and, in the case of sales by other Members of the Distribution Group, representations obtained from the other Members of the Distribution Group, no Member of the Distribution Group has offered or sold any such Maturity at a price that is higher than the respective Initial Offering Price during the respective Holding Period.

4. ***Defined Terms.*** For purposes of this Issue Price Certificate:

(a) ***Holding Period*** means the period starting on the Sale Date and ending on the earlier of (i) the close of the fifth business day after the Sale Date (August 4, 2025), or (ii) the date on which Members of the Distribution Group have sold at least 10% of such Maturity to the Public at one or more prices, none of which is higher than the Initial Offering Price for such Maturity.

(b) ***Issuer*** means City of Monticello, Iowa.

(c) ***Maturity*** means Bonds with the same credit and payment terms. Any Bonds with different maturity dates, or with the same maturity date but different stated interest rates, are treated as separate Maturities.

(d) ***Member of the Distribution Group*** means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

(e) *Public* means any person (*i.e.*, an individual, trust, estate, partnership, association, company, or corporation) other than a Member of the Distribution Group or a related party to a Member of the Distribution Group. A person is a “related party” to a Member of the Distribution Group if the Member of the Distribution Group and that person are subject, directly or indirectly, to (i) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other).

(f) *Sale Date* means the first day on which there is a binding contract in writing for the sale of the respective Maturity. The Sale Date of each Maturity was August 4, 2025.

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents Underwriter’s interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Tax Certificate and with respect to compliance with the federal income tax rules affecting the Bonds, and by Dorsey & Whitney LLP, Des Moines, Iowa in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time-to-time relating to the Bonds.

By: \_\_\_\_\_

Name: \_\_\_\_\_

Dated: September 2, 2025

**SCHEDULE A**

**INITIAL OFFERING PRICES OF THE BONDS**

**CITY OF MONTICELLO, IOWA**

**\$ \_\_\_\_\_ GENERAL OBLIGATION CORPORATE PURPOSE BONDS, SERIES 2025**

*(Attached)*



**SCHEDULE B**

**PRICING WIRE**

**CITY OF MONTICELLO, IOWA**

**\$ \_\_\_\_\_ GENERAL OBLIGATION CORPORATE PURPOSE BONDS, SERIES 2025**

*(Attached)*

**SCHEDULE C**

**SALES OF AT LEAST 10% OF MATURITY TO THE PUBLIC ON THE SALE DATE  
AT THE INITIAL OFFERING PRICE**

**CITY OF MONTICELLO, IOWA  
\$\_\_\_\_\_ GENERAL OBLIGATION CORPORATE PURPOSE BONDS, SERIES 2025**

*(Attached)*

## **PRELIMINARY OFFICIAL STATEMENT**

### **CITY OF MONTICELLO, IOWA**

#### **\$2,170,000\* General Obligation Corporate Purpose Bonds, Series 2025**

#### **INTRODUCTION**

This Preliminary Official Statement contains information relating to the City of Monticello, Iowa (the “City”) and its issuance of \$2,170,000\* General Obligation Corporate Purpose Bonds, Series 2025 (the “Bonds”). This Preliminary Official Statement has been executed on behalf of the City and may be distributed in connection with the sale of the Bonds described herein. Inquiries may be made to PFM Financial Advisors LLC (the “Municipal Advisor”), 801 Grand Avenue, Suite 3300, Des Moines, Iowa 50309, telephone (515) 724-5737. Information may also be obtained from Sally Hinrichsen, City Clerk/Treasurer, City of Monticello, 200 East First Street, Monticello, Iowa 52310, telephone (319) 465-3577.

#### **AUTHORITY AND PURPOSE**

The Bonds are being issued pursuant to Subchapter III of Chapter 384 of the Code of Iowa and a resolution (the “Resolution”) to be adopted by the City Council of the City of Monticello, Iowa (the “City”). The Bonds are being issued for the purpose of paying the cost, to that extent, of equipping the municipal fire department; and undertaking improvements to the municipal sanitary sewer system.

The estimated sources and uses of the Bonds are as follows:

<u>Sources of Funds*</u>	
Par Amount	\$2,170,000.00
<u>Uses of Funds*</u>	
Project Fund Deposit	\$2,100,000.00
Underwriter’s Discount	21,700.00
Cost of Issuance and Contingency	<u>48,300.00</u>
Total Uses	\$2,170,000.00

\* Preliminary; subject to change.

#### **INTEREST**

Interest on the Bonds will be payable on December 1, 2025, and semiannually on the 1<sup>st</sup> day of June and December thereafter. Interest and principal shall be paid to the registered holder of a bond as shown on the records of ownership maintained by the Registrar as of the close of business on the 15<sup>th</sup> day of the month next preceding the interest payment date (the “Record Date”). Interest will be computed based on a 360-day year of twelve 30-day months and will be rounded pursuant to rules of the Municipal Securities Rulemaking Board.

#### **OPTIONAL REDEMPTION**

The Bonds due after June 1, 2033 will be subject to call prior to maturity in whole, or from time to time in part, in any order of maturity and within a maturity by lot on said date or on any date thereafter at the option of the City, upon terms of par plus accrued interest to date of call. Written notice of such call shall be given at least thirty (30) days prior to the date fixed for redemption to the registered owners of the Bonds to be redeemed at the address shown on the registration books.

## **PAYMENT OF AND SECURITY FOR THE BONDS**

Pursuant to the Resolution and the Act, the Bonds and the interest thereon are general obligations of the City, and all taxable property within the corporate boundaries of the City is subject to the levy of taxes to pay the principal of and interest on the Bonds without constitutional or statutory limitation as to rate or amount.

Section 76.2 of the Code of Iowa, 2025, as amended (the “Iowa Code”) provides that when an Iowa political subdivision issues general obligation bonds, the governing authority of such political subdivision shall, by resolution adopted before issuing the bonds, provide for the assessment of an annual levy upon all the taxable property in the political subdivision sufficient to pay the interest and principal of the bonds. A certified copy of such resolution shall be filed with the County Auditor in which the City is located, giving rise to a duty of the County Auditor to annually enter this levy for collection from the taxable property within the boundaries of the City, until funds are realized to pay the bonds in full.

For the purpose of providing for the levy and collection of a direct annual tax sufficient to pay the principal of and interest on the Bonds as the same become due, the Resolution provides for the levy of a tax sufficient for that purpose on all the taxable property in the City in each of the years while the Bonds are outstanding. The City shall file a certified copy of the Resolution with the County Auditor, pursuant to which the County Auditor is instructed to enter for collection and assess the tax authorized. When annually entering such taxes for collection, the County Auditor shall include the same as a part of the tax levy for Debt Service Fund purposes of the City, and when collected, the proceeds of the taxes shall be converted into the Debt Service Fund of the City and set aside therein as a special account to be used solely and only for the payment of the principal of and interest on the Bonds and for no other purpose whatsoever.

Pursuant to the provisions of Section 76.4 of the Iowa Code, each year while the Bonds remain outstanding and unpaid, any funds of the City which may lawfully be applied for such purpose, may be appropriated, budgeted and, if received, used for the payment of the principal of and interest on the Bonds as the same become due, and if so appropriated, the taxes for any given fiscal year as provided for in the Resolution, shall be reduced by the amount of such alternate funds as have been appropriated for said purpose and evidenced in the City’s budget. While not pledged to Bondholders, the City may use tax increment revenues for the payment of a portion of the principal of and interest on the Bonds.

## **BOOK-ENTRY-ONLY ISSUANCE**

*The information contained in the following paragraphs of this subsection “Book-Entry-Only Issuance” has been extracted from a schedule prepared by Depository Trust Company (“DTC”) entitled “SAMPLE OFFERING DOCUMENT LANGUAGE DESCRIBING BOOK-ENTRY-ONLY ISSUANCE.” The information in this section concerning DTC and DTC’s book-entry system has been obtained from sources that the City believes to be reliable, but the City takes no responsibility for the accuracy thereof.*

The Depository Trust Company (“DTC”), New York, NY, will act as securities depository for the securities (the “Securities”). The Securities will be issued as fully-registered securities registered in the name of Cede & Co. (DTC’s partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Security certificate will be issued for each issue of the Securities, each in the aggregate principal amount of such issue, and will be deposited with DTC. If, however, the aggregate principal amount of any issue exceeds \$500 million, one certificate will be issued with respect to each \$500 million of principal amount, and an additional certificate will be issued with respect to any remaining principal amount of such issue.

DTC, the world’s largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a “banking organization” within the meaning of the New York Banking Law, a member of the Federal Reserve System, a “clearing corporation” within the meaning of the New York Uniform Commercial Code, and a “clearing agency” registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments from over 100 countries that DTC’s participants (the “Direct Participants”) deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants’ accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation (“DTCC”). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing

Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly (the “Indirect Participants”). DTC has S&P Global Ratings (“S&P”) AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at [www.dtcc.com](http://www.dtcc.com).

Purchases of Securities under the DTC system must be made by or through Direct Participants, which will receive a credit for the Securities on DTC’s records. The ownership interest of each actual purchaser of each Security (the “Beneficial Owner”) is in turn to be recorded on the Direct and Indirect Participants’ records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Securities are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Securities, except in the event that use of the book-entry system for the Securities is discontinued.

To facilitate subsequent transfers, all Securities deposited by Direct Participants with DTC are registered in the name of DTC’s partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Securities with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not affect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Securities; DTC’s records reflect only the identity of the Direct Participants to whose accounts such Securities are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time-to-time. Beneficial Owners of Securities may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Securities, such as redemptions, tenders, defaults, and proposed amendments to the Security documents. For example, Beneficial Owners of Securities may wish to ascertain that the nominee holding the Securities for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Securities within an issue are being redeemed, DTC’s practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co., nor any other DTC nominee, will consent or vote with respect to Securities unless authorized by a Direct Participant in accordance with DTC’s MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the City as soon as possible after the Record Date. The Omnibus Proxy assigns Cede & Co.’s consenting or voting rights to those Direct Participants to whose accounts Securities are credited on the Record Date identified in a listing attached to the Omnibus Proxy.

Redemption proceeds, distributions, and dividend payments on the Securities will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC’s practice is to credit Direct Participants’ accounts upon DTC’s receipt of funds and corresponding detail information from the City or Agent, on payable date in accordance with their respective holdings shown on DTC’s records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in “street name,” and will be the responsibility of such Participant and not of DTC, Agent, or the City, subject to any statutory or regulatory requirements as may be in effect from time-to-time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC, is the responsibility of the City or Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

A Beneficial Owner shall give notice to elect to have its Securities purchased or tendered, through its Participant, to Remarketing Agent, and shall effect delivery of such Securities by causing the Direct Participant to transfer the Participant's interest in the Securities, on DTC's records, to Remarketing Agent. The requirement for physical delivery of Securities in connection with an optional tender or a mandatory purchase will be deemed satisfied when the ownership rights in the Securities are transferred by Direct Participants on DTC's records and followed by a book-entry credit of tendered Securities to Remarketing Agent's DTC account.

DTC may discontinue providing its services as depository with respect to the Securities at any time by giving reasonable notice to the City or Agent. Under such circumstances, in the event that a successor depository is not obtained, Security certificates are required to be printed and delivered.

The City may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, Security certificates will be printed and delivered to DTC. The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the City believes to be reliable, but the City takes no responsibility for the accuracy thereof.

## **FUTURE FINANCING**

The City does not anticipate any additional general obligation borrowings within 90 days of the date of this Preliminary Official Statement. The City is planning to refund a Bond Anticipation Note used to finance the construction of a sewer treatment plant. The Bond Anticipation Note will be refunded by a USDA sewer revenue loan upon completion of the project.

## **LITIGATION**

The City is not aware of any threatened or pending litigation affecting the validity of the Bonds or the City's ability to meet its financial obligations.

At closing, the City will certify that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the Bonds, or the titles of the City officers to their respective positions, or the validity of the Bonds, or the power and duty of the Bonds to provide and apply adequate taxes for the full and prompt payment of the principal and interest of the Bonds, and that no measure or provision for the authorization or issuance of the Bonds has been repealed or rescinded.

## **DEBT PAYMENT HISTORY**

The City knows of no instance in which it has defaulted in the payment of principal or interest on its debt.

## **LEGAL MATTERS**

Legal matters incident to the authorization, issuance and sale of the Bonds and with regard to the tax-exempt status of the interest thereon (see "TAX EXEMPTION AND RELATED TAX MATTERS" herein) are subject to the approving legal opinion of Dorsey & Whitney LLP, Des Moines, Iowa, Bond Counsel, a form of which is attached hereto as APPENDIX B to this Preliminary Official Statement. Signed copies of the opinion, dated and premised on law in effect as of the date of original delivery of the Bonds, will be delivered to the purchaser at the time of such original delivery. The Bonds are offered subject to prior sale and to the approval of legality of the Bonds by Bond Counsel.

The legal opinion to be delivered will express the professional judgment of Bond Counsel, and by rendering a legal opinion, Bond Counsel does not become an insurer or guarantor of the result indicated by that expression of professional judgment of the transaction or the future performance of the parties to the transaction.

Bond Counsel has not been engaged, nor has it undertaken, to prepare or to independently verify the accuracy of this Preliminary Official Statement, including but not limited to financial or statistical information of the City and risks associated with the purchase of the Bonds, except Bond Counsel has reviewed the information and statements contained in this Preliminary Official Statement under, "TAX EXEMPTION AND RELATED TAX MATTERS", "LEGAL MATTERS" and "AUTHORITY AND PURPOSE" herein, insofar as such statements contained under such captions

purport to summarize certain provisions of the Internal Revenue Code of 1986, the Bonds and any opinions rendered by Bond Counsel. Bond Counsel has prepared the documents contained in APPENDIX B and APPENDIX D to this Preliminary Official Statement.

## **TAX EXEMPTION AND RELATED TAX MATTERS**

Federal Income Tax Exemption: The opinion of Bond Counsel will state that under present laws and rulings, interest on the Bonds is excluded from gross income for federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum tax imposed on noncorporate taxpayers under the Code.

The opinion set forth in the preceding sentence will be subject to the condition that the City comply with all requirements of the Code that must be satisfied subsequent to the issuance of the Bonds in order that interest thereon be, or continue to be, excluded from gross income for federal income tax purposes. Failure to comply with certain of such requirements may cause the inclusion of interest on the Bonds in gross income for federal income tax purposes to be retroactive to the date of issuance of the Bonds. In the Resolution, the City will covenant to comply with all such requirements.

There may be certain other federal tax consequences to the ownership of the Bonds by certain taxpayers, including without limitation, corporations subject to the branch profits tax, financial institutions, certain insurance companies, certain S corporations, individual recipients of Social Security and Railroad Retirement benefits, taxpayers who may be deemed to have incurred (or continued) indebtedness to purchase or carry tax-exempt obligations, and corporations that may be subject to the alternative minimum tax. Bond Counsel will express no opinion with respect to other federal tax consequences to owners of the Bonds. Prospective purchasers of the Bonds should consult with their tax advisors as to such matters.

Ownership of the Bonds may result in other state and local tax consequences to certain taxpayers. Bond Counsel expresses no opinion regarding any such collateral consequences arising with respect to the Bonds. Prospective purchasers of the Bonds should consult their tax advisors regarding the applicability of any such state and local taxes.

State of Iowa Income Taxes: The interest on the Bonds is NOT exempt from present Iowa income taxes.

Proposed Changes in Federal and State Tax Law: From time-to-time, there are Presidential proposals, proposals of various federal committees, and legislative proposals in the Congress and in the states that, if enacted, could alter or amend the federal and state tax matters referred to herein or adversely affect the marketability or market value of the Bonds or otherwise prevent holders of the Bonds from realizing the full benefit of the tax exemption of interest on the Bonds. Further, such proposals may impact the marketability or market value of the Bonds simply by being proposed. No prediction is made whether such provisions will be enacted as proposed or concerning other future legislation affecting the tax treatment of interest on the Bonds. In addition, regulatory actions are from time-to-time announced or proposed and litigation is threatened or commenced which, if implemented or concluded in a particular manner, could adversely affect the market value, marketability or tax-exempt status of the Bonds. It cannot be predicted whether any such regulatory action will be implemented, how any particular litigation or judicial action will be resolved, or whether the Bonds would be impacted thereby.

Purchasers of the Bonds should consult their tax advisors regarding any pending or proposed legislation, regulatory initiatives or litigation. The opinions expressed by Bond Counsel are based upon existing legislation and regulations as interpreted by relevant judicial and regulatory authorities as of the date of issuance and delivery of the Bonds, and Bond Counsel has expressed no opinion as of any date subsequent thereto or with respect to any proposed or pending legislation, regulatory initiatives or litigation.

Qualified Tax-Exempt Obligations: In the Resolution, City will designate the Bonds as “qualified tax-exempt obligations” within the meaning of Section 265(b)(3) of the Code relating to the ability of financial institutions to deduct from income for federal income tax purposes a portion of the interest expense that is allocable to tax-exempt obligations. In the opinion of Bond Counsel, the Bonds are “qualified tax-exempt obligations” within the meaning of Section 265(b)(3) of the Code.

Original Issue Discount: The Bonds maturing in the years \_\_\_\_\_ are being sold at a discount from the principal amount payable on such Discount Bonds at maturity (collectively, the “Discount Bonds”). The difference between the price at which a substantial amount of the Discount Bonds of a given maturity is first sold to the public (the “Issue Price”) and the principal amount payable at maturity constitutes “original issue discount” under the Internal Revenue Code. The amount of original issue discount that accrues to a holder of a Discount Bond under section 1288 of the Internal Revenue Code is excluded from federal gross income to the same extent that stated interest on such Discount Bond would be so excluded. The amount of the original issue discount that accrues with respect to a Discount Bond under section 1288 is added to the owner’s federal tax basis in determining gain or loss upon disposition of such Discount Bond (whether by sale, exchange, redemption or payment at maturity).

Interest in the form of original issue discount accrues under section 1288 pursuant to a constant yield method that reflects semiannual compounding on dates that are determined by reference to the maturity date of the Discount Bond. The amount of original issue discount that accrues for any particular semiannual accrual period generally is equal to the excess of (1) the product of (a) one-half of the yield on such Discount Bonds (adjusted as necessary for an initial short period) and (b) the adjusted issue price of such Discount Bonds, over (2) the amount of stated interest actually payable. For purposes of the preceding sentence, the adjusted issue price is determined by adding to the Issue Price for such Discount Bonds the original issue discount that is treated as having accrued during all prior semiannual accrual periods. If a Discount Bond is sold or otherwise disposed of between semiannual compounding dates, then the original issue discount that would have accrued for that semiannual accrual period for federal income tax purposes is allocated ratably to the days in such accrual period.

An owner of a Discount Bond who disposes of such Discount Bond prior to maturity should consult owner’s tax advisor as to the amount of original issue discount accrued over the period held and the amount of taxable gain or loss upon the sale or other disposition of such Discount Bond prior to maturity.

Owners who purchase Discount Bonds in the initial public offering but at a price different than the Issue Price should consult their own tax advisors with respect to the tax consequences of the ownership Discount Bonds.

The Internal Revenue Code contains provisions relating to the accrual of original issue discount in the case of subsequent purchasers of bonds such as the Discount Bonds. Owners who do not purchase Discount Bonds in the initial offering should consult their own tax advisors with respect to the tax consequences of the ownership of the Discount Bonds.

Original issue discount that accrues in each year to an owner of a Discount Bond may result in collateral federal income tax consequences to certain taxpayers. No opinion is expressed as to state and local income tax treatment of original issue discount. All owners of Discount Bonds should consult their own tax advisors with respect to the federal, state, local and foreign tax consequences associated with the purchase, ownership, redemption, sale or other disposition of Discount Bonds.

Original Issue Premium: The Bonds maturing in the years \_\_\_\_\_ are being issued at a premium to the principal amount payable at maturity. Except in the case of dealers, which are subject to special rules, Bondholders who acquire the Bonds at a premium must, from time-to-time, reduce their federal tax bases for the Bonds for purposes of determining gain or loss on the sale or payment of such Bonds. Premium generally is amortized for federal income tax purposes on the basis of a bondholder’s constant yield to maturity or to certain call dates with semiannual compounding. Bondholders who acquire any Bonds at a premium might recognize taxable gain upon sale of the Bonds, even if such Bonds are sold for an amount equal to or less than their original cost. Amortized premium is not deductible for federal income tax purposes. Bondholders who acquire any Bonds at a premium should consult their tax advisors concerning the calculation of bond premium and the timing and rate of premium amortization, as well as the state and local tax consequences of owning and selling the Bonds acquired at a premium.

## **BONDHOLDERS’ RISKS**

An investment in the Bonds involves an element of risk. In order to identify risk factors and make an informed investment decision, potential investors should be thoroughly familiar with this entire Preliminary Official Statement (including the appendices hereto) in order to make a judgment as to whether the Bonds are an appropriate investment.



Tax Levy Procedures: The Bonds are general obligations of the City, payable from and secured by a continuing ad-valorem tax levied against all of the taxable property within the boundaries of the City. As part of the budgetary process of the City, each fiscal year the City will have an obligation to request a debt service levy to be applied against all of the taxable property within the boundaries of the City. A failure on the part of the City to make a timely levy request, or a levy request by the City that is inaccurate or is insufficient to make full payments of the debt service on the Bond for a particular fiscal year, may cause Bondholders to experience delay in the receipt of distributions of principal of and/or interest on the Bonds.

Changes in Property Taxation: The Bonds are general obligations of the City secured by an unlimited ad valorem property tax as described more fully in the "PAYMENT OF AND SECURITY FOR THE BONDS" herein.

From time-to-time, the Iowa General Assembly has altered the method of property taxation and could do so again. Any alteration in property taxation structure could affect property tax revenues available to pay the Bonds. Historically, the Iowa General Assembly has applied changes in property taxation structure on a prospective basis; however, there is no assurance that future changes in property taxation structure by the Iowa General Assembly will not be retroactive. It is impossible to predict the outcome of future property tax changes by the Iowa General Assembly or their potential impact on the Bonds and the security for the Bonds.

Proposed State Tax Legislation: From time-to-time, legislative proposals are made that would, if enacted, alter or amend one or more of the state tax matters described herein in certain respects or would adversely affect the market value of the Bonds. It cannot be predicted whether or in what forms any of such proposals that may be introduced, may be enacted and there can be no assurance that such proposals will not apply to the Bonds. See "TAX EXEMPTION AND RELATED TAX MATTERS" herein. The Iowa General Assembly can make changes that can alter or amend not just the value of the Bonds, but the method of property taxation. See "BONDHOLDERS' RISKS - Changes in Property Taxation" herein.

Matters Relating to Enforceability of Agreements: Bondholders shall have and possess all the rights of action and remedies afforded by the common law, the Constitution and statutes of the State of Iowa and of the United States of America for the enforcement of payment of the Bonds, including, but not limited to, the right to a proceeding in law or in equity by suit, action or mandamus to enforce and compel performance of the duties required by Iowa law and the Resolution.

The practical realization of any rights upon any default will depend upon the exercise of various remedies specified in the Resolution or the Loan Agreement. The remedies available to the Bondholders upon an event of default under the Resolution or the Loan Agreement, in certain respects, may require judicial action, which is often subject to discretion and delay. Under existing law, including specifically the federal bankruptcy code, certain of the remedies specified in the Loan Agreement or the Resolution may not be readily available or may be limited. A court may decide not to order the specific performance of the covenants contained in these documents. The legal opinions to be delivered concurrently with the delivery of the Bonds will be qualified as to the enforceability of the various legal instruments by limitations imposed by general principles of equity and public policy and by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors generally.

No representation is made, and no assurance is given, that the enforcement of any remedies will result in sufficient funds to pay all amounts due under the Resolution or the Loan Agreement, including principal of and interest on the Bonds.

Secondary Market: There can be no guarantee there will be a secondary market for the Bonds or, if a secondary market exists, that such Bonds can be sold for any particular price. Occasionally, because of general market conditions or because of adverse history of economic prospects connected with a particular issue, secondary marketing practices in connection with a particular note or bond issue are suspended or terminated. Additionally, prices of bond or note issues for which a market is being made will depend upon then prevailing circumstances. Such prices could be substantially different from the original purchase price of the Bonds.

EACH PROSPECTIVE PURCHASER IS RESPONSIBLE FOR ASSESSING THE MERITS AND RISKS OF AN INVESTMENT IN THE BONDS AND MUST BE ABLE TO BEAR THE ECONOMIC RISK OF SUCH INVESTMENT. THE SECONDARY MARKET FOR THE BONDS, IF ANY, COULD BE LIMITED.

Rating Loss: Moody's Ratings ("Moody's") has assigned a rating of 'A' to the Bonds. Generally, a rating agency bases its rating on the information and materials furnished to it and on investigations, studies and assumptions of its own. There is no assurance that the rating will continue for any given period of time, or that such rating will not be revised, suspended or withdrawn, if, in the judgment of the rating agencies, circumstances so warrant. A revision, suspension or withdrawal of a rating may have an adverse effect on the market price of the Bonds. Rating agencies are currently not regulated by any regulatory body. Future regulation of rating agencies could materially alter the methodology, rating levels, and types of ratings available, for example, and these changes, if ever, could materially affect the market value of the Bonds.

Bankruptcy and Insolvency: The rights and remedies provided in the Resolution may be limited by and are subject to the provisions of federal bankruptcy laws, to other laws or equitable principles that may affect the enforcement of creditor's rights, to the exercise of judicial discretion in appropriate cases and to limitations in legal remedies against exercise of judicial discretion in appropriate cases and to limitations on legal remedies against municipal corporations in the State of Iowa. The various opinions of counsel to be delivered with respect to the Bonds, the Loan Agreement and the Resolution, including the opinion of Bond Counsel, will be similarly qualified. If the City were to file a petition under Chapter 9 of the Bankruptcy Code, the owners of the Bonds could be prohibited from taking any steps to enforce their rights under the Resolution. In the event the City fails to comply with its covenants under the Resolution or fails to make payments on the Bonds, there can be no assurance of the availability of remedies adequate to protect the interests of the holders of the Bonds.

Under Iowa Code Chapter 76 sections 76.16 and 76.16A of the Act, as amended, a city, county, or other political subdivision may become a debtor under Chapter 9 of the Federal bankruptcy code, if it is rendered insolvent, as defined in 11 U.S.C. §101(32)(c), as a result of a debt involuntarily incurred. As used therein, "debt" means an obligation to pay money, other than pursuant to a valid and binding collective bargaining agreement or previously authorized bond issue, as to which the governing body of the city, county, or other political subdivision has made a specific finding set forth in a duly adopted resolution of each of the following: (1) that all or a portion of such obligation will not be paid from available insurance proceeds and must be paid from an increase in general tax levy; (2) that such increase in the general tax levy will result in a severe, adverse impact on the ability of the city, county, or political subdivision to exercise the powers granted to it under applicable law, including without limitation providing necessary services and promoting economic development; (3) that as a result of such obligation, the city, county, or other political subdivision is unable to pay its debts as they become due; and (4) that the debt is not an obligation to pay money to a city, county, entity organized pursuant to chapter 28E of the Code of Iowa, or other political subdivision.

Forward-Looking Statements: This Preliminary Official Statement contains statements relating to future results that are "forward-looking statements" as defined in the Private Securities Litigation Reform Act of 1995. When used in this Preliminary Official Statement, the words "anticipated," "plan," "expect," "projected," "estimate," "budget," "pro forma," "forecast," "intend," and similar expressions identify forward-looking statements. Any forward-looking statement is subject to uncertainty. Accordingly, such statements are subject to risks that could cause actual results to differ, possibly materially, from those contemplated in such forward-looking statements. Inevitably, some assumptions used to develop forward-looking statements will not be realized or unanticipated events and circumstances may occur. Therefore, investors should be aware that there are likely to be differences between forward-looking statements and the actual results. These differences could be material and could impact the availability of funds of the City to pay debt service when due on the Bonds.

Cybersecurity: The City, like many other public and private entities, relies on a large and complex technology environment to conduct its operations. As such, it may face multiple cybersecurity threats including, but not limited to, hacking, viruses, malware and other attacks on computer or other sensitive digital systems and networks. There can be no assurances that any security and operational control measures implemented by the City will be completely successful to guard against and prevent cyber threats and attacks. Failure to properly maintain functionality, control, security, and integrity of the City's information systems could impact business operations and/or digital networks and systems and the costs of remedying any such damage could be significant. Along with significant liability claims or regulatory penalties, any security breach could have a material adverse impact on the City's operations and financial condition.

The City maintains insurance policies to cover the various aspects of a cyber-attack. See “GENERAL INFORMATION ABOUT THE CITY OF MONTICELLO, IOWA” – “THE CITY” – subsection “INSURANCE”, contained in APPENDIX A to this Preliminary Official Statement. The City cannot predict whether these policies would be sufficient in the event of a cyber breach. The Bonds are secured by an unlimited ad valorem property tax as described more fully in the “PAYMENT OF AND SECURITY FOR THE BONDS” herein.

Tax Matters and Loss of Tax Exemption: As discussed under the heading “TAX EXEMPTION AND RELATED TAX MATTERS” herein, the interest on the Bonds could become includable in gross income for purposes of federal income taxation retroactive to the date of delivery of the Bonds, as a result of acts or omissions of the City in violation of its covenants in the Resolution. Should such an event of taxability occur, the Bonds would not be subject to a special redemption and would remain outstanding until maturity or until redeemed under the redemption provisions contained in the Bonds, and there is no provision for an adjustment of the interest rate on the Bonds.

It is possible that actions of the City after the closing of the Bonds will alter the tax-exempt status of the Bonds, and, in the extreme, remove the tax-exempt status from the Bonds. In that instance, the Bonds are not subject to mandatory prepayment, and the interest rate on the Bonds does not increase or otherwise reset. A determination of taxability on the Bonds, after closing of the Bonds, could materially adversely affect the value and marketability of the Bonds.

Risk of Audit: The Internal Revenue Service has an ongoing program to audit tax-exempt obligations to determine the legitimacy of the tax status of such obligations. No assurance can be given as to whether the Internal Revenue Service will commence an audit of the Bonds. Public awareness of any audit could adversely affect the market value and liquidity of the Bonds during the pendency of the audit, regardless of the ultimate outcome of the audit.

DTC-Beneficial Owners: Beneficial Owners of the Bonds may experience some delay in the receipt of distributions of principal of and interest on the Bonds since such distributions will be forwarded by the Registrar to DTC and DTC will credit such distributions to the accounts of the Participants which will thereafter credit them to the accounts of the Beneficial Owner either directly or indirectly through indirect Participants. Neither the City nor the Registrar will have any responsibility or obligation to assure that any such notice or payment is forwarded by DTC to any Participant or by any Participant to any Beneficial Owner.

In addition, since transactions in the Bonds can be effected only through DTC Participants, indirect participants and certain banks, the ability of a Beneficial Owner to pledge the Bonds to persons or entities that do not participate in the DTC system, or otherwise to take actions in respect of such Bonds, may be limited due to lack of a physical certificate. Beneficial Owners will be permitted to exercise the rights of registered Owners only indirectly through DTC and the Participants. See “BOOK-ENTRY-ONLY SYSTEM” herein.

Proposed Federal Tax Legislation: From time-to-time, Presidential proposals, federal legislative committee proposals or legislative proposals are made that would, if enacted, alter or amend one or more of the federal tax matters described herein in certain respects or would adversely affect the market value of the Bonds. It cannot be predicted whether or in what forms any of such proposals that may be introduced, may be enacted and there can be no assurance that such proposals will not apply to the Bonds. In addition, regulatory actions are from time-to-time announced or proposed, and litigation threatened or commenced, which if implemented or concluded in a particular manner, could adversely affect the market value, marketability, or tax status of the Bonds. It cannot be predicted whether any such regulatory action will be implemented, how any particular litigation or judicial action will be resolved, or whether the Bonds would be impacted thereby. See “TAX EXEMPTION AND RELATED TAX MATTERS” herein.

Pension and Other Post-Employment Benefits (“OPEB”) Information: The City contributes to the Iowa Public Employees’ Retirement System (“IPERS”), which is a state-wide, multiple-employer, cost-sharing defined benefit pension plan administered by the State of Iowa. IPERS provides retirement and death benefits which are established by state statute to plan members and beneficiaries. All full-time employees of the City are required to participate in IPERS. IPERS plan members are required to contribute a percentage of their annual salary, in addition to the City being required to make annual contributions to IPERS. Contribution amounts are set by state statute. The IPERS Annual Comprehensive Financial Report for its Fiscal Year ended June 30, 2024 (the “IPERS ACFR”), indicates that as of June 30, 2024, the date of the most recent actuarial valuation for IPERS, the funded ratio of IPERS was 90.75%, and the unfunded actuarial liability was approximately \$4.375 billion. The IPERS ACFR identifies the IPERS Net Pension Liability at

June 30, 2024, at approximately \$3.641 billion (market value), while its net pension liability at June 30, 2023, was approximately \$4.514 billion (market value). The IPERS ACFR is available on the IPERS website, or by contacting IPERS at 7401 Register Drive, Des Moines, IA 50321.

Bond Counsel, the Municipal Advisor, the Underwriter and the Issuer undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from the IPERS discussed above or included on the IPERS website, including, but not limited to, updates of such information on the State Auditor's website or links to other internet sites accessed through the IPERS website.

In the Fiscal Year ended June 30, 2024, the City's IPERS contribution totaled approximately \$171,209. The City is current in its obligations to IPERS.

Pursuant to Governmental Accounting Standards Board Statement No. 68, IPERS has allocated the net pension liability among its members, with the City's identified portion at June 30, 2024 at approximately \$288,138. While the City's contributions to IPERS are controlled by state law, there can be no assurance the City will not be required by changes in state law to increase its contribution requirement in the future, which may have the effect of negatively impacting the finances of the City. See "EMPLOYEES AND PENSIONS", included in APPENDIX A to this Preliminary Official Statement, and the City's Independent Auditor's Reports for the Fiscal Year ended June 30, 2024, included in APPENDIX C to this Preliminary Official Statement for additional information on pension and assets of the City.

*Bond Counsel, the Municipal Advisor, the underwriter and the City undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from the IPERS discussed above or included on the IPERS website, including, but not limited to, updates of such information on the State Auditor's website or links to other internet sites accessed through the IPERS website.*

The City operates a single-employer health benefit plan which provides medical and prescription drug benefits for employees, retirees and their spouses. The City currently finances the benefit plan on a pay-as-you-go basis. For the Fiscal Year ended June 30, 2024, the City contributed \$264,359 and plan members eligible for benefits contributed \$24,544 to the plan.

Individuals who are employed by the City and are eligible to participate in the group health plan are eligible to continue healthcare benefits upon retirements. Retirees under age 65 pay the same premium for the medical and prescription drug benefits as active employees, which results in an implicit rate subsidy. Retired participants must be age 55 or older at retirement, with the exception of special service participants who must be age 50 with 22 years of services. At June 30, 2024, there were 30 active employees and no retired employees in the plan.

Summary: The foregoing is intended only as a summary of certain risk factors attendant to an investment in the Bonds. In order for potential investors to identify risk factors and make an informed investment decision, potential investors should become thoroughly familiar with this entire Preliminary Official Statement and the appendices hereto.

## **RATING**

The Bonds have been rated 'A' by Moody's. In addition, Moody's maintains a rating of 'A' on the City's general obligation long-term debt. The existing rating on long-term debt reflects only the view of the rating agency and any explanation of the significance of such rating may only be obtained from Moody's. The ratings described above are not recommendations to buy, sell or hold the Bonds. There is no assurance that any such rating will continue for any period of time or that it will not be revised downward or withdrawn entirely if, in the judgment of Moody's, circumstances so warrant. Therefore, after the date hereof, investors should not assume that the ratings are still in effect. A downward revision or withdrawal of either rating is likely to have an adverse effect on the market price and marketability of the Bonds. The City has not assumed any responsibility either to notify the owners of the Bonds of any proposed change in or withdrawal of any rating subsequent to the date of this Preliminary Official Statement, except in connection with the reporting of events as provided in the Continuing Disclosure Certificate, or to contest any revision or withdrawal.

## **MUNICIPAL ADVISOR**

The City has retained PFM Financial Advisors LLC Des Moines, Iowa as Municipal Advisor in connection with the preparation of the issuance of the Bonds. In preparing this Preliminary Official Statement, the Municipal Advisor has relied on government officials and other sources to provide accurate information for disclosure purposes. The Municipal Advisor is not obligated to undertake, and has not undertaken, an independent verification of the accuracy, completeness, or fairness of the information contained in this Preliminary Official Statement. PFM Financial Advisors LLC is an independent advisory firm and is not engaged in the business of underwriting, trading or distributing municipal securities or other public securities.

## **CONTINUING DISCLOSURE**

The City will covenant in a Continuing Disclosure Certificate for the benefit of the owners and beneficial owners of the Bonds to provide annually certain financial information and operating data relating to the City (the “Annual Report”), and to provide notices of the occurrence of certain enumerated events. The Annual Report is to be filed by the City no later than twelve months after the close of each fiscal year, commencing with the Fiscal Year ending June 30, 2025, with the Municipal Securities Rulemaking Board, at its internet repository named “Electronic Municipal Market Access” (“EMMA”). The notices of events, if any, are also to be filed with EMMA. See FORM OF CONTINUING DISCLOSURE CERTIFICATE included in APPENDIX D to this Preliminary Official Statement. The specific nature of the information to be contained in the Annual Report or the notices of events, and the manner in which such materials are to be filed, are summarized in “APPENDIX D – FORM OF CONTINUING DISCLOSURE CERTIFICATE. These covenants have been made in order to assist the underwriter in complying with paragraph (b)(5) of Rule 15c2-12 promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended, (the “Rule”).

Pursuant to the Rule, the City notes the following in the last five years related to its prior Disclosure Covenants:

A Notice of Financial Obligation was not timely posted for development agreements with Oak Street Manufacturing, dated January 3, 2022; and Theisen Real Estate, dated September 15, 2023. The Notice of Financial Obligation and Notice of Failure to File were posted for both on October 25, 2023.

Breach of the undertakings will not constitute a default or an “Event of Default” under the Bonds or the Resolution. A broker or dealer is to consider a known breach of the undertakings, however, before recommending the purchase or sale of the Bonds in the secondary market. Thus, a failure on the part of the City to observe the Undertakings may adversely affect the transferability and liquidity of the Bonds and their market price.

## **FINANCIAL STATEMENTS**

The City’s INDEPENDENT AUDITOR’S REPORTS for the Fiscal Year ended June 30, 2024 is reproduced in APPENDIX C to this Preliminary Official Statement. The City’s certified public accountant has not consented to distribution of the audited financial statements and has not undertaken added review of their presentation. Further information regarding financial performance and copies of the City’s prior Independent Auditor’s Reports may be obtained from the City’s Municipal Advisor.

## **CERTIFICATION**

The City has authorized the distribution of this Preliminary Official Statement for use in connection with the initial sale of the Bonds. I have reviewed the information contained within this Preliminary Official Statement prepared on behalf of the City by PFM Financial Advisors LLC, Des Moines, Iowa, and to the best of my knowledge, information and belief, said Preliminary Official Statement does not contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary in order to make the statements made therein, in light of the circumstances under which they were made, not misleading regarding the issuance of \$2,170,000\* General Obligation Corporate Purpose Bonds, Series 2025.

CITY OF MONTICELLO, IOWA  
/s/ Sally Hinrichsen, City Clerk/Treasurer

\* Preliminary; subject to change.

## **APPENDIX A**

### **GENERAL INFORMATION ABOUT THE CITY OF MONTICELLO, IOWA**

*THE \$2,170,000\* General Obligation Corporate Purpose Bonds, Series 2025 (the “Bonds”) are general obligations of the City of Monticello, Iowa (the “City”) for which the City will pledge its power to levy direct ad valorem taxes against all taxable property within the City without limitation as to rate or amount to the repayment of the Bonds.*

*\* Preliminary; subject to change.*

## CITY PROPERTY VALUES

### IOWA PROPERTY VALUATIONS

In compliance with Section 441.21 of the Code of Iowa, the State Director of Revenue annually directs the county auditors to apply prescribed statutory percentages to the assessments of certain categories of real property. The 2024 final Actual Values were adjusted by the Jones County Auditor. The reduced values, determined after the application of rollback percentages, are the taxable values subject to tax levy.

For assessment year 2024, the taxable value rollback rate is 47.4316% of actual value for residential property; 73.8575% of actual value for agricultural property, and 100.0000% of the actual value of utility property. The residential taxable rollback rate of 47.4316% will apply to the value of each property unit of commercial, industrial and railroad property that exceeds zero dollars (\$0) but does not exceed one hundred fifty thousand dollars (\$150,000) with a taxable value rollback rate of 90.0000% to the value that exceeds one hundred fifty thousand dollars (\$150,000). No adjustment was ordered for utility property because its assessed value did not increase enough to qualify for reduction. Utility property is limited to an 8% annual growth.

The Legislature's intent has been to limit the growth of statewide taxable valuations for the specific classes of property to 3% annually. Political subdivisions whose taxable values are thus reduced or are unusually low in growth are allowed to appeal the valuations to the State Appeal Board, in order to continue to fund present services.

### PROPERTY VALUATIONS (1/1/2024 Valuation Taxes Payable July 1, 2025 to June 30, 2026)

	<u>100% Actual Value</u>	<u>Taxable Value (With Rollback)</u>
Residential	\$231,272,951	\$99,554,722
Commercial	47,531,636	33,156,395
Industrial	15,062,227	12,779,640
Utilities w/o Gas & Electric	<u>39,708</u>	<u>39,708</u>
Gross valuation	\$293,906,522	\$145,530,465
Less military exemption	(672,000)	(672,000)
Less Homestead Exemption	<u>(2,840,500)</u>	<u>(2,840,500)</u>
Net valuation	\$290,394,022	\$142,017,965
TIF increment (used to compute debt service levies and constitutional debt limit)	\$24,259,266	\$24,259,266
Taxed separately:		
Ag. Land & Building	\$2,682,840	\$1,981,478
Gas & Electric Utilities	\$20,131,131	\$2,593,342

### 2024 GROSS TAXABLE VALUATION BY CLASS OF PROPERTY <sup>1)</sup>

	<u>Taxable Valuation</u>	<u>Percent Total</u>
Residential	\$99,554,722	67.21%
Gas & Electric Utilities	2,593,345	1.75%
Commercial, Industrial and Utility	<u>45,975,743</u>	<u>31.04%</u>
Total Gross Taxable Valuation	\$148,123,810	100.00%

1) Excludes Taxable TIF Increment and Ag. Land & Buildings.

## TREND OF VALUATIONS

<u>Assessment Year</u>	<u>Payable Fiscal Year</u>	<u>100% Actual Valuation</u>	<u>Taxable Valuation (With Rollback)</u>	<u>Taxable TIF Increment</u>
2020	2021-22	\$259,836,357	\$131,374,228	\$25,550,662
2021	2022-23	279,301,772	145,194,423	17,913,879
2022	2023-24	283,548,385	138,670,924	19,699,162
2023	2024-25	333,687,646	143,644,457	20,789,154
2024	2025-26	337,467,259	144,611,307	24,259,266

Source: Iowa Department of Management

The 100% Actual Valuation, before rollback and after reduction of exemptions, includes Ag. Land, Ag. Buildings, Taxable TIF Increment and Gas & Electric Utilities. The Taxable Valuation, with the rollback and after the reduction of military exemption, includes Gas & Electric Utilities and excludes Ag. Land, Ag. Buildings and the Taxable TIF Increment. Iowa cities certify operating levies against Taxable Valuation excluding the Taxable TIF Increment and debt service levies are certified against Taxable Valuations including the Taxable TIF Increment but exclude Taxable TIF Increment-Ag.

## LARGER TAXPAYERS

Set forth in the following table are the persons or entities which represent larger taxpayers within the boundaries of the City, as provided by the Jones County auditor's office. No independent investigation has been made of and no representation is made herein as to the financial condition of any of the taxpayers listed below or that such taxpayers will continue to maintain their status as major taxpayers in the City. With the exception of the electric and natural gas provider noted below (which is subject to an excise tax in accordance with Iowa Code chapter 437A), the City's mill levy is uniformly applicable to all of the properties included in the table, and thus taxes expected to be received by the City from such taxpayers will be in proportion to the assessed valuations of the properties. The total tax bill for each of the properties is dependent upon the mill levies of the other taxing entities which overlap the properties.

<u>Taxpayer <sup>1)</sup></u>	<u>Type of Property/Business</u>	<u>1/1/2024 Taxable Valuation <sup>2)</sup></u>
Innovative Ag. Services Co.	Commercial	\$5,734,367
Frontier Warehousing LLC	Commercial	3,761,561
Orbis Corp.	Commercial	3,420,300
Interstate Power & Light Co.	Utility	2,203,849
Monticello Nursing Home Co.	Commercial	1,948,751
Robertson-CECO Corp.	Industrial	1,930,908
AXGNL 1 Monticello IA LP	Commercial	1,930,475
Monticello Recreational LLC	Commercial	1,583,553
Royal Flush Truck Wash	Commercial	1,550,856
Casey's Marketing Co.	Commercial	1,503,743

1) This list represents some of the larger taxpayers in the City, not necessarily the 10 largest taxpayers.

2) The January 1, 2024 Taxable Valuation listed represents only those valuations associated with the title holder and may not necessarily represent the entire taxable valuation.

Source: Jones County Auditor's Office



## LEVIES AND TAX COLLECTIONS

<u>Fiscal Year</u>	<u>Assessment Year</u>	<u>Levy</u> <sup>1)</sup>	<u>Collected During Collection Year</u> <sup>2)</sup>	<u>Percent Collected</u>
2021-22	2019-20	\$2,563,834	\$2,702,859	105.42%
2022-23	2020-21	2,523,054	2,651,154	105.07%
2023-24	2021-22	2,757,493	3,077,816	116.16%
2024-25	2022-23	2,867,264	---In process of collection---	
2025-26	2023-24	3,028,831	---In process of collection---	

1) Levy includes Regular, Ag. and all Utility properties. Source: City's "Adoption of Budget and Certification of City Taxes"

2) Includes delinquent taxes from prior years. Source: Jones County Auditor

Collections include delinquent taxes from all prior years. Taxes in Iowa are delinquent each October 1 and April 1 and a late payment penalty of 1.50% per month of delinquency is enforced as of those dates. If delinquent taxes are not paid, the property may be offered at the regular tax sale on the third Monday of June following the delinquency date. Purchasers at the tax sale must pay an amount equal to the taxes, special assessments, interest and penalties due on the property and funds so received are applied to taxes. A property owner may redeem from the regular tax sale but, failing redemption within three years, the tax sale purchaser is entitled to a deed, which in general conveys the title free and clear of all liens except future tax installments.

## TAX RATES

	<u>FY 2020-21</u>	<u>FY 2021-22</u>	<u>FY 2022-23</u>	<u>FY 2023-24</u>	<u>FY 2024-25</u>
	<u>\$1/\$1,000</u>	<u>\$1/\$1,000</u>	<u>\$1/\$1,000</u>	<u>\$1/\$1,000</u>	<u>\$1/\$1,000</u>
Jones County	5.96867	5.74586	5.65500	6.50500	6.56670
City of Monticello	13.86898	13.86899	13.86904	15.80145	15.22169
Monticello CSD	14.16469	14.11906	14.03522	14.66006	14.66212
Kirkwood Community College	1.25730	1.31195	1.34462	1.39550	1.3955
County Assessor	0.34412	0.37660	0.40311	0.43125	0.47675
County Ag. Extension	0.21821	0.22637	0.22145	0.22537	0.21982
State of Iowa	<u>0.00270</u>	<u>0.00260</u>	<u>0.00240</u>	<u>0.00180</u>	<u>0.00180</u>
Total Tax Rate - City Resident	35.82467	35.65143	35.53084	39.02043	38.54438

Source: Iowa Department of Management

## LEVY LIMITS

Pursuant to HF 718 the City's new adjusted city general fund levy ("ACGFL") for Fiscal Year 2025-26 is \$8.10. To control the growth of property taxes, the ACGFL is subject to potential limitation or reduction by constraining growth each year depending on if certain growth triggers are met or exceeded during the prior year. The levy limitation is only applicable Fiscal Year 2024-2025 through Fiscal Year 2027-2028. Beginning in Fiscal Year 2028-2029, the levy limitation ceases and the City will go to a \$8.10 ACGFL maximum. Certain levies like debt service, pensions, employee benefits and capital improvement reserve fund are not included in the new ACGFL limitation. The City's recent property valuation growth has often exceeded the new legislative caps. Assuming the City exceeds the legislative caps in the future, the City's general fund levies will lag its relative valuation growth. For Fiscal Year 2024-25, the City's non TIF tax valuation growth was 0.67% causing the City's property tax revenue from the ACGFL to be reduced by 0.0% of its revenues. The City's Budget for Fiscal Year 2025-26 accommodated this reduction of tax revenues relative to its non-TIF tax valuation growth. Debt service levies are not limited, rather the City is only subject to the aggregate constitutional debt limits. See "DEBT LIMIT" under "CITY INDEBTEDNESS" included in APPENDIX A to this Preliminary Official Statement. See "PROPERTY TAX LEGISLATION" included in APPENDIX A to this Preliminary Official Statement for a discussion of revisions to the administration of the general fund levy beginning in Fiscal Year 2024-25. See also "PAYMENT OF AND SECURITY FOR THE BONDS" herein.

# **FUNDS ON HAND (CASH AND INVESTMENTS AS OF APRIL 30, 2025)**

General Fund	\$1,260,105.32
Soldier Memorial Board	16,447.43
Monticello Berndes Center	36,753.03
Recreation Set-a-Side	10,417.35
Youth/Adult Tournament Fund	29,737.58
Dare	6,528.97
Canine	6,125.37
Insurance Fund	63,346.88
Tournament Fund	26,401.20
Monticello Trees Forever	26,530.71
Fire	(1,455.71) <sup>1)</sup>
Ambulance Operating	345,853.87
Hotel/Motel Tax Fund	24,388.17
Earl F Lehmann Trust	239.03
Street Bond	750.00
Police Improvement	5,850.36
Library Improvement	59,162.69
Library	65,103.53
Equipment Set-A-Side	90,254.10
Super MAC	6,385.52
Airport	49,980.75
Revolving Loan Fund	48,465.28
Road Use Tax	119,333.38
Road Use Tax Setaside	4,329.04
Employee Benefits	562,802.87
TIF Tax Collections	674,474.52
Slavka Gehret Trust	43,959.58
Police Forfeiture Acct.	4.95
Debt Service	555,932.99
TIF- Debt Payments	00.00
Park Improvements	122,490.13
Library Capital Improvements	15,926.92
Ambulance Improvements	217,414.30
TIF- Projects	207,685.89
Cemetery Improvements	52,978.91
Capital Improvements	574,530.05
Low Income Housing	0.00
Baty Disc Golf Course	15,403.78
Mary Maxine Redmond Trust	7,843.88
Pocket Park	12,339.17
Cemetery Perpetual Care	192,688.41
Charles S. Bidwell Book Trust	86,198.60
Ioma Mary Baker Trust	38,077.91
Water Operating	245,129.36
Customer Deposits	29,695.16
Water Capital Improvements	654,203.25
Sewer Operating	2,671,599.73
Sewer Debt Service	29,257.64
Sewer Capital Improvements	162,540.69
Sewer WWT Facility Improv	0.00
Sanitation	347,802.32
Sanitation Capital Improvements	9,734.34
Yard Waste	70,093.97
Storm Water Fund	184,338.63
Flex Spending	5,796.33
Enterprise Flex Spending	107.48
<b>TOTAL</b>	<b>\$10,092,085.61</b>

1) Deficit will be eliminated by year-end transfers from the General Fund.

## CITY INDEBTEDNESS

### DEBT LIMIT

Article XI, Section 3 of the State of Iowa Constitution limits the amount of debt outstanding at any time of any county, municipality or other political subdivision to no more than 5% of the actual value of all taxable property within the corporate limits, as taken from the last state and county tax list. The debt limit for the City, based on its 2024 actual valuation currently applicable to the Fiscal Year 2025-26, is as follows:

2024 Actual Valuation of Property	\$337,467,259
Legal Debt Limit of 5%	<u>0.05</u>
Legal Debt Limit	\$16,873,362
Less: G.O. Debt Subject to Debt Limit	(5,896,000)*
Less: TIF Rebate Agreements	<u>(406,578)</u>
Net Debt Limit	\$10,570,784*

### DIRECT DEBT

#### General Obligation Debt Paid by Property Taxes and Tax Increment, Water, Sewer, Storm Water, and Road Use Revenues (Includes the Bonds)

<u>Date of Issue</u>	<u>Original Amount</u>	<u>Purpose</u>	<u>Final Maturity</u>	<u>Principal Outstanding As of 09/02/25</u>
5/16	\$2,640,000	Improvements & Refunding	6/26	\$160,000
5/19	2,500,000	Improvements	6/29	1,090,000
11/23	2,350,000	Improvements	6/33	1,950,000
11/24	375,000	Improvements – Private Placement	6/27	375,000
5/25	151,000	Improvements – Private Placement	6/29	151,000
9/25	2,170,000*	Improvements	6/40	<u>2,170,000*</u>
<b>Total General Obligation Debt outstanding:</b>				<b>\$5,896,000*</b>

\* Preliminary; subject to change.

## Annual Fiscal Year Debt Service Payments

### General Obligation Debt Paid by Property Taxes and Tax Increment, Water, Sewer, Storm Water, and Road Use Revenues (Includes the Bonds)

Fiscal Year	<u>Current Outstanding</u>		<u>Bonds</u>		<u>Total Outstanding</u>	
	<u>Principal</u>	Principal & <u>Interest</u>	<u>Principal*</u>	Principal & <u>Interest*</u>	<u>Principal*</u>	Principal & <u>Interest*</u>
2025-26	\$796,750	\$944,638	\$0	\$81,074	\$796,750	\$1,025,712
2026-27	658,750	778,591	120,000	228,500	778,750	1,007,091
2027-28	482,750	577,457	125,000	227,500	607,750	804,957
2028-29	587,750	664,102	130,000	226,250	717,750	890,352
2029-30	280,000	333,750	135,000	224,750	415,000	558,500
2030-31	295,000	334,750	145,000	228,000	440,000	562,750
2031-32	305,000	330,000	155,000	230,750	460,000	560,750
2032-33	<u>320,000</u>	332,800	160,000	228,000	480,000	560,800
2033-34			165,000	225,000	165,000	225,000
2034-35			175,000	226,750	175,000	226,750
2035-36			155,000	198,000	155,000	198,000
2036-37			165,000	200,250	165,000	200,250
2037-38			170,000	197,000	170,000	197,000
2038-39			180,000	198,500	180,000	198,500
2039-40			<u>190,000</u>	199,500	<u>190,000</u>	199,500
	\$3,726,000		\$2,170,000*		\$5,896,000*	

\* Preliminary; subject to change.

## OTHER DEBT

### Tax Increment Rebate Agreements Subject to Debt Limit

<u>Tax Increment Rebate Agreements</u>	<u>Total Estimated TIF Rebate</u>	<u>Estimated Final Payment Date</u>	<u>Total Estimated Obligation Outstanding as of 09/02/2025</u>	<u>Total Estimated Obligation Subject to Debt Limit <sup>1)</sup> as of 09/02/2025</u>
Kardes	\$470,000 <sup>2)</sup>	6/30/2026	\$102,604	\$31,740
Boulders	350,000	6/30/2028	216,902	42,164
Orbis	1,207,236	6/30/2029	880,524	84,168
B&J Welter	1,286,647	6/30/2030	6,884	1,320
B&J Jacobs	525,000	6/30/2030	6,512	1,376
B&J NJS LLC	200,000	6/30/2030	6,800	1,482
Royal Flush	401,924 <sup>3)</sup>	6/30/2031	100,780	69,170
MercyCare	242,938	6/30/2031	161,622	17,960
McMatt	70,775	6/30/2033	54,483	10,754
Oak Street	325,000	6/30/2034	248,416	38,300
Manternach Custom Creations	55,000	6/30/2035	55,000	3,460
Thiesens	750,000 <sup>4)</sup>	6/30/2037	750,000	0
BR3	835,050	6/30/2038	<u>652,492</u>	<u>104,684</u>
Total			\$3,243,019	\$406,578

1) These TIF rebate agreements are subject to annual appropriation. Payments have been appropriated for Fiscal Year 2025-26.

2) Estimated amount of \$470,000; this agreement does not have an agreed not to exceed limit.

3) Estimated amount of \$401,924; this agreement does not have an agreed not to exceed limit.

4) Estimated amount of \$750,000; this agreement does not have an agreed not to exceed limit.

## INDIRECT GENERAL OBLIGATION DEBT

<u>Taxing District</u>	<u>1/1/2024 Taxable Valuation</u> <sup>1)</sup>	<u>Portion of Taxable Valuation in City</u>	<u>Percent In City</u>	<u>G.O. Debt</u> <sup>2)</sup>	<u>City's Proportionate Share</u>
Jones County	\$1,363,024,566	\$170,852,051	12.53%	\$0	\$0
Monticello CSD	462,557,920	170,852,051	36.94%	10,550,000	3,897,170
Kirkwood Community College	33,569,299,504	170,852,051	0.51%	122,635,000 <sup>3)</sup>	<u>625,439</u>
City share of total overlapping debt					\$4,522,609

- 1) Taxable Valuation is less military and homestead exemptions and includes Ag. Land & Buildings, Taxable TIF Increment and all Utilities.
- 2) Includes general obligation bonds, PPEL notes, certificates of participation and new jobs training certificates. Estimate as of June 16, 2025 based on publicly available information.
- 3) Excludes proposed Taxable Industrial New Jobs Training Certificates, Series 2025-1A expected to close on August, 5, 2025.

## DEBT RATIOS

	<u>G.O. Debt</u>	<u>Debt/Actual Market Value (\$337,467,259) <sup>1)</sup></u>	<u>Debt/4,040 Population <sup>2)</sup></u>
Total General Obligation Debt	\$5,896,000*	1.75%*	\$1,459.41*
Less G. O. Debt Paid from Enterprise Funds:	<u>(593,852)</u>		
Net General Obligation Debt	\$5,302,148*	1.57%*	\$1,312.41*
City's share of overlapping G.O. Debt	\$4,522,609	1.34%	\$1,119.46

1) Based on the City's 2024 Actual Valuation; includes Ag. Land & Buildings, all Utilities and Taxable TIF Increment.

2) Based on the City's 2020 U.S. Census population.

\* Preliminary; subject to change.

## THE CITY

### CITY GOVERNMENT

The City was founded in 1836 and is comprised of approximately 2.5 square miles. The City operates under a statutory form of government consisting of a six-member City Council and a Mayor, of which the Mayor is not a voting member. With staggered four-year terms, all Council Members are elected at large. A full-time City Administrator and City Clerk/Treasurer are responsible for administrative details and financial records. The current City Administrator, Russell Farnum has been with the City since March, 2021. The current City Clerk/Treasurer, Sally Hinrichsen has been with the City for over thirty years.

### EMPLOYEES AND PENSIONS

The City currently has 23 full-time employees and 37 part-time employees (excluding seasonal employees). In addition, the City has 7 full-time police officers, 1 part-time police officer, and 35 volunteer fire fighters.

The City contributes to the Iowa Public Employees Retirement System (“IPERS”), which is a cost-sharing, multiple-employer, contributory defined benefit public employee retirement system administered by the State of Iowa. IPERS membership is mandatory for City employees, except for those covered by another retirement system. IPERS provides retirement and death benefits, which are established by state statute, to plan members and beneficiaries. IPERS is authorized to adjust the total contribution rate up or down each year, by no more than 1 percentage point, based upon the actuarially required contribution rate. The City’s contributions to IPERS for the past three fiscal years, as shown below, equal the required contributions for each year.

	<u>FY 2021-22</u>	<u>FY 2022-23</u>	<u>FY 2023-24</u>
IPERS City Contribution	\$161,240	\$159,486	\$171,209

The IPERS Comprehensive Annual Financial Report is available on the IPERS website or by contacting IPERS at 7401 Register Drive P.O. Box 9117, Des Moines, IA 50321. However, the information presented in such financial reports or on such websites is not incorporated into this Preliminary Official Statement by any references.

Pursuant to Governmental Accounting Standards Board (“GASB”) Statement No. 68, the City reported a liability of \$288,138 within its Independent Auditor’s Reports as of June 30, 2024 for its proportionate share of the net pension liability. The net pension liability is the amount by which the total actuarial liability exceeds the pension plan’s net liability or fiduciary net position (essentially the market value) available for paying benefits. The net pension liability was measured as of June 30, 2023, and the total pension liability used in the calculation of the overall plan net pension liability was determined by an actuarial valuation as of that date. The City’s proportion of the overall net liability was based on the City’s share of contributions to IPERS relative to the contributions of all IPERS participating employers. At June 30, 2023, the City’s proportion was 0.006384%, which was an increase of 0.003620% over its proportion measured as of June 30, 2022.

For additional information regarding the City’s employee pension plan please refer to Note 4 – “Pension Plan”, beginning on page 23 of the City’s Fiscal Year 2024 Independent Auditor’s Reports.

*Bond Counsel, the City and the Municipal Advisor undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from the IPERS discussed above or included on the IPERS website, including, but not limited to, updates of such information on the State Auditor’s website or links to other Internet sites accessed through the IPERS website.*

## OTHER POST-EMPLOYMENT BENEFITS

Plan Description: The City operates a single-employer health benefit plan which provides medical and prescription drug benefits for employees, retirees and their spouses. The City currently finances the benefit plan on a pay-as-you-go basis. For the Fiscal Year ended June 30, 2024, the City contributed \$264,359 and plan members eligible for benefits contributed \$24,544 to the plan. At June 30, 2024, no assets have been accumulated in a trust that meets the criteria of GASB Statement No. 75.

OPEB Benefits: Individuals who are employed by the City and are eligible to participate in the group health plan are eligible to continue healthcare benefits upon retirements. Retirees under age 65 pay the same premium for the medical and prescription drug benefits as active employees, which results in an implicit rate subsidy. Retired participants must be age 55 or older at retirement, with the exception of special service participants who must be age 50 with 22 years of services. At June 30, 2024, there were 30 active employees and no retired employees in the plan.

For additional information regarding the City's OPEB, please refer to Note 5 – "Other Postemployment Benefits", beginning on page 26 of the City's Fiscal Year 2024 Independent Auditor's Reports.

*The remainder of this page has been intentionally left blank.*

## INSURANCE

The City's insurance coverage is as follows:

Type of Insurance	
Property Coverage	
Statement of Values – Special Coverage	\$45,347,952
Equipment Breakdown	Full Policy Limit
Earthquake	Full Policy Limit
Inland Marine	
Property in Transit/Off-Premise	\$250,000
Fire/Ambulance Equipment	Included in Value of Vehicle
Fine Arts	\$100,000
Flood – Disposal Plant	
New Head House	\$143,000 Building \$35,000 Contents
Crime	
Employee Theft – Per Loss Coverage	\$100,000
Money & Securities	\$10,000 Inside/Outside
Liability	
General Liability	\$2,000,000 Each Occurrence \$2,000,000 Aggregate
Airport Liability	\$6,000,000 Each Occurrence \$6,000,000 Aggregate
Errors & Omissions	\$2,000,000 Per Claim \$2,000,000 Aggregate
Law Enforcement	\$2,000,000 Per Claim \$2,000,000 Aggregate
Employment Practices	\$2,000,000 Occurrence \$2,000,000 Aggregate
Automobile	
Liability	\$2,000,000 Each Accident
Uninsured Motorist	\$1,000,000 Each Accident
Underinsured Motorist	\$1,000,000 Each Accident
Comprehensive & Collision	Per Schedule
Worker's Compensation	
Employers Liability	
Bodily Injury by Accident	\$1,000,000 Each Accident
Bodily Injury by Disease	\$1,000,000 Policy Limit
Bodily Injury by Disease	\$1,000,000 Each Employee
Umbrella	
Limit of Insurance Per Occurrence	\$5,000,000
General Aggregate Limit	\$5,000,000



## **GENERAL INFORMATION**

### **LOCATION AND TRANSPORTATION**

The City is located at the junction of Highways 38 and 151 and has a 2020 census population of 4,040. The City of Cedar Rapids is located approximately 30 miles to the southwest of the City and the City of Dubuque is approximately 35 miles to the northeast of the City. Commercial air transportation is available in Cedar Rapids and Dubuque. Monticello is also served by the Monticello Regional Airport. The airport is home to approximately 40 aircraft, is FAA approved and has a paved and lighted 4,400 foot by 75-foot hard surfaced runway, a hard surfaced taxiway, and a grass crosswind runway. A new Terminal Building was recently constructed in addition to a new T-hangar. The airport is served by a Fixed Base Operator ("FBO") that offers both jet and aviation fuel.

### **GENERAL SERVICES AND ATTRACTIONS**

The City provides its citizens with a full range of services including the municipal functions of police and fire protection; ambulance service; public water and sanitation services; park and recreational programs and activities; economic development; and a public library.

The City has several parks throughout the community. The City has a modern Aquatic Center, constructed in 2003 with a shelter, picnic areas, all-inclusive playground and fountain. Jacobs Park has a ball diamond, general grass "park" area, a shelter and children's play area. The City Park features the "Berndes Center", a multi-purpose recreation center that hosts public events most weekends throughout the year. The City Park is home to the Great Jones County Fair and Food Fest, the third largest fair in the state of Iowa and the largest annual tourist draw to the community. The Citizens State Bank Youth Development Center being home to the Jones County Fair offices as well as the offices of Jones County Extension and 4-H. This building was constructed in 2013 at a cost of approximately \$1,000,000 and was largely funded by grants and donations. City Park also features a number of shelters and animal barns used during the fair, multiple picnic areas, and is adjacent to a private, but open to the public, 18-hole golf course.

Willow Park and Baty Disc Golf Course, located on approximately 24 acres, has a large shelter, 18-hole disc golf course, paved walking trail along Kitty Creek, and other park amenities. Currently planned is a bike pump track and more rustic trails on 11 acres of land north of Willow Park, and a bike path linked to downtown.

The downtown Pocket Park provides a great location for downtown events, an outdoor lunch, or just a quiet place to read a book while enjoying a cup of coffee. Riverside Gardens is an all-volunteer project with flowerbeds, a wetland, picnic area, gazebo, wishing well, and handicapped accessible nature trail. The Monticello Athletic Complex, located on the grounds of the high school, was recently completed as a shared City/Monticello Community School District project with a total cost of approximately \$1.1 million. The City and Monticello Community School District each invested approximately \$250,000 with the balance being funded through grants and fundraising. Throughout the City's parks and sports complex there are ten ball diamonds, six soccer fields, and multiple multi-purpose fields.

The Community is seeing growth throughout Monticello, within the Welter Commercial Park on the south side of the community, home to Kirkwood Community College Jones Regional Education Center (the "Center"). The Center is where students from eight local school districts come to obtain college credit coursework during their junior and senior years in high school. Welter Commercial Park is also home to Oak Street Furniture, Yogi's automobile restoration parts, MercyCare Clinic, Boulders Hotel, and coming soon, KwikStar and Scherrman's Implements.

On the north side of the community, Northridge subdivision just opened its 5<sup>th</sup> Phase, with single-family homesites available for custom homes. Near the downtown, a new 38,000 square foot Theisen's Home, Farm and Auto store, and a 15,000 square foot Dollar Fresh grocery store just opened within the last 3 years.

Nearby attractions available for citizens include Yogi Bear's Jellystone Park which offers camping, fishing and canoeing; Jones County Central Park offers camping, fishing and swimming as well as a walk-in Nature Center; and the Maquoketa River, running through the community, provides great fishing and paddling opportunities. Wapsipinicon State Park, located approximately 12 miles south of Monticello is known for its camping, hiking, golfing, picnicking, and cave exploring. Pictured Rocks is located southeast of the City and has hiking, rock climbing, camping and fishing. Camp Courageous is located in the Pictured Rocks area serving over 3,500 campers with disabilities annually. Camp Courageous also has an indoor heated pool that is regularly available to Monticello residents.

## LARGER EMPLOYERS

A representative list of major employers located within the City is as follows:

<u>Employer</u>	<u>Type of Business</u>	<u>Number of Employees</u> <sup>1)</sup>
Innovative Ag. Services	Agriculture	250
Monticello Comm. School District	Education	205
Orbis	Plastic Shipping Containers & Pallets	163
Cornerstone Building Brands	Exterior Building Products	157
Polo Custom Products	Plastics	155
Energy Manufacturing Co.	Hydraulics	110
Georgia Pacific	Cardboard Box Manufacturer	70
City of Monticello	Government	68
HSM <sup>2)</sup>	Foam Product Fabricator	60
Above & Beyond Hospice & Home	Health Care	57
Kirkwood Community College	Education	50
Camp Courageous	Camp for Disabled Individuals	45
Oak Street Manufacturing	Restaurant Furnishings	45
Kardes' Inc.	Convenient Store / Truck Stop	39
Welter Storage & Equipment	New/Used Office Furnishings/Warehousing/Shelving	35
Yogi's Inc.	Custom Cars	25
Yeoman & Co.	Garden / Farm Tools	15

1) Totals include full and part-time employees.

2) Formerly doing business as Foam Rubber Products.

Source: The City and Jones County Development

In addition, listed below are other major employers located less than 40 miles from the City:

<u>Employer</u>	<u>Type of Business</u>	<u>Location</u>	<u>Number of Employees</u>
Rockwell Collins – Collins Aerospace	Electronic Equipment/Design	Cedar Rapids	8,700
Unity Point Health - St. Luke's Hospital	Health care	Cedar Rapids	5,500
Cedar Rapids Comm. School Dist.	Education	Cedar Rapids	2,879 <sup>2)</sup>
John Deere Dubuque Works	Heavy Industrial Equipment	Dubuque	2,810 <sup>1)</sup>
Transamerica Life Insurance Company	Investment/Financial	Cedar Rapids	2,600
MercyOne Medical Center	Healthcare	Cedar Rapids	2,140
Hy-Vee Food Stores	Grocery Stores	Cedar Rapids	2,130
Dubuque Community School Dist.	Education	Dubuque	2,000
Kirkwood Community College	Education	Cedar Rapids	1,623
MercyOne Medical Center	Health Care	Dubuque	1,438
City of Cedar Rapids	Government	Cedar Rapids	1,409
HODGE	Business Storage/Transportation	Dubuque	1,102
United Fire Group	Insurance/Financial	Cedar Rapids	1,080
Medical Associates	Health Care	Dubuque	1,069
PepsiCo	Food/Beverage Processing	Cedar Rapids	1,040
Nordstrom Direct	Logistics/Distribution	Cedar Rapids	1,000
Linn-Mar Community School District	Education	Cedar Rapids	987
Unity Point Health – Finley Hospital	Health Care	Dubuque	940
College Community School District	Education	Cedar Rapids	929
BAE Systems	Electronic Equipment/Design	Cedar Rapids	900

1) Includes full-time and part-time employees.

2) Full-time equivalent

Source: City of Cedar Rapids and City of Dubuque

## BUILDING PERMITS

City officials report the following construction activity as of May 31, 2025. Permits for the City are reported on a calendar year basis.

	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
<u>Single Family Homes:</u>					
No. of new homes:	5	0	2	2	0
Valuation:	\$351,930.34	\$0.00	\$682,164.22	\$983,167.00	\$0.00
<u>Homes Additions &amp; Alterations:</u>					
No. of new buildings:	6	7	2	4	0
Valuation:	\$101,387.15	\$275,100.64	\$440,769.40	\$235,938.73	\$0.00
<u>Multiple Family Dwellings:</u>					
No. of new buildings:	2	1	0	1	0
Valuation:	\$633,298.00	\$515,446.52	\$0.00	\$462,103.80	\$0.00
<u>Commercial/Industrial/Other:</u>					
No. of new buildings:	3	2	1	1	0
Valuation:	\$2,994,292.00	\$451,159.04	\$676,070.40	\$6,074,916.16	\$0.00
<u>Additions &amp; Alterations:</u>					
No. of new buildings:	0	0	1	0	1
Valuation:	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$55,548.00</u>	<u>\$0.00</u>	<u>\$93,768.00</u>
Total Permits	16	10	6	8	1
Total Valuations	\$4,080,907.49	\$1,241,706.20	\$1,854,552.02	\$7,756,125.69	\$93,768.00

## U.S. CENSUS DATA

1990 U.S. Census	3,522
2000 U.S. Census	3,607
2010 U.S. Census	3,796
2020 U.S. Census	4,040

Source: State of Iowa; State Data Center

## UNEMPLOYMENT RATES

		<u>Jones County</u>	<u>State of Iowa</u>
Annual Averages:	2021	4.1%	3.9%
	2022	3.3%	2.8%
	2023	3.4%	2.9%
	2024	3.7%	3.0%
	2025 (through March)	5.1%	3.8%

Source: Iowa Workforce Development Center

## EDUCATION

The Monticello Community School District with approximately 205 full-time and part-time employees, provides public education with an October 2024 certified enrollment for the 2024-25 school year of 967.6. The District owns and operates two elementary schools, one middle school and one high school. A new elementary school is scheduled to open in the fall of 2026. Educational opportunities are also provided by Sacred Heart Catholic School. Sacred Heart provides parochial education for grades kindergarten through sixth and also provides pre-school education for three- and four-year olds. Kirkwood Community College, located in the new Welter Commercial Park, provides college credit courses for eight high school districts, including Monticello, in addition to continuing education coursework for adults that can lead to either a two-year associates degree or a four-year bachelor's degree through a partnership with Mount Mercy University.

## FINANCIAL SERVICES

Financial services for residents of the City are provided by Citizens State Bank and branch offices of Farmers & Merchants Savings Bank, Fidelity Bank & Trust, Ohnward Bank & Trust, Regions Bank and DuTrac Community Credit Union. Citizens State Bank reports the following annual deposits as of June 30<sup>th</sup> for their main office located in Monticello:

<u>Year</u>	<u>Citizens State Bank</u>
2020	\$134,143,000
2021	146,741,000
2022	161,552,000
2023	153,659,000
2024	152,340,000

Source: Federal Deposit Insurance Corporation (FDIC)

**APPENDIX B**  
**FORM OF LEGAL OPINION**

**APPENDIX C**  
**JUNE 30, 2024**  
**INDEPENDENT AUDITOR'S REPORTS**

## **APPENDIX D**

### **FORM OF CONTINUING DISCLOSURE CERTIFICATE**

# OFFICIAL BID FORM

TO: The City Council of  
City of Monticello, Iowa

Sale Date: August 4, 2025  
10:00 AM, Central Time

RE: \$2,170,000\* General Obligation Corporate Purpose Bonds, Series 2025 (the "Bonds")

This bid is a firm offer for the purchase of the Bonds identified in the TERMS OF OFFERING, on the terms set forth in this OFFICIAL BID FORM and TERMS OF OFFERING, and is not subject to any conditions, except as permitted by the TERMS OF OFFERING. By submitting this bid, we confirm we have an established industry reputation for underwriting new issuance of municipal bonds.

For all or none of the above Bonds, in accordance with the TERMS OF OFFERING, we will pay you \$\_\_\_\_\_ (not less than \$2,148,300) plus accrued interest to date of delivery for fully registered bonds bearing interest rates and maturing in the stated years as follows:

<u>Coupon</u>	<u>Maturity</u>	<u>Yield</u>	<u>Coupon</u>	<u>Maturity</u>	<u>Yield</u>
_____	2027	_____	_____	2034	_____
_____	2028	_____	_____	2035	_____
_____	2029	_____	_____	2036	_____
_____	2030	_____	_____	2037	_____
_____	2031	_____	_____	2038	_____
_____	2032	_____	_____	2039	_____
_____	2033	_____	_____	2040	_____

\* Preliminary; subject to change. The aggregate principal amount of the Bonds, and each scheduled maturity thereof, are subject to increase or decrease by the City or its designee after the determination of the successful bidder. The City may increase or decrease each maturity in increments of \$5,000 but the total amount to be issued will not exceed \$2,500,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

The dollar amount of the purchase price proposed by the successful bidder will be changed if the aggregate principal amount of the Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Bonds will be made while maintaining, as closely as possible, the successful bidder's net compensation, calculated as a percentage of bond principal. The successful bidder may not withdraw or modify its bid as a result of any post-bid adjustment. Any adjustment shall be conclusive, and shall be binding upon the successful bidder.

<u>Years Aggregated</u>	<u>Maturity Year</u>	<u>Aggregate Amount</u>
_____ through _____	_____	_____
_____ through _____	_____	_____
_____ through _____	_____	_____

In making this offer we accept all of the terms and conditions of the TERMS OF OFFERING published in the Preliminary Official Statement dated July 21, 2025. In the event of failure to deliver these Bonds in accordance with the TERMS OF OFFERING as printed in the Preliminary Official Statement and made a part hereof, we reserve the right to withdraw our offer, whereupon the deposit accompanying it will be immediately returned. All blank spaces of this offer are intentional and are not to be construed as an omission.

Not as a part of our offer, the above quoted prices being controlling, but only as an aid for the verification of the offer, we have made the following computations:

NET INTEREST COST: \$ \_\_\_\_\_

TRUE INTEREST COST: \_\_\_\_\_ % (Dated Date September 2, 2025)

Account Manager: \_\_\_\_\_ By: \_\_\_\_\_

Account Members: \_\_\_\_\_

The foregoing offer is hereby accepted by and on behalf of the City Council of the City of Monticello, Iowa this 4<sup>th</sup> day of August, 2025.

Attest: \_\_\_\_\_ By: \_\_\_\_\_

Title: \_\_\_\_\_ Title: \_\_\_\_\_



<b>City Council Meeting</b> <b>Prep. Date:</b> 07/02/2025 <b>Preparer:</b> Russell Farnum		<b>Agenda Item:</b> # 2, 3, 3a, 4 <b>Agenda Date:</b> 07/07/2025
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*Communication Page*

**Agenda Items Description: Tri-County Propane (Hinz) Property**

**Type of Action Requested: Public Hearing, Resolutions (2), Ordinance**

**Attachments & Enclosures:**

**Resolution to Annex Property**  
**Ordinance Rezoning Property to “M-1”**  
**Resolution Approving Site Plan**  
**Petitions and Site Plan**

**Fiscal Impact:**

Budget Line Item:  
Budget Summary:  
Expenditure:  
Revenue:


**Summary:** Robert and Jan Hinz, who own Tri-County Propane, have purchased Lot 1 of Brad Stephen’s 4<sup>th</sup> Addition, this is the property just on the east side of the existing Tri-County Propane location in the Takes building.

The property is located on the east side of South Main Street, just north of the former Lambert (now Schilt) property. Also nearby are Kromminga Motors, Triangle Agri-Services, Culligan, Goodyear, Benter Petroleum, and the former Nutrien property.

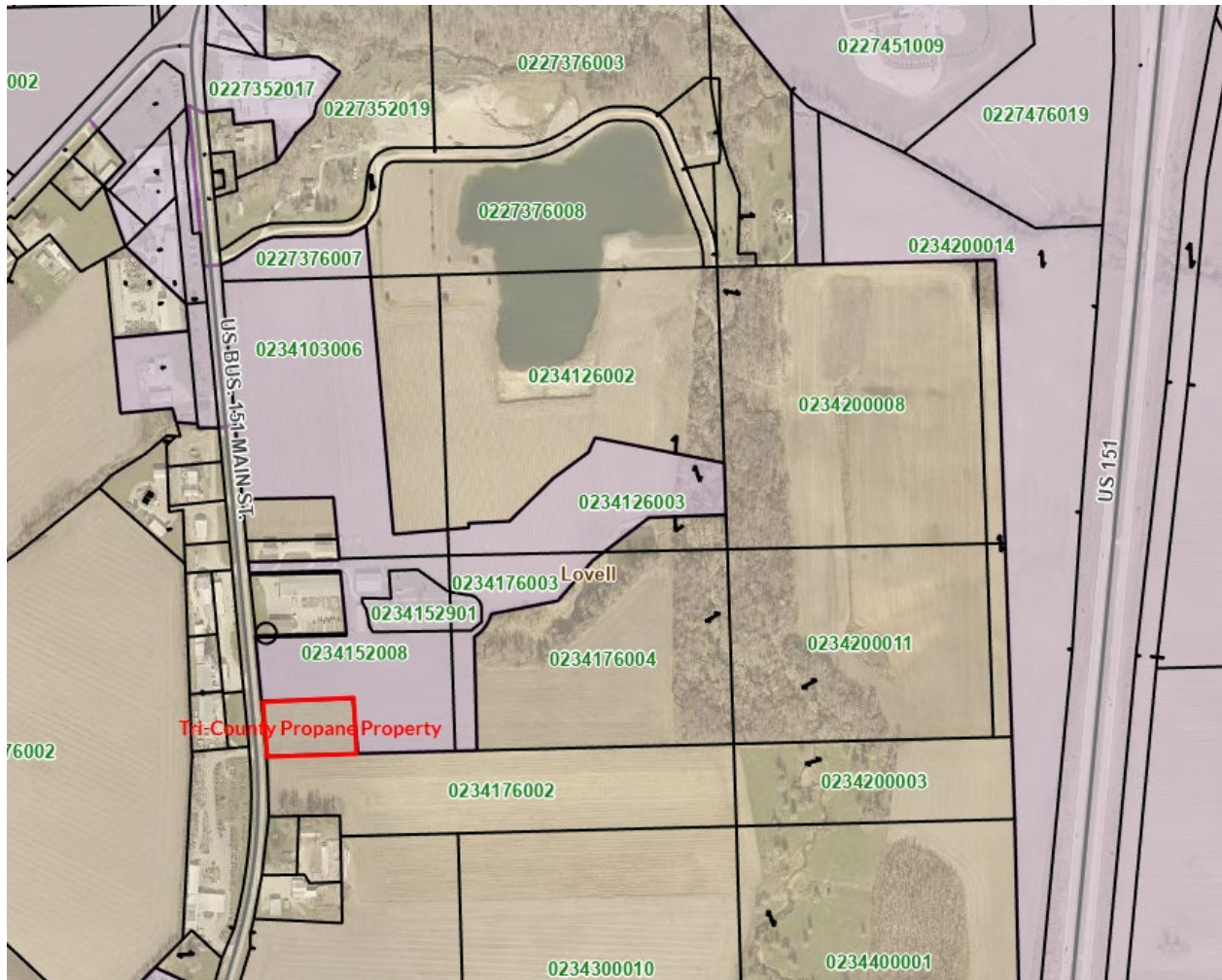
Hinz wishes to ultimately build a new office building, a garage for their trucks, and some additional storage for smaller LP tanks on their new site. For the time being, they just need to build the garage for their trucks. When they purchased the site, the City did a pre-annexation agreement to assure the land would be annexed and serviced when they prepared to develop the property.

Hinz is only proposing to construct the truck storage garage at this time, but the property needs to be annexed, zoned, and a site plan approved as part of the approval for that request.

For the zoning, it seems M-1 Light and Heavy Industrial, would be most appropriate for the proposed use, which the City already agreed to within the pre-annexation agreement. This zoning is compatible with the surrounding industrial and ag-related retail uses, and provides sufficient requirements to assure that the future development of surrounding land is not impacted by this proposal.

The site plan is attached, and shows the location of the truck garage and other future improvements to the property, although the owners would likely move the new office building closer to the truck garage – which is something the City would consider when they are closer to constructing the office building.

The location of the property is shown on the map below:



The proposal is compliant with the city requirements and standards, and the zoning follows the land use plan and city services will be provided to the property in the near term. The property is adjacent to the existing City Limits and can be readily annexed.

**Recommendation:** Approval of the proposal by Tri-County Propane, on Lot 1 of Brad Stephen's Fourth Addition (Hinz), including the following:

- a. Annexation of the Property (Resolution);
- b. Rezoning to "M-1" Light and Heavy Industrial and Manufacturing (Ordinance);
- c. Approval of a Site Plan for development of the Property (Resolution);

is recommended.

---

Prepared By and Return To: Russell Farnum, 200 East First Street, Monticello, Iowa 52310  
Phone: (319) 465-3577

## **RESOLUTION**

**Resolution** Approving and Accepting the Voluntary Annexation of certain properties generally described as Lot 1 of Bradley Stephen's 4<sup>th</sup> Addition, including the adjacent right of way to the center of South Main Street (Business 151), 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)

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

**WHEREAS**, the City has received and approved Voluntary Annexation Applications from the owners of property legally described as set forth within the attached "Exhibit A" to this Resolution, generally described as Lot 1 of Bradley Stephen's 4<sup>th</sup> Addition, including the adjacent right of way to the center of South Main Street (Business 151); and

**WHEREAS**, Chapter 368 of the Iowa Code provides the process by which Cities may annex properties seeking voluntary access to the City; and

**WHEREAS**, notification of the proposed voluntary annexation was given to the Jones County Board of Supervisors by way of a certified mailing, return receipt requested; and

**WHEREAS**, after further discussion the Council finds the Voluntary Annexation of the property proposed herein to be appropriate and in the best interests of the City of Monticello, and that same should, therefore, be approved.

**NOW, THEREFORE, BE IT RESOLVED** that the City of Monticello does hereby approve and accept the Voluntary Annexation those properties described herein and by way of “Exhibit A” attached hereto, and directs the City Clerk to file said documents and to notify said entities as required by the Iowa Code, taking any and all additional steps necessary to finalize the annexation of said properties.

**IN TESTIMONY WHEREOF**, I have hereunto subscribed my name and caused the Great Seal for the City of Monticello, Iowa to be affixed this 7<sup>th</sup> day of July, 2025.

---

Wayne Peach, Mayor

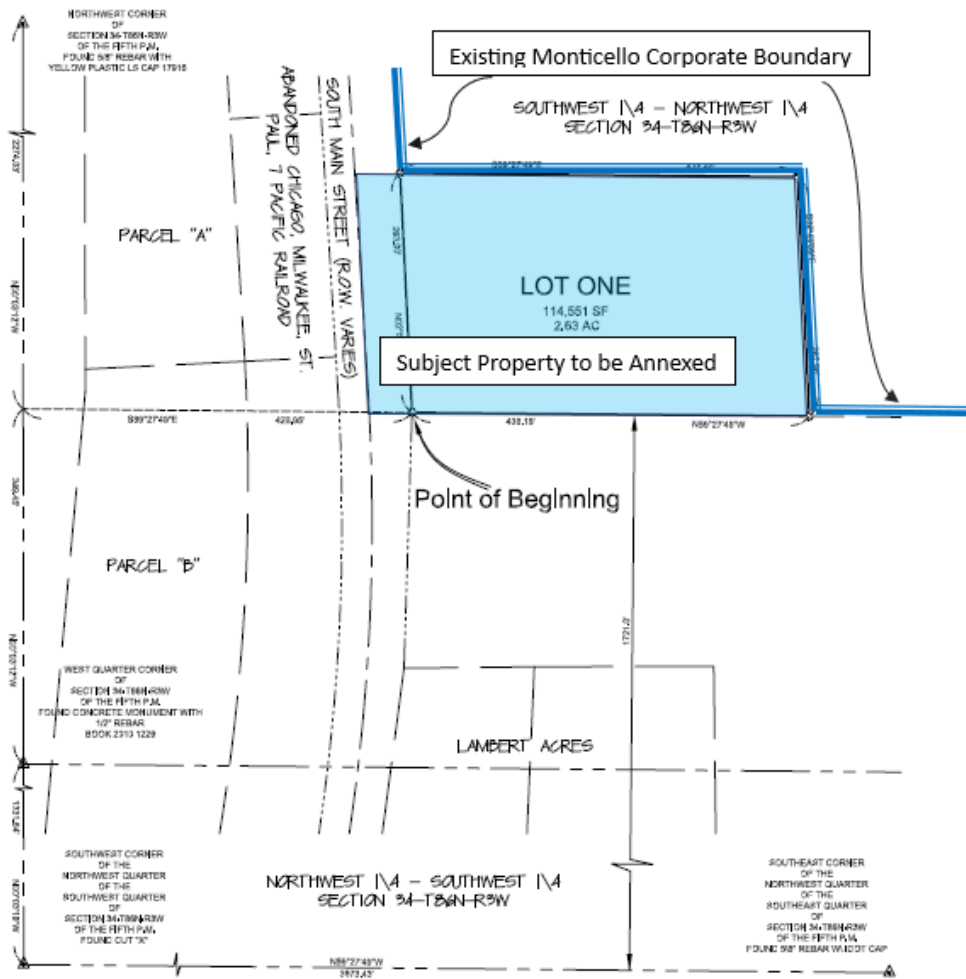
*Attest:*

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Sally Hinrichsen, City Clerk/Treasurer

## Exhibit "A" – Legal Description and Plat of Annexation

Lot One of Bradley Stephen's Fourth Addition, Parcel ID Number 0234152009, together with that adjacent portion of US Business 151 – Main Street right of way east of the centerline, said Annexation Area containing 2.63 Acres, not including the adjacent right-of-way, and is subject to easements and restrictions of record.



**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:

Lot One of Bradley Stephen’s Fourth Addition, Parcel ID Number 0234152009, together with that adjacent portion of US Business 151 – Main Street right of way east of the centerline, said Annexation Area containing 2.63 Acres, not including the adjacent right-of-way, and is subject to easements and restrictions of record.

shall hereby be zoned “**M-1” Light and Heavy Industrial and/or Manufacturing District;**

**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.

1<sup>st</sup> reading      July 7, 2025  
2<sup>nd</sup> reading  
3<sup>rd</sup> reading

Passed and approved by the City Council in session this 7<sup>th</sup> day of July 2025.

\_\_\_\_\_  
Wayne Peach, Mayor

ATTEST:

\_\_\_\_\_  
Sally Hinrichsen, City Clerk/Treasurer

I certify that the foregoing document was published as Ordinance No. \_\_\_\_ on the \_\_\_\_<sup>th</sup> day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Sally Hinrichsen, City Clerk/Treasurer

# The City of Monticello, Iowa

RESOLUTION #2025-\_\_\_\_

## Approving Tri-County Propane Site Plan (Hinz)

**WHEREAS,** Robert and Jan Hinz have presented the Tri County Propane Site Plan for review and consideration on property known as Lot 1 of Brad Stephen's 4<sup>th</sup> Addition, and

**WHEREAS,** The proposed Site Plan calls for a truck storage building, bulk tanks for liquid propane, and a future office building, 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 Tri-County Propane 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 7<sup>th</sup> day of July, 2025.

---

Wayne Peach, Mayor

Attest:

---

Sally Hinrichsen, City Clerk/Treasurer

---

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

**APPLICATION FOR VOLUNTARY ANNEXATION  
City of Monticello, Iowa**

**TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF  
MONTICELLO, IOWA:**

The undersigned, being owners of property lying adjacent to the corporate limits of the City of Monticello, Iowa, "Subject Property", respectfully request that Subject Property be annexed to and made a part of the corporate territory of the City of Monticello, Iowa. In support hereof, the undersigned state as follows:

1. That the undersigned, Owners of Subject Property, are authorized to make this Application.
2. That Subject Property adjoins and is contiguous to the corporate limits of the City of Monticello, Iowa, by at least fifty feet. (50')
3. That Subject Property is legally described as set forth within "Exhibit A" attached hereto, said legal description having been confirmed by the Jones County Auditor.



4. That in addition to the annexation of Subject Property, one half (1/2) of the adjacent road right of way will be annexed, the description of the adjacent road right of way also being described within “Exhibit A”.
5. That Subject Property is within the urbanized area of the City of Monticello and is not within the urbanized area of any other City. (*Urbanized Area* being defined as any area of land within two miles of the boundaries of a City. Iowa Code §368.1(16))
6. That a map of Subject Property showing the location of the Subject Property is attached hereto as “Exhibit B”, and is, by this reference, incorporated within this Application as if same had been set forth fully verbatim herein.
7. That “Exhibit B” further discloses the location of the territory to be annexed, with reference to the existing corporate city limits of the City of Monticello, Iowa, disclosing that the subject property is contiguous to the existing corporate boundaries of the City of Monticello by at least fifty feet (50’). (“*Adjoining*” means having a common boundary for not less than fifty feet. Land areas may be adjoining although separated by a roadway or waterway. Iowa Code §368.1(1); see also §368.7(1)(a))
8. That this Application for Voluntary Annexation is subject to and/or based upon the following understandings:
  - a. That upon annexation, that portion of Subject Property will be zoned A-1, Agricultural, according to the Zoning Ordinance and Zoning Map of the City of Monticello, Iowa. Simultaneously with the Annexation process, the City will give consideration to the amendment of the A-1 Zoning classification to M-1, Light and Heavy Industrial and Manufacturing, following the rezoning process and requirements of the City of Monticello Code of Ordinances.

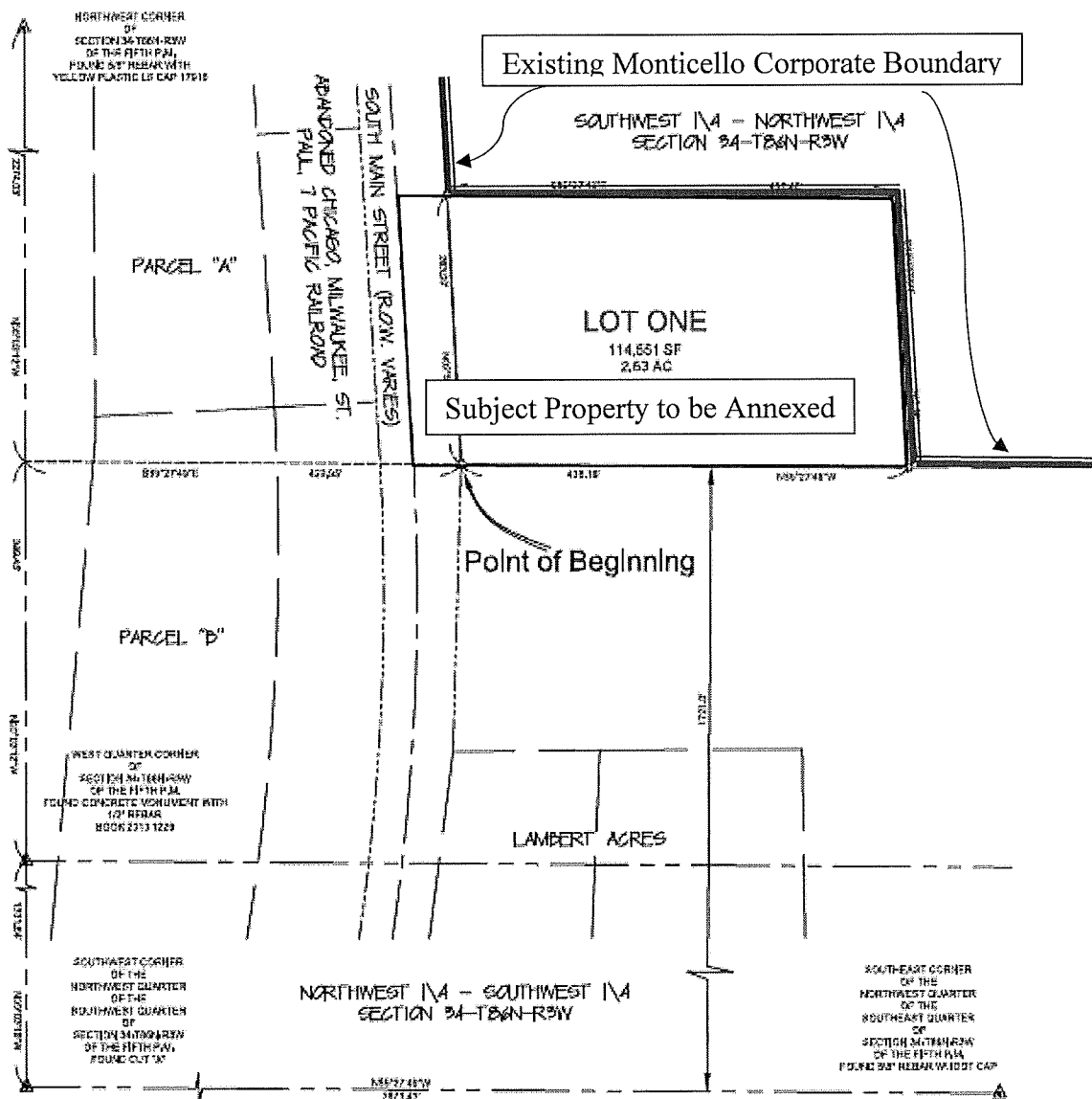
### **Exhibit A**

**LOT ONE, BRAD STEPHEN'S FOURTH ADDITION JONES COUNTY, IOWA, located in the SW1/4 NW1/4 of SECTION 34, TOWNSHIP 86, NORTH, RANGE 3, West of the 5<sup>th</sup> P.M.**

(Also identified by Parcel ID Number 0234152009)

The proposed Annexation would include one-half (1/2) of the right of way (ROW) of Business 151 / S. Main Street adjacent to the Subject Property.

# EXHIBIT "B": Map of Territory to be Annexed



b. That within one year of annexation, the City of Monticello will make sanitary sewer service available to the Subject Property in the adjacent right of way.

The City already has a Water Main, providing potable water within the adjacent right of way of S. Main Street / Business 151. Owner shall be solely responsible for all costs of connecting to the City water and sanitary sewer mains, including costs of components, costs of boring where required or open trenching if allowed, and connection fees.

Dated this 14 day of May, 2025.

By:   
Robert F. Hinz

By:   
Janice M. Hinz

STATE OF IOWA                    )  
  )§  
COUNTY OF JONES            )

On this 14<sup>th</sup> day of May, 2025, before me, the undersigned, Notary Public in and for said county and state, personally appeared Robert F. Hinz and Janice M. Hinz, known to me to be the identical persons named herein, who swore and affirmed that they executed the above and foregoing at their sole discretion, as an expression of their voluntary act and deed.



  
Notary Public, State of Iowa

Prepared By: Douglas D. Herman, 200 East First Street, Monticello, Iowa 52310 (319) 465-6435

## **PREANNEXATION AGREEMENT**

This Preannexation Agreement is entered into by and between the City of Monticello, a municipal corporation (hereinafter referred to as "City") and Robert F. and Jamie M. Hinz (hereinafter collectively referred to as "Owner").

### **WITNESSETH:**

**WHEREAS,** Owner is contract purchaser of property legally described as set out on Exhibit "A", attached hereto, hereinafter referred to as "Subject Property", with an anticipated closing on purchase of the Subject Property prior to October, 2024; and

**WHEREAS,** Owner is planning to construct a new office building and truck storage facility on the Subject Property in early 2025; and

**WHEREAS,** The City is working with the Owner to bring sanitary sewer service to the Subject Property with the expectation that the Subject Property will be annexed when the sanitary service becomes available; and

**WHEREAS,** The Subject Property is presently located entirely within Jones County, Iowa, and outside the corporate limits of any other city; and

**WHEREAS,** Subject Property is not presently contiguous with the corporate boundaries of the City of Monticello, but will be in the future, and

**WHEREAS,** Owner and City have agreed to the Annexation of the Subject Property to the City of Monticello.

**NOW, THEREFORE,** in furtherance of the above desires and objectives, the parties agree as follows:

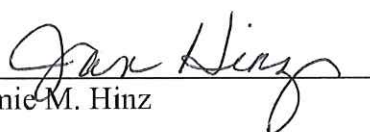
- (1) That the owner will by virtue of entry into this Preannexation agreement voluntarily consent to the annexation of Subject Property; and
- (2) The Subject Property will, upon annexation, be zoned "M-1" Industrial, or such other zoning as may be reasonable and agreeable between the City and the Owner from time to time, in order to allow the desired use(s) of the subject property, pursuant to the Code of Ordinances, City of Monticello; and
- (3) The Owner will connect the anticipated new office building to both City water and sewer when such services become available; and
- (4) The Owner agrees that it cannot, subsequent to the entry herein, withdraw the consent set out herein to the voluntary annexation of the Subject Property, and
- (5) The City agrees that it will not annex the Subject Property prior to the sewer service being available to the Subject Property.

**WHEREAS,** Based upon the agreements set forth herein, the owner will, simultaneous with the entry into this agreement, execute an Application for Voluntary Annexation of the Subject Property subject to the conditions set forth in this Pre-annexation Agreement. The failure of either party hereto to comply with the terms or conditions set forth herein are enforceable by any appropriate legal means. All provisions set forth above shall survive the annexation of Subject Property and shall be binding on the parties thereafter as applicable.

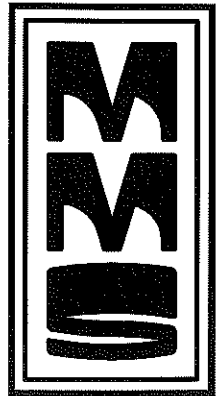
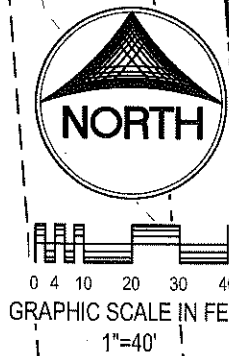
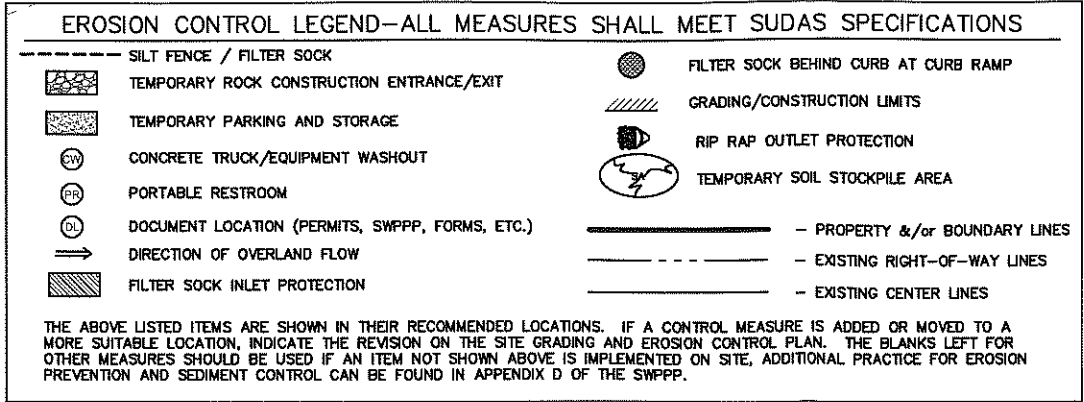
This Agreement shall be binding on and shall inure to the benefit of all successors, assigns and grantees of the City and Owner(s).

"OWNER"

By:   
Robert F. Hinz

By:   
Jamie M. Hinz

NOTES:  
\*THESE DRAWINGS WERE PREPARED IN ACCORDANCE WITH PROVIDED BUILDING PLANS AND APPROVED AT THE DIRECTIVE OF THE APPLICANT. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL APPROVED PERMIT DOCUMENTATION PRIOR TO CONSTRUCTION. MMS CONSULTANTS, INC. IS NOT RESPONSIBLE FOR ANY INCONSISTENCIES IN WHAT HAS BEEN PROVIDED AND REPRESENTED ON THESE DRAWINGS WITHOUT OUR EXPRESSED KNOWLEDGE AND APPROVAL. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE AND/OR LOCAL CODES.



CIVIL ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS  
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ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.  
IOWA CITY, IOWA 52240  
(319) 351-8282

[www.mmsconsultants.net](http://www.mmsconsultants.net)

Date	Revision
------	----------

SWPPP  
LOT 1

BRAD STEPHEN'S  
FOURTH ADDITION  
MONTICELLO  
JONES COUNTY  
IOWA

MMS CONSULTANTS, INC.

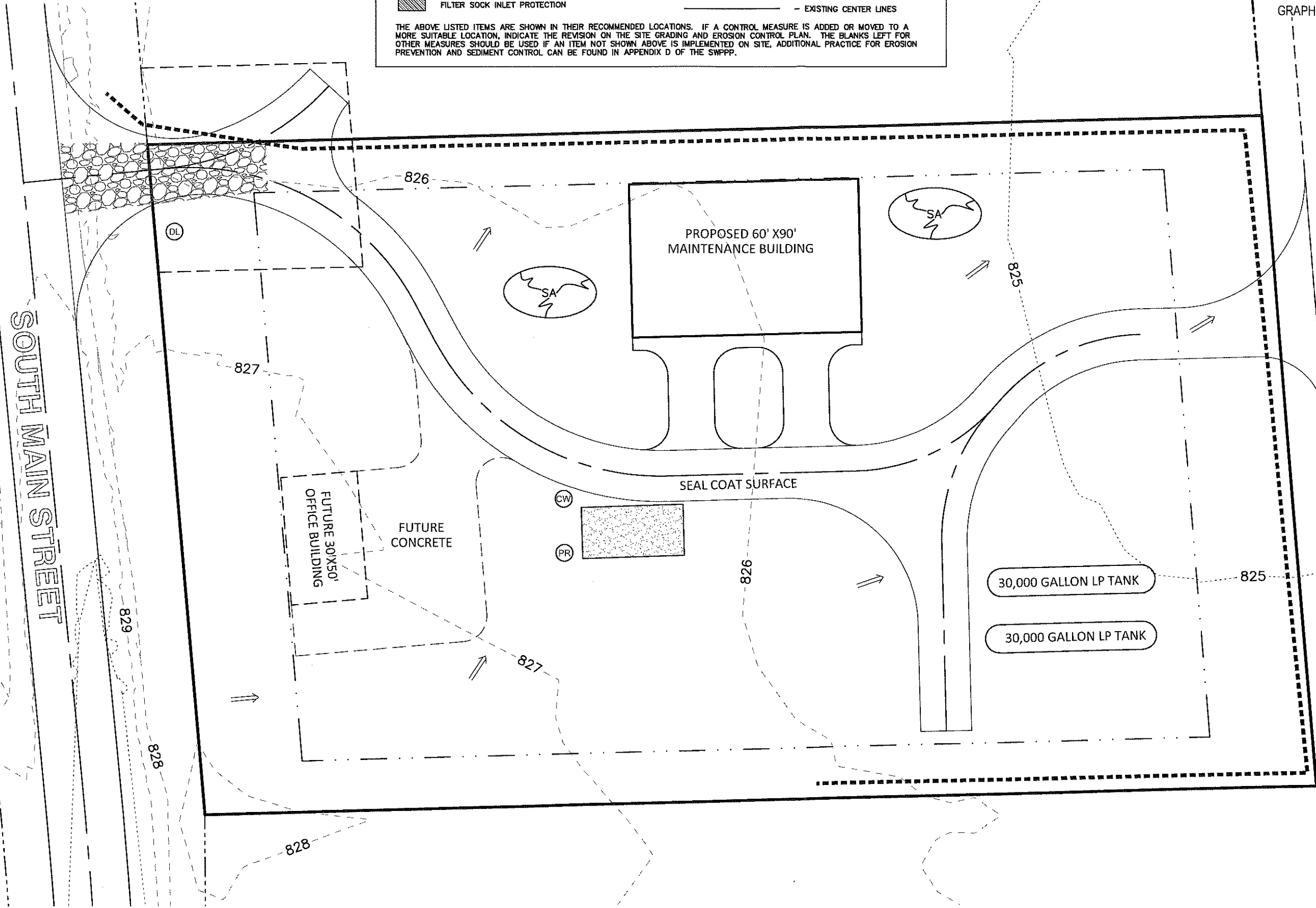
Date: 01/15/2025

Designed by: RLA	Field Book No:
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Drawn by: RLW/LRS	Scale: 1"=40'
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Checked by: RLA	Sheet No: 1
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Project No: 12110-001	of: 1
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# City of Monticello, Iowa

## RESOLUTION #2025-\_\_

### **Approving Pay Request #14 to Bill Bruce Builders, Inc., Re: Wastewater Treatment Plant Improvement Project in the amount of \$728,393.29**

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

**WHEREAS,** Bill Bruce Builders, Inc. contracted with the City for the construction of public improvements described in general, as construction of the Wastewater Treatment Facility Improvements Project, and

**WHEREAS,** Bill Bruce Builders, Inc. has submitted their fourteenth pay request in the amount of \$728,393.29, which has been reduced by the contractually agreed upon 5% retainer, and

**WHEREAS,** The Council finds that the pay request is supported by the work completed and that the City Engineer has recommended approval of said pay request.

**NOW THEREFORE, BE IT RESOLVED** that the City Council of Monticello, Iowa does hereby approve the fourteenth pay request from Bill Bruce Builders, Inc., in the amount of \$728,393.29, same reflecting the maintenance of a 5% retainer in the cumulative total amount of \$617,617.49 for work completed and stored materials.

**IN THE TESTIMONY WHEREOF,** I have hereunto subscribed my name and caused the Great Seal for the City of Monticello, Iowa to be affixed. Done this 7<sup>th</sup> day of July 2025.

---

Wayne Peach, Mayor

*Attest:*

---

Sally Hinrichsen, City Clerk/Treasurer





June 30, 2025

Mayor and City Council  
City of Monticello  
200 East 1<sup>st</sup> Street  
Monticello, IA 52310

RE: CONTRACTOR'S APPLICATION FOR PAYMENT #14 - WASTEWATER  
TREATMENT PLANT IMPROVEMENTS – BILL BRUCE BUILDERS, INC

Dear Mayor and City Council:

Enclosed for your review and approval is the Contractor's Application for Payment #14 for work completed on the Wastewater Treatment Plant Improvement Project.

Application for Payment includes costs associated with general conditions, mobilization, concrete reinforcement, cast-in-place concrete, sludge conveyor installation, electrical work, biosolids storage roofing installation, dewatering, excavation for the Aero-Mod structure, placement of the subbase material for the Aero-Mod structure, and process piping.

I have reviewed the application for payment and find it in agreement with the work completed to date. I, therefore, recommend approval of the Application for Payment #14 in the amount of **\$728,393.29** to Bill Bruce Builders, Inc.

Respectfully,

SNYDER & ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read 'Nick Eisenbacher', with a long horizontal flourish extending to the right.

Nick Eisenbacher, P.E.  
Project Engineer

Enclosure: Bill Bruce Builders, Inc Contractor's Application for Payment #14

cc: Julie Ford, USDA Rural Development; Russ Farnum and Jim Tjaden City of Monticello

**Contractor's Application for Payment**

<b>Owner:</b> <u>City of Monticello</u>	<b>Owner's Project No.:</b> <u>120.1109.08</u>
<b>Engineer:</b> <u>Snyder &amp; Associates, Inc.</u>	<b>Engineer's Project No.:</b> <u>120.1109.08</u>
<b>Contractor:</b> <u>Bill Bruce Builders, Inc.</u>	<b>Contractor's Project No.:</b> <u>20231024</u>
<b>Project:</b> <u>Wastewater Treatment Plant (WWTP) Improvements</u>	
<b>Contract:</b> <u>Wastewater Treatment Plant Improvements</u>	
<b>Application No.:</b> <u>14</u> <b>Application Date:</b> <u>6/25/2025</u>	
<b>Application Period:</b> <b>From</b> <u>6/1/2025</u> <b>to</b> <u>6/30/2025</u>	

1. Original Contract Price	\$ 23,448,000.00 -
2. Net change by Change Orders	\$ 977,771.28 -
3. Current Contract Price (Line 1 + Line 2)	\$ 24,425,771.28 -
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$ 12,352,350.68 -
5. Retainage	
a. <u>5%</u> X <u>\$9,215,122.86-</u> Work Completed	\$ 460,756.10 -
b. <u>5%</u> X <u>\$3,137,227.82-</u> Stored Materials	\$ 156,861.39 -
c. Total Retainage (Line 5.a + Line 5.b)	\$ 617,617.49 -
6. Amount eligible to date (Line 4 - Line 5.c)	\$ 11,734,732.31 -
7. Less previous payments (Line 6 from prior application)	11,006,339.02
8. Amount due this application	\$ 728,393.29 -
9. Balance to finish, including retainage (Line 3 - Line 4)	\$ 12,691,038.97 -

  
**Contractor's Certification**

The undersigned Contractor certifies, to the best of its knowledge, the following:

(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;

(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

<b>Contractor:</b> <u>Bill Bruce Builders, Inc.</u>	
<b>Signature:</b> <u></u>	<b>Date:</b> <u>6/30/2025</u>

<b>Recommended by Engineer</b>	<b>Approved by Owner</b>
<b>By:</b> <u></u>	<b>By:</b> _____
<b>Title:</b> <u>Project Engineer</u>	<b>Title:</b> _____
<b>Date:</b> <u>7/2/2025</u>	<b>Date:</b> _____
<b>Approved by Funding Agency</b>	
<b>By:</b> _____	<b>By:</b> _____
<b>Title:</b> _____	<b>Title:</b> _____
<b>Date:</b> _____	<b>Date:</b> _____

# Progress Estimate - Lump Sum Work

# Contractor's Application for Payment

**Owner:** City of Monticello  
**Engineer:** Snyder & Associates, Inc.  
**Contractor:** Bill Bruce Builders, Inc.  
**Project:** Wastewater Treatment Plant (WWTP) Improvements  
**Contract:** Wastewater Treatment Plant Improvements

**Owner's Project No:** 120.1109.08  
**Engineer's Project No:** 120.1109.08  
**Contractor's Project No:** 20231024

**Application No.:** 14      **From** 6/1/2025      **to** 6/30/2025      **Application Date:** 06/25/25

A	B	C	D	E	F	G	H	I
ITEM #	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (Not in D or E)	TOTAL COMPLETED & STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD				
Original Contract								
1	Insurance - Bond	175,724.00	175,724.00			175,724.00	100%	0.00
2	Insurance - Builders Risk	36,000.00	36,000.00			36,000.00	100%	0.00
3	Insurance - General Liability	135,000.00	135,000.00			135,000.00	100%	0.00
4	Preconstruction	12,000.00	12,000.00			12,000.00	100%	0.00
5	General Conditions - 36 Months	2,002,468.00	723,113.43	55,624.11		778,737.54	39%	1,223,730.46
6	Submittals	50,000.00	50,000.00			50,000.00	100%	0.00
7	Concrete Reinforcing	1,207,086.00	272,231.09	183,348.90		455,579.99	38%	751,506.01
8	Cast-In-Place Concrete	950,000.00	304,010.73	2,900.93		306,911.66	32%	643,088.34
9	Rebar Labor	1,000,000.00	205,000.00			205,000.00	21%	795,000.00
10	Concrete - Aeromod	1,610,500.00				0.00	0%	1,610,500.00
11	Concrete - BioSolids	927,500.00	877,500.00			877,500.00	95%	50,000.00
12	Concrete - Generator	12,800.00	12,800.00			12,800.00	100%	0.00
13	Concrete - Controls & UV Building	260,000.00				0.00	0%	260,000.00
14	Concrete - Truck Dump Oil Sand Interceptor	30,000.00				0.00	0%	30,000.00
15	Concrete Paving	130,000.00				0.00	0%	130,000.00
16	Mobilization	300,000.00	135,000.00			135,000.00	45%	165,000.00
17	Placement on Project	179,200.00	78,000.00			78,000.00	44%	101,200.00
18	Digging for Electrical/Concrete around pipes	100,000.00	60,000.00	10,000.00		70,000.00	70%	30,000.00
19	Sluice Gates/Slides Gates Install	50,000.00				0.00	0%	50,000.00
20	Liquid Process Pipe Install	50,000.00				0.00	0%	50,000.00
21	Shaftless Screw Conveyor - Labor	20,000.00	15,000.00	5,000.00		20,000.00	100%	0.00
22	Secondary Containment Scale - Labor	10,000.00				0.00	0%	10,000.00
23	Polymer Blending and Feed Equipment - Labor	10,000.00	10,000.00			10,000.00	100%	0.00
24	Rotary Press System - Labor	20,000.00	20,000.00			20,000.00	100%	0.00
25	Precast Structural Concrete - Engineering	24,000.00	24,000.00			24,000.00	100%	0.00
26	Precast Structural Concrete - Wall Panels	368,127.00	368,127.00			368,127.00	100%	0.00
27	Precast Structural Concrete - 10" Hollow core	96,927.00	96,927.00			96,927.00	100%	0.00
28	Precast Structural Concrete - 8" Hollow core	28,760.00	28,760.00			28,760.00	100%	0.00
29	Precast Structural Concrete - Trucking	16,320.00	5,712.00			5,712.00	35%	10,608.00
30	Precast Structural Concrete - Wash	14,100.00				0.00	0%	14,100.00
31	Precast Structural Concrete - Caulking & Grouting	45,500.00	15,925.00			15,925.00	35%	29,575.00
32	Precast & Steel Erection	199,400.00	55,980.00			55,980.00	28%	143,420.00
33	Masonry	150,000.00	15,000.00			15,000.00	10%	135,000.00
34	Structural Steel Fabrication	199,750.00	107,000.00			107,000.00	54%	92,750.00
35	Rough Carpentry - Labor	66,000.00				0.00	0%	66,000.00
36	Demolition of Metal Panels	12,800.00				0.00	0%	12,800.00
37	Metal Panel Install	45,980.00				0.00	0%	45,980.00
38	EPDM Roofing	192,400.00	138,540.00	38,135.00		176,675.00	92%	15,725.00
39	Sectional Doors	76,462.00	25,487.34			25,487.34	33%	50,974.66
40	FRP Aluminum Hybrid Doors	77,155.00			77,155.00	77,155.00	100%	0.00
41	Aluminum Framed Entrances and Storefronts	30,090.00	4,264.50			4,264.50	14%	25,825.50
42	Painting	124,931.00	49,000.00			49,000.00	39%	75,931.00
43	Specialties	8,030.00				0.00	0%	8,030.00
44	Lab Equipment - End Loader	179,000.00	179,000.00			179,000.00	100%	0.00
45	Lab Equipment - Hotsy Pressure Washer	7,800.00				0.00	0%	7,800.00
46	Refrigerated Composite Sampler	27,500.00				0.00	0%	27,500.00
47	Plumbing / HVAC	499,980.00	141,687.00	123,450.00		265,137.00	53%	234,843.00
48	Electrical - General Conditions (temp power, submittals & Mob)	144,025.00	144,025.00			144,025.00	100%	0.00
49	Electrical - Service Equipment	675,000.00	573,750.00			573,750.00	85%	101,250.00
50	Electrical - Site Work	310,613.00	77,653.23	31,061.29		108,714.52	35%	201,898.48
51	Electrical - Building Power and Equipment	310,612.00	138,714.20			138,714.20	45%	171,897.80
52	Lagoon Sludge Removal	93,900.00	93,900.00			93,900.00	100%	0.00
53	SWPPP Installation	43,795.00	2,408.00	350.00		2,758.00	6%	41,037.00
54	SWPPP Inspections	14,600.00	6,200.00			6,200.00	42%	8,400.00
55	Retaining Walls	43,207.00				0.00	0%	43,207.00

56	MOBILIZATION	219,649.00	94,844.78	47,927.13		142,771.91	65%	76,877.09
57	TOPSOIL STRIP SALVAGE SPREAD	58,971.00	29,485.61			29,485.61	50%	29,485.39
58	SITE GRADING	148,842.00	71,349.00			71,349.00	48%	77,493.00
59	ROCK SURFACING AND SUBBASE	62,214.00				0.00	0%	62,214.00
60	WATER MAIN AND SERVICES	322,021.00	179,571.98			179,571.98	56%	142,449.02
61	PRV VALVE VAULT	61,312.00	32,562.25			32,562.25	53%	28,749.75
62	4" SANITARY FORCE MAIN	34,589.00	26,294.19			26,294.19	76%	8,294.81
63	8" SANITARY GRAVITY MAIN	72,519.00	46,535.04			46,535.04	64%	25,983.96
64	10" SANITARY FORCE MAIN	19,920.00				0.00	0%	19,920.00
65	16" SANITARY GRAVITY MAIN	21,984.00				0.00	0%	21,984.00
66	18" SANITARY GRAVITY MAIN	128,356.00	37,270.00			37,270.00	29%	91,086.00
67	SANITARY MANHOLES	254,293.00	90,775.00			90,775.00	36%	163,518.00
68	MH-11 DIGESTED SLUDGE PS & VV	94,292.00	79,962.09			79,962.09	85%	14,329.91
69	EFFLUENT PS & VV	424,757.00				0.00	0%	424,757.00
70	BYPASS PUMPING	145,830.00				0.00	0%	145,830.00
71	STORM SEWER AND DRAIN TILE	59,390.00				0.00	0%	59,390.00
72	TRUCK DUMP TANK & SANITARY	52,864.00	12,928.37			12,928.37	24%	39,935.63
73	STRUCTURE EXCAVATION	334,347.00	250,760.12			250,760.12	75%	83,586.88
74	STRUCTURE BACKFILL	283,748.00	99,311.36			99,311.36	35%	184,436.64
75	STRUCTURE SUBBASE	204,903.00	163,922.36			163,922.36	80%	40,980.64
76	DEMO	304,279.00	5,878.57			5,878.57	2%	298,400.43
77	DEWATERING	164,411.00		164,411.00		164,411.00	100%	0.00
78	Wall Mounted Walkways - Install	34,000.00				0.00	0%	34,000.00
79	Stop Logs / Stainless Steel Sluices Gates & Slide Gates	94,800.00	52,960.00			52,960.00	56%	41,840.00
80	Split-Clarator Secondary Clarifier	688,417.00		688,417.00		688,417.00	100%	0.00
81	Wall Mounted Aerators	371,879.00		371,879.00		371,879.00	100%	0.00
82	Sludge Management	10,959.00				0.00	0%	10,959.00
83	Plant Process Controls	123,612.00				0.00	0%	123,612.00
84	Wall mounted Walkways	308,612.00		308,612.00		308,612.00	100%	0.00
85	Actuated Valves	93,971.00				0.00	0%	93,971.00
86	Sluice Gates & Hand Lift Stop Plates	21,206.00				0.00	0%	21,206.00
87	Aeration Blower and Controls	649,681.00				0.00	0%	649,681.00
88	Probe Module & Sensor Probes	19,213.00				0.00	0%	19,213.00
89	Clarifier Algae Control	20,857.00				0.00	0%	20,857.00
90	Bio-P Selector Tank Mixing	65,643.00				0.00	0%	65,643.00
91	Installation Materials and Spare Parts	91,750.00		91,750.00		91,750.00	100%	0.00
92	Manufacturer's Services	14,500.00				0.00	0%	14,500.00
93	Freight	14,400.00				0.00	0%	14,400.00
94	Variable Frequency Motor Controllers / Controls / Submersible Pumps	1,514,000.00	62,749.00	1,432,251.00		1,495,000.00	99%	19,000.00
95	Fabricated Stainless Steel - Labor	100,750.00	25,469.00			25,469.00	25%	75,281.00
96	Fabricated Stainless Steel - Materials	170,000.00	9,706.08	121,266.82		130,972.90	77%	39,027.10
97	Ultraviolet Disinfection Equipment - Placement for Fabrication	45,897.00				0.00	0%	45,897.00
98	Ultraviolet Disinfection Equipment - Submittals	45,897.00	45,897.00			45,897.00	100%	0.00
99	Ultraviolet Disinfection Equipment - Equipment	45,897.00		45,897.00		45,897.00	100%	0.00
100	Ultraviolet Disinfection Equipment - Start-Up	15,299.00				0.00	0%	15,299.00
101	Girt Classifying & Washer	104,099.00				0.00	0%	104,099.00
102	Chemical Containments & Scales / Polymer Blending & Feed Equipment Chemical Feed / Shaftless Screw Conveyor	280,527.00	135,627.00			135,627.00	48%	144,900.00
103	Liquid Process Piping - Man Holes, Valves, and Piping	190,648.00	82,537.84	12,605.93		95,143.77	50%	95,504.23
104	Fournier - Rotary Press Submittals	75,220.95	75,220.95			75,220.95	100%	0.00
104.1	Fournier - Rotary Press	426,252.05	319,689.04			319,689.04	75%	106,563.01
105	Utility Materials - Piping, valves, vaults	931,480.00	251,419.53	1,991.71		253,411.24	27%	678,068.76
Original Contract Totals		\$ 23,448,000.00	\$ 7,696,165.68	\$ 676,806.00	\$ 3,137,227.82	\$ 11,510,199.50	\$ 0.49	\$ 11,937,800.50

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Monticello
Engineer:	Snyder & Associates, Inc.
Contractor:	Bill Bruce Builders, Inc.
Project:	Wastewater Treatment Plant (WWTP) Improvements
Contract:	Wastewater Treatment Plant Improvements

Owner's Project No:	120.1109.08
Engineer's Project No:	120.1109.08
Contractor's Project No.	20231024

Application No.: 14

From 6/1/2025 to 6/30/2025

Application Date: 06/25/25

A	B	C	D	E	F	G	H	I
ITEM #	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (Not in D or E)	TOTAL COMPLETED & STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD				
Change Orders								
1	Unsuitable Soils	763,990.30	745,024.10			745,024.10	98%	18,966.20
2	RFI 23	(19,455.71)				0.00	0%	(19,455.71)
	RFI 21	6,027.74	6,027.74			6,027.74	100%	0.00
	RFI 25	1,174.68	1,174.68			1,174.68	100%	0.00
	ITC 07 & 08	6,123.97				0.00	0%	6,123.97
3	Controls Integration	169,986.52		40,000.00		40,000.00	24%	129,986.52
	RFI #35	4,496.10		4,496.10		4,496.10	100%	0.00
	RFI #38	8,242.36		8,242.36		8,242.36	100%	0.00
	ITC 09	14,670.54		14,670.54		14,670.54	100%	0.00
	Relocate VFDs to Screen Building	12,708.75		12,708.75		12,708.75	100%	0.00
4	ITC #13	9,806.03		9,806.03		9,806.03	100%	0.00
						0.00	#DIV/0!	0.00
						0.00	#DIV/0!	0.00
						0.00	#DIV/0!	0.00
						0.00	#DIV/0!	0.00
						0.00	#DIV/0!	0.00
Change Order Totals		\$ 977,771.28	\$ 752,226.52	\$ 89,923.78	\$ -	\$ 842,150.30		\$ 135,620.98
Original Contract and Change Orders								
Project Totals		\$ 24,425,771.28	\$ 8,448,392.20	\$ 766,729.78	\$ 3,137,227.82	\$ 12,352,349.80		\$ 12,073,421.48

Stored Materials Summary										Contractor's Application for Payment			
Owner:	City of Monticello									Owner's Project No:	120.1109.08		
Engineer:	Snyder & Associates, Inc.									Engineer's Project No:	120.1109.08		
Contractor:	Bill Bruce Builders, Inc.									Contractor's Project No.	20231024		
Project:	Wastewater Treatment Plant (WWTP) Improvements												
Contract:	Wastewater Treatment Plant Improvements												
Application No.: 11    Application Period:    From    6/1/2025    to    6/30/2025										Application Date:    06/25/25			
ITEM NO. LUMP SUM TAB	SUPPLIER INVOICE NO.	SUBMITTAL NO. (WITH SPECIFICATION SECTION NO)	DESCRIPTION OF MATERIALS OR EQUIPMENT STORED	STORAGE LOCATION	APPLICATION NO NO. WHEN MATERIALS PLACED IN STORAGE	MATERIALS STORED			INCORPOATED IN WORK		TOTAL AMOUNT INCORPOATED IN THE WORK (J+K) (\$)	MATERIALS REMAINING IN STORAGE (I-L) (\$)	
						PREVIOUS AMOUNT STORED (\$)	AMOUNT STORED THIS PERIOD (\$)	AMOUNT STORED TO DATE (G+H) (\$)	AMOUNT PREVIOUSLY INCORPORATED IN THE WORK (\$)	AMOUNT INCORPORATED IN THE WORK THIS PERIOD (\$)			
26	Pay App #1		Wall Panels	Advanced Precast	1	130,359.00		130,359.00	\$	130,359.00		130,359.00	0.00
28	Pay App #2		8" Hollowcore	Advanced Precast	1	28,760.00		28,760.00	\$	28,760.00		28,760.00	0.00
49	Pay App #1		Service Equipment - Electrical Distribution Storage	Westphal & Company	2	40,500.00		40,500.00	\$	40,500.00		40,500.00	0.00
49	Pay App #2		Service Equipment - Electrical Distribution Storage	Westphal & Company	2	25,878.74		25,878.74	\$	25,878.74		25,878.74	0.00
96	Pay App #1		Fabricated Stainless Steel - Materials	Dubuque Plumbing & Heating	3	92,818.94		92,818.94				0.00	92,818.94
40	Pay App #1		FRP Aluminum Hybrid Doors	Opening Specilists, Inc	3	17,226.22		17,226.22				0.00	17,226.22
49	Pay App #2		Fabricated Stainless Steel - Materials	Dubuque Plumbing & Heating	4	15,097.90		15,097.90				0.00	15,097.90
40	Pay App #2		FRP Aluminum Hybrid Doors	Opening Specilists, Inc	4	52,780.00		52,780.00				0.00	52,780.00
49	Pay App #3		Fabricated Stainless Steel - Materials	Dubuque Plumbing & Heating	5	13,349.98		13,349.98				0.00	13,349.98
99	Pay App #6		Ultraviolet Disinfection Equipment	Enaqua	6	45,897.00		45,897.00				0.00	45,897.00
80	Pay App #1		Split-Clarator Secondary Clarifier	Aero-Mod	7	688,417.00		688,417.00				0.00	688,417.00
84	Pay App #1		Wall mounted Walkways	Aero-Mod	7	308,612.00		308,612.00				0.00	308,612.00
40	Pay App #3		FRP Aluminum Hybrid Doors	Opening Specilists, Inc	7	7,148.78		7,148.78				0.00	7,148.78
81	Pay App #2		Wall Mounted Aerators	Aero-Mod	8	371,879.00		371,879.00				0.00	371,879.00
91	Pay App #2		Installation Materials and Spare Parts	Aero-Mod	8	91,750.00		91,750.00				0.00	91,750.00
94	28374		Variable Frequency Motor Controllers / Controls / Sub	Electric Pump	8	926,601.00		926,601.00				0.00	926,601.00
94	30385		Variable Frequency Motor Controllers / Controls / Sub	Electric Pump	11	505,650.00		505,650.00				0.00	505,650.00
								0.00				0.00	0.00
								0.00				0.00	0.00
Totals						\$ 3,362,725.56	\$ -	\$ 3,362,725.56	\$	225,497.74	\$ -	\$ 225,497.74	\$ 3,137,227.82

<b>City Council Meeting</b> <b>Prep. Date:</b> 07/03/2025 <b>Preparer:</b> Russell Farnum		<b>Agenda Item:</b> # 6 <b>Agenda Date:</b> 07/07/2025
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*Communication Page*

<b><u>Agenda Items Description:</u></b> Final Plat of Parcel 2025-39
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<b><u>Type of Action Requested:</u></b> Resolution			
<b><u>Attachments &amp; Enclosures:</u></b>  Plat and related maps	<table border="1"> <tr> <td> <b><u>Fiscal Impact:</u></b>            Budget Line Item:            Budget Summary:            Expenditure:            Revenue:         </td> <td>      </td> </tr> </table>	<b><u>Fiscal Impact:</u></b> Budget Line Item: Budget Summary: Expenditure: Revenue:	    
<b><u>Fiscal Impact:</u></b> Budget Line Item: Budget Summary: Expenditure: Revenue:	    		

**Summary:** The attached is a proposed plat for Parcel 2025-39, which simply adds more land to existing parcel 2022-105, so that the parcel includes the entire homestead area and all of the farm buildings.

Parcel 2022-105, the existing homestead parcel, includes only the house and one of the outbuildings. The neighboring barns and grain bins are on the remaining farm field parcel. The property is on the east side of Amber Road, about ¾ of a mile south of 190<sup>th</sup> Street/Camp Courageous Road.

The proposed plat would add all of the outbuildings to the farmstead parcel and slightly reduce the farm field parcel. The property will continue to be used for agricultural purposes, the plat does not create a new buildable lot, and this will have no impact on the future growth or development of the City.

**Recommendation:** Planning and Zoning Board reviewed this at a special meeting on July 2, and recommended approval of the request.

# The City of Monticello, Iowa

RESOLUTION #2025-\_\_\_\_

## **Approving Plat of Survey to Parcel 2025-39 for Property at 18076 Amber Road**

**WHEREAS**, The Plat of Survey to Parcel 2025-39 for property at 18076 Amber Road has been presented to the City Council for approval, same being located within the two-mile jurisdiction of the City limits of the City of Monticello, and

**WHEREAS**, the Plat was created to increase the size of the existing homestead lot (already platted) by purchasing and including additional land from the adjacent field, 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 for Parcel 2025-39, for property at 18076 Amber Road should be approved.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of Monticello, Iowa does hereby approve the Plat of Survey for Parcel 2025-39.

**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 7<sup>th</sup> day of July, 2025.

---

Wayne Peach, Mayor

Attest:

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Sally Hinrichsen, City Clerk/Treasurer



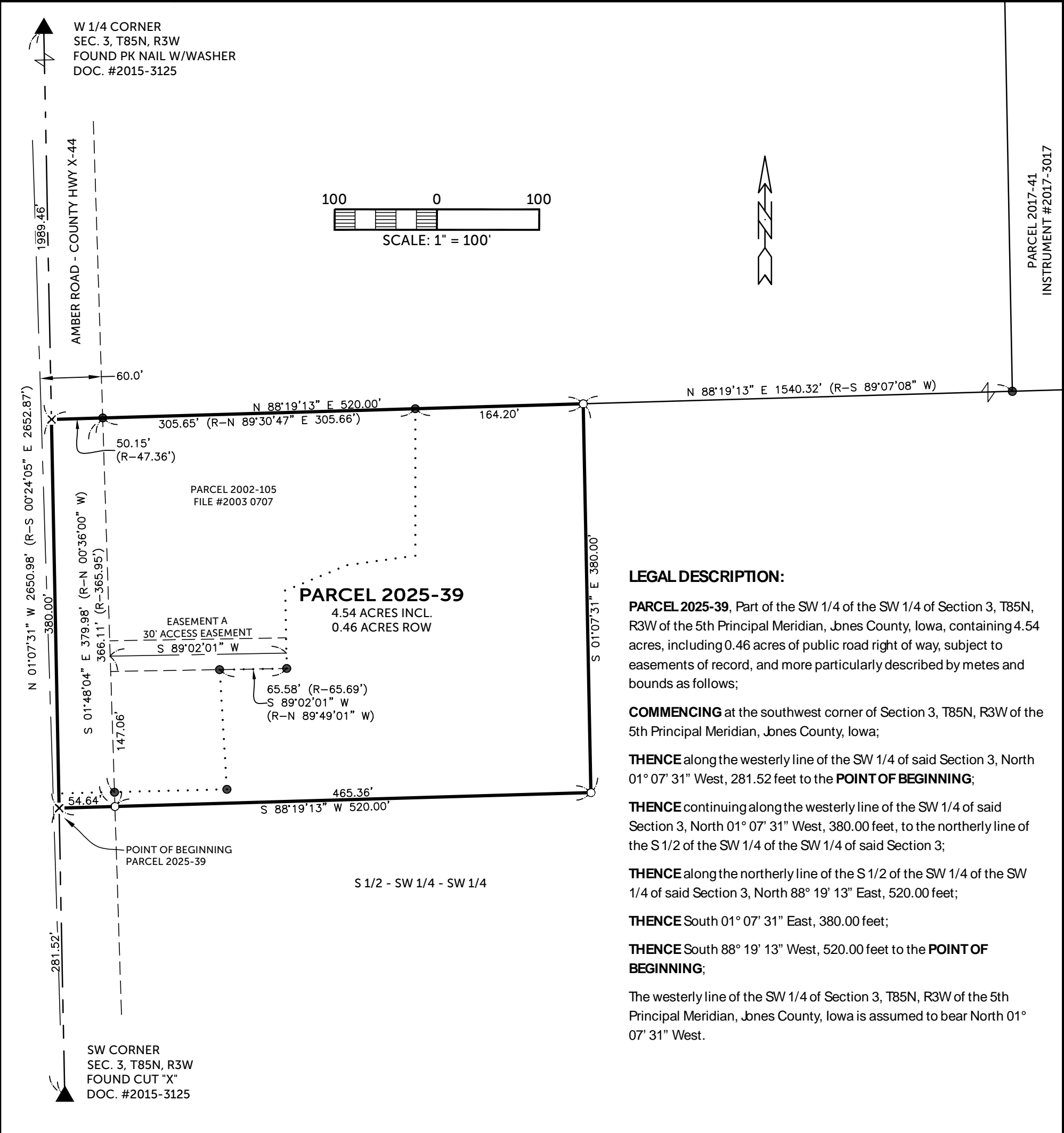


COUNTY: JONES
SECTION 3 , T 85 N, R 3 W
ALIQUOT PART:SW 1/4 - SW 1/4
CITY:
SURVEY: PARCEL 2025-39
BLOCK:                LOTS:
PROPRIETOR: WELTER PROPERTIES LLC
REQUESTED BY: CHARLES DIRKS
SURVEYOR: RANDALL L. RATTENBORG
COMPANY: BURRINGTON, GROUP, INC.
105 W. MAIN STREET, MANCHESTER, IA 52057
INFO@BURRINGTONGROUP.COM    563-927-2434

PLAT OF SURVEY

PARCEL 2025-39

PART OF THE SW 1/4 - SW 1/4 OF SECTION 3, T85N, R3W OF THE FIFTH P.M, JONES COUNTY, IOWA



LEGAL DESCRIPTION:

**PARCEL 2025-39**, Part of the SW 1/4 of the SW 1/4 of Section 3, T85N, R3W of the 5th Principal Meridian, Jones County, Iowa, containing 4.54 acres, including 0.46 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

**COMMENCING** at the southwest corner of Section 3, T85N, R3W of the 5th Principal Meridian, Jones County, Iowa;

**THENCE** along the westerly line of the SW 1/4 of said Section 3, North 01° 07' 31" West, 281.52 feet to the **POINT OF BEGINNING**;

**THENCE** continuing along the westerly line of the SW 1/4 of said Section 3, North 01° 07' 31" West, 380.00 feet, to the northerly line of the S 1/2 of the SW 1/4 of the SW 1/4 of said Section 3;

**THENCE** along the northerly line of the S 1/2 of the SW 1/4 of the SW 1/4 of said Section 3, North 88° 19' 13" East, 520.00 feet;

**THENCE** South 01° 07' 31" East, 380.00 feet;

**THENCE** South 88° 19' 13" West, 520.00 feet to the **POINT OF BEGINNING**;

The westerly line of the SW 1/4 of Section 3, T85N, R3W of the 5th Principal Meridian, Jones County, Iowa is assumed to bear North 01° 07' 31" West.

SURVEYED ON: 6/16 & 6/18/2025  
SURVEY REQUESTED BY: CHARLES DIRKS

Q:\Civil3D\_Survey\Jones County\T85N\_R3W Wayne\Wayne GPS Box 2016.dwg

PROFESSIONAL LAND SURVEYOR

RANDALL L. RATTENBORG

17939

IOWA

SHEETS COVERED BY THIS SEAL: THIS SHEET

PROPRIETORS: <b>WELTER PROPERTIES LLC</b>		
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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.		PROJECT NO. 25-059
		SCALE: 1" = 100'
		DATE: 6/18/2025
		DRAWN BY: RLR
		CHECKED BY: DDK
RANDALL L. RATTENBORG P.L.S.    LIC. #17939    DATE		GPS BOX: T85N R3W
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025		SHEET 1 OF 1
<div><div><div></div><div>BURRINGTON GROUP, INC.</div><div>Civil Engineering   Land Surveying</div><div>105 W. Main Street Manchester, Iowa 52057    burringtongroup.com</div></div></div>		

LEGEND	
▲	SECTION CORNER
●	FOUND 1/2" REBAR w/ YELLOW CAP #12642
☒	FD. CUT 'X'
○	SET 1/2" REBAR w/ ORANGE CAP PLS 17939
×	SET CUT 'X'
---	SECTION LINE
----	QUARTER LINE
-----	QTR.-QTR. LINE
- - - - -	CENTER LINE
- . - . - .	EASEMENT OR ROW LINE
.....	FORMER PARCEL LINE
=====	BOUNDARY ESTABLISHED RECORDED
R	

City Council Meeting  
Prep. Date: 07/03/2025  
Preparer: Russell Farnum



Agenda Item: # 7  
Agenda Date: 07/07/2025

*Communication Page*

**Agenda Items Description:** Resolution of Support for “Lovell Lofts”

**Type of Action Requested:** Resolution

**Attachments & Enclosures:**  
Resolution  
Rehabilitation Concept and Narrative

**Fiscal Impact:**

Budget Line Item:  
Budget Summary:  
Expenditure:  
Revenue:


**Summary:** Joel Robinson and his wife own Ikon Properties, and have purchased the former Strittmatter building, originally the Lovell Building, at 123 E. First Street.

Joel has been working with Monticello Main Street, Jones County Economic Development, and myself on plans for the rehabilitation and reconstruction of this building. The plans include major structural repairs, full or partial reconstruction of the front and side facades, conversion of the upper 2 stories to short term rental units, and rehab of the first-floor commercial space.

Ikon will make these improvements in phases, with the structure and facades being top priority. Then the interior improvements would be phased in 2 additional phases. The plan also includes an elevator for ADA compliance, which may be done in a future phase.

Robinson will be present at the Council meeting to review his proposal. He is asking the City to support future grant applications to Main Street and the Iowa Economic Development Authority to assist with his project. In Robinson’s own words:

” We respectfully seek the City’s support in the form of a letter and financial commitment for our applications to the following programs:

- **Iowa Main Street Challenge Grant**
- **IEDA Community Catalyst Building Remediation Grant (Emergency Project)**
- **IEDA Downtown Revitalization Grant**

These resources will be vital to achieving both immediate stabilization and the long-term revitalization of this 140-year-old structure. The estimated cost of the full redevelopment is

approximately \$1.8 million, and successful pursuit of these grants will be critical to advancing the project.”

Because the City (nor Robinson) knows the costs and/or match requirements of these grants yet, I discussed with Robinson the idea of doing a Resolution of Support now, with decisions on City participation or match commitments to be determined once more detailed costs and returns (i.e. a pro-forma) are available.

*The attached Resolution provides support for the project and for grant applications, without committing the City to financial participation at this time, but would be considered by separate action of the Council in the future.*

**Recommendation:** Approval is recommended.



# THE CITY OF MONTICELLO, IOWA

## RESOLUTION #25-\_\_

### **Resolution of Support** for Ikon Properties proposed rehabilitation of the “Lovell Lofts” property at 123 E. First Street

**WHEREAS,** The City Council has been advised of an opportunity to support grant applications for the rehabilitation of the historic Lovell Building at 123 E. First Street, and

**WHEREAS,** The Council has been advised that various grants from the Main Street Iowa and the Iowa Economic Development Authority are being requested to assist with the investment necessary for this project, which may include a community investment being required as match(es) for said grants, and

**WHEREAS,** the Council finds that the future success of the Main Street Program and the downtown is tied to the attraction and maintenance of residents in upper-story housing and positioning retail or commercial space for immediate and safe occupancy, and

**WHEREAS,** the Council herein supports the future grant applications to be submitted to the Iowa Economic Development Authority, with decisions for the actual match that may be provided by the City to be determined by separate action of the Council in the future as part of the grant applications.

**NOW THEREFORE BE IT RESOLVED** by the City of Monticello, through its' City Council, in session this 7<sup>th</sup> day of July, 2025, does hereby support the proposed rehabilitation and future uses proposed for the Lovell Lofts and also supports the submission of the Iowa EDA Grants or other funding assistance, with local matches to be determined in the future.

**IN TESTIMONY WHEREOF,** I have hereunto subscribed my name and caused the Great Seal for the City of Monticello, Iowa to be affixed. Done this 7<sup>th</sup> day of July, 2025.

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Wayne Peach, Mayor

*Attest:*

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Sally Hinrichsen, City Clerk



6/4/2025

Monticello Main Street  
101 E 1<sup>st</sup> Street  
Monticello, IA 52310

Subject: Structural Rehabilitation and Preservation Efforts - 123 E. 1<sup>st</sup> Street, Monticello, IA

Dear Mr. Wolken,

I am writing to provide an update regarding the property located at 123 E. 1st Street in Monticello, IA, which was acquired by Ikon Investments, Inc. in July 2024. Following a thorough assessment of the building's condition, it has become evident that significant structural rehabilitation is required. Of particular concern, the south wall shows signs of imminent failure if corrective action is not taken promptly.

Upon acquisition, we also discovered that the roof was in a state of disrepair, with multiple holes and tears compromising the integrity of the structure. Recognizing the urgency of this matter, Ikon mobilized a contractor immediately to perform necessary repairs, successfully mitigating further deterioration.

Our vision for this property is to revitalize and reactivate the currently vacant second and third floors, contributing to the vibrancy of downtown Monticello. To support this endeavor, we have engaged a structural engineer to conduct a comprehensive review of the building and provide a formal engineering report outlining recommended corrective measures. A copy of this report will be forwarded upon receipt. Additionally, I have attached photographs illustrating the current condition of the upper floors for further reference.

The anticipated costs for these structural repairs are substantial, and Ikon remains committed to preserving this building to the greatest extent possible to ensure its continued contribution to the community. Given the scope of work required, we are actively seeking any financial assistance that may be available to expedite the necessary stabilization efforts.

We appreciate your time and consideration and welcome any guidance or support in securing the resources needed for this project. Please do not hesitate to reach out if further details or discussions are required.

Warm regards,

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

**Joel Robinson**  
President,  
Ikon Investments, Inc.

































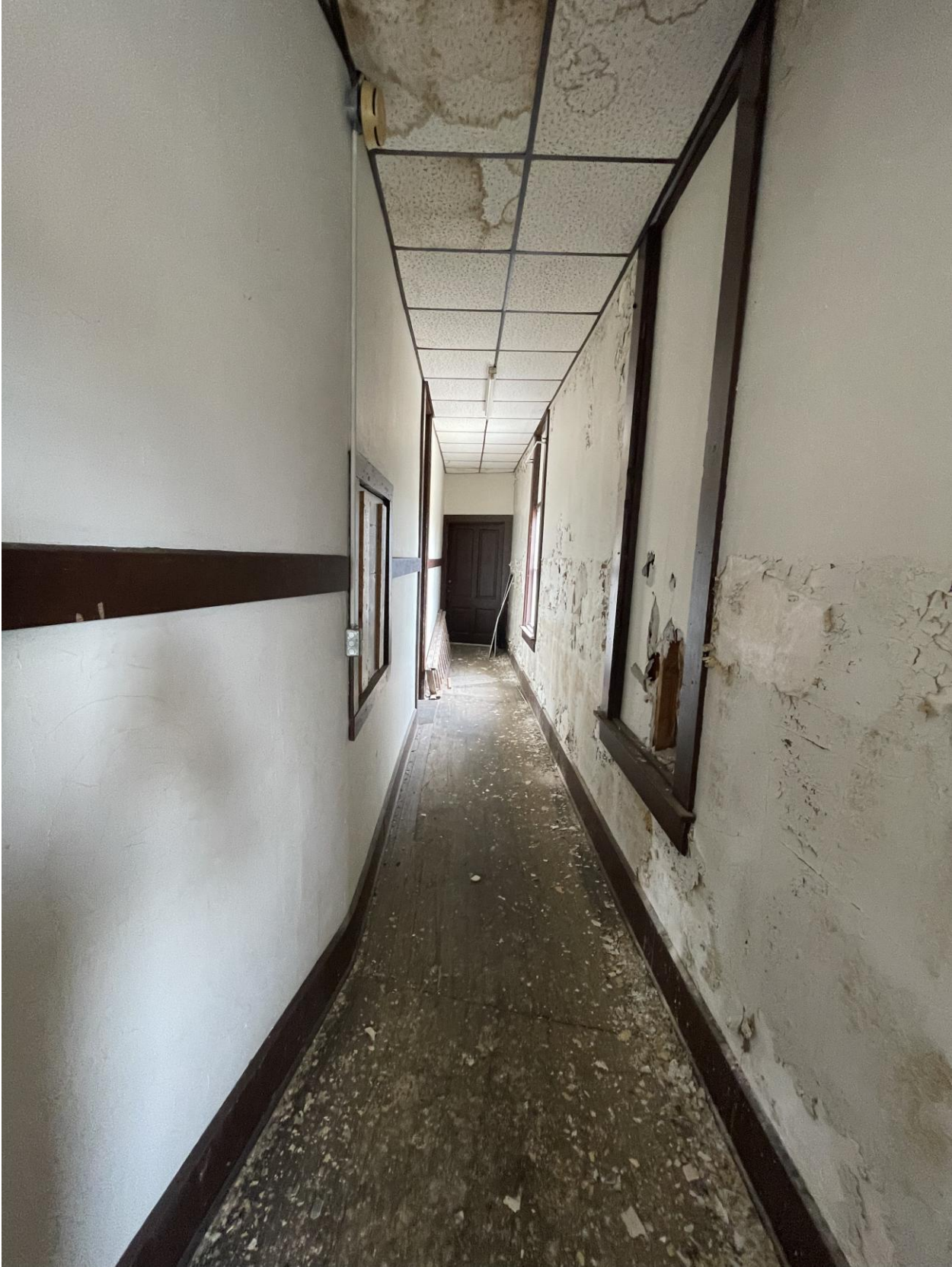














































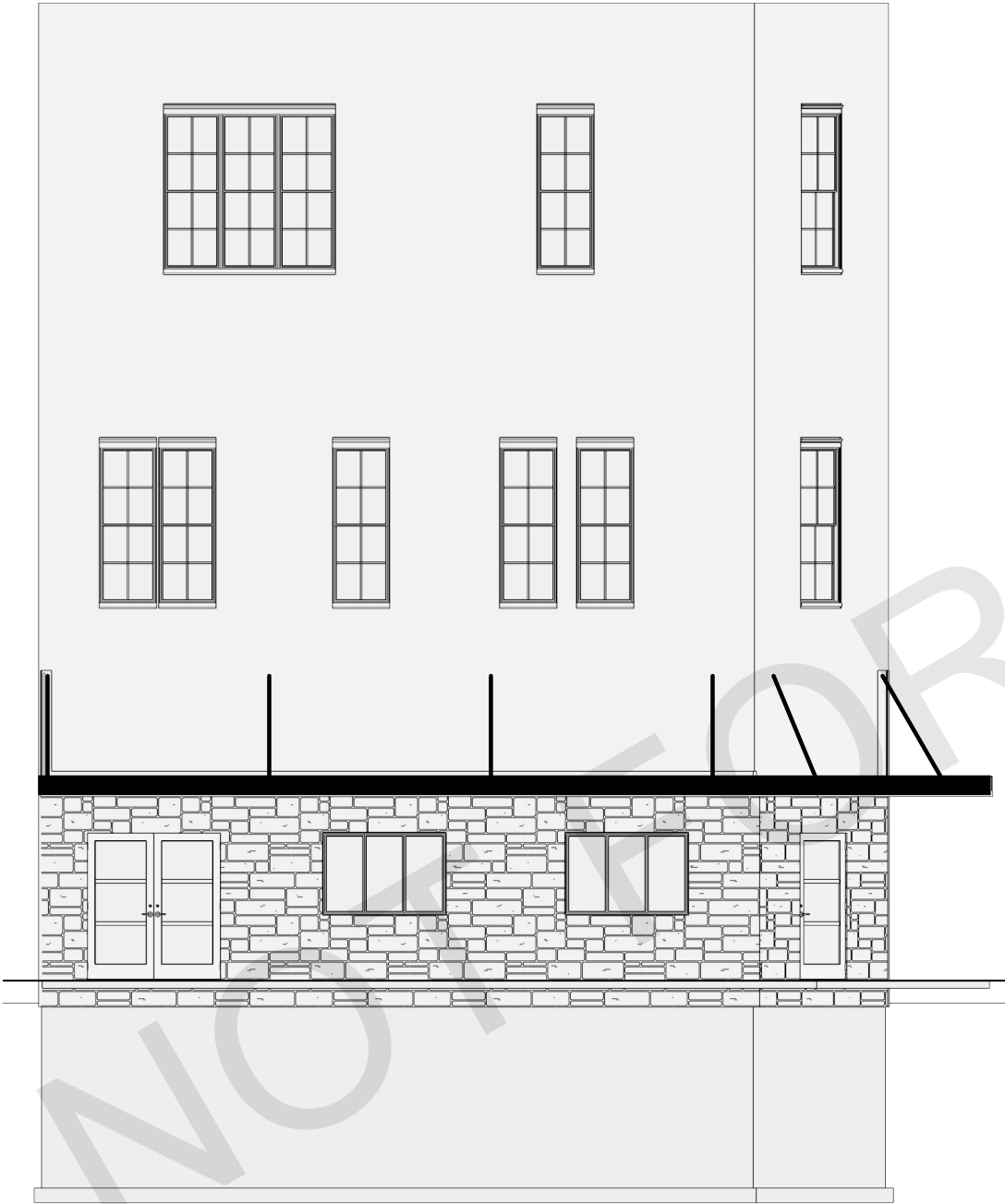




Proposed redevelopment includes structural stabilization, roof replacement and expansion, complete renovation of all three floors, and exterior improvements. This project is proposed to be completed in three (3) phases:

- Phase 1:** Structural stabilization of building, asbestos/lead remediation, and interior demo of the existing buildouts for the second and third floors.
- Phase 2:** Demo rear unit of the building, replace roof, reconstruct second floor for six (6) short term rental units, and complete buildout of staircase and elevator shaft in rear of the building.
- Phase 3:** Reconstruct third floor for five (5) short term rental units, minor main floor renovation into two commercial units, and complete exterior improvements of the building

Existing Finished Floor Space: 7,931 SF  
Proposed Finished Floor Space: 9,033 SF



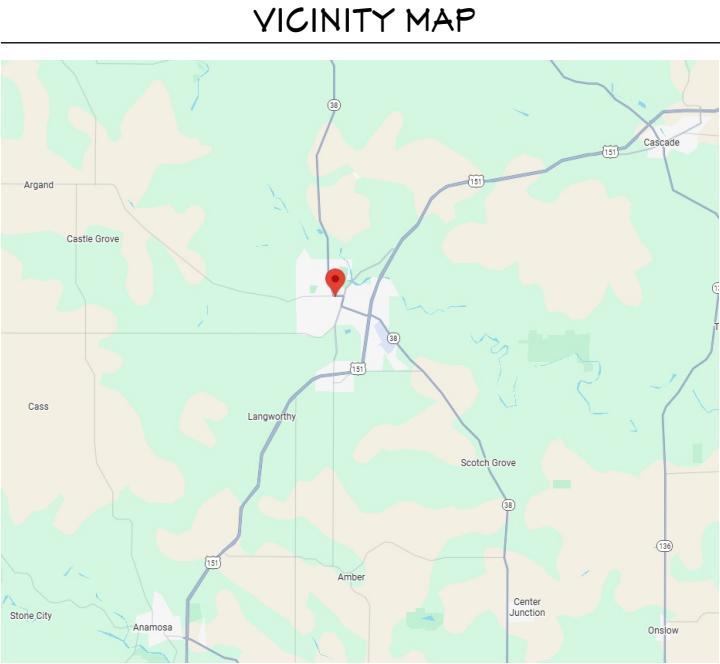
PROPOSED FRONT ELEVATION  
SCALE: 1" = 2'-0"



EXISTING FRONT ELEVATION  
SCALE: N.T.S.

# LOVELL LOFTS

123 E. 1ST STREET  
MONTICELLO, IA







SCALE: AS NOTED  
DATE: 6/25/2025

## FLOOR PLANS

LOVELL LOFTS  
123 E. 1ST ST.  
MONTICELLO, IA 52310

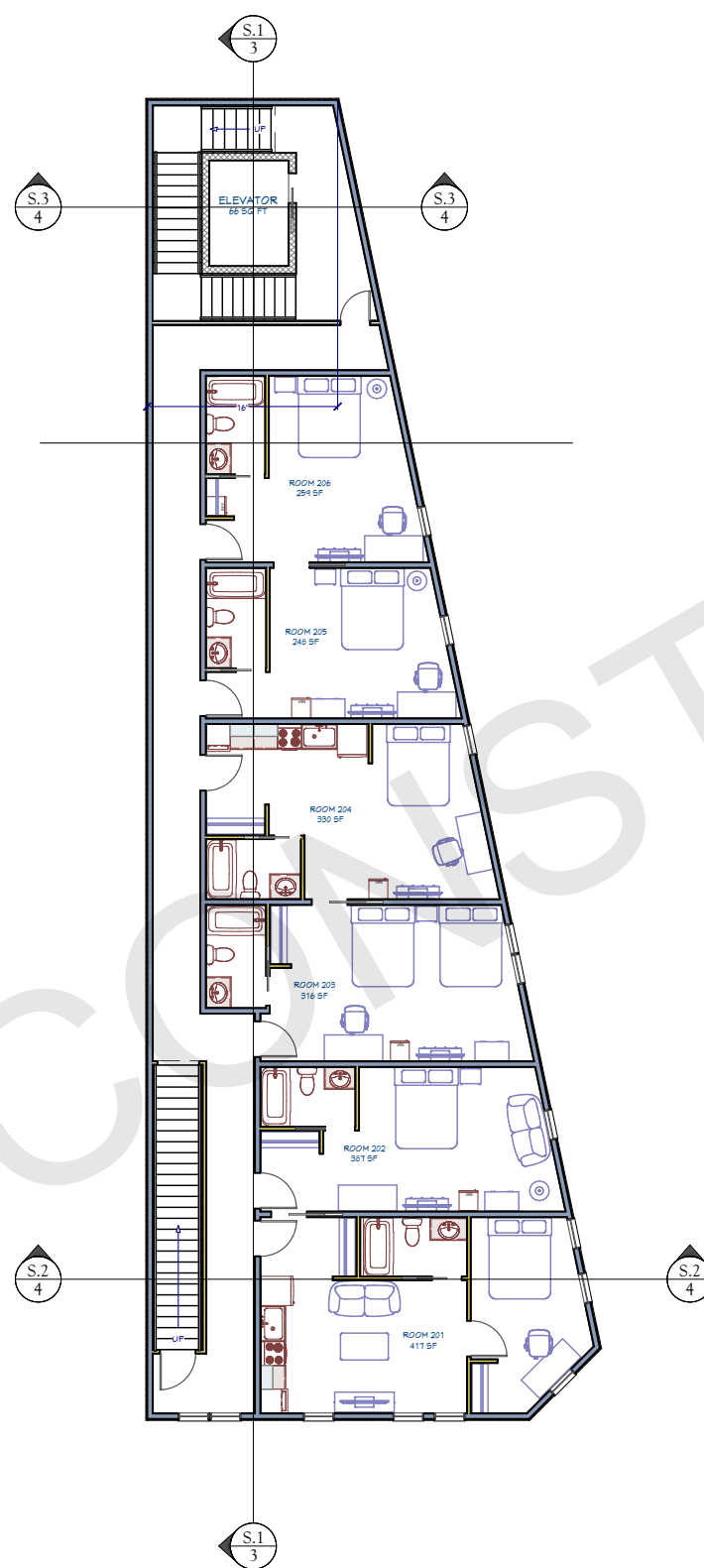
**IKON**  
INVESTMENTS

SHEET NO.

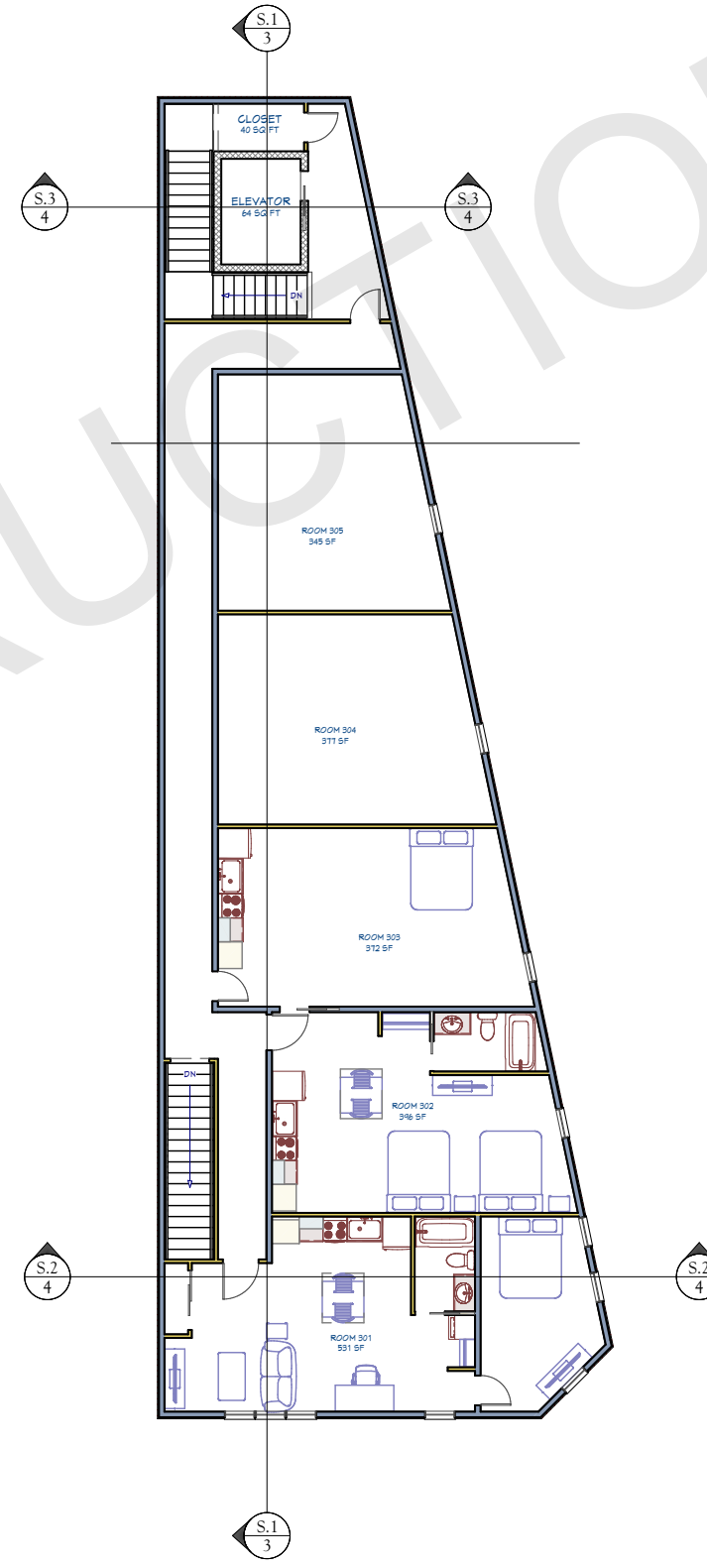
2



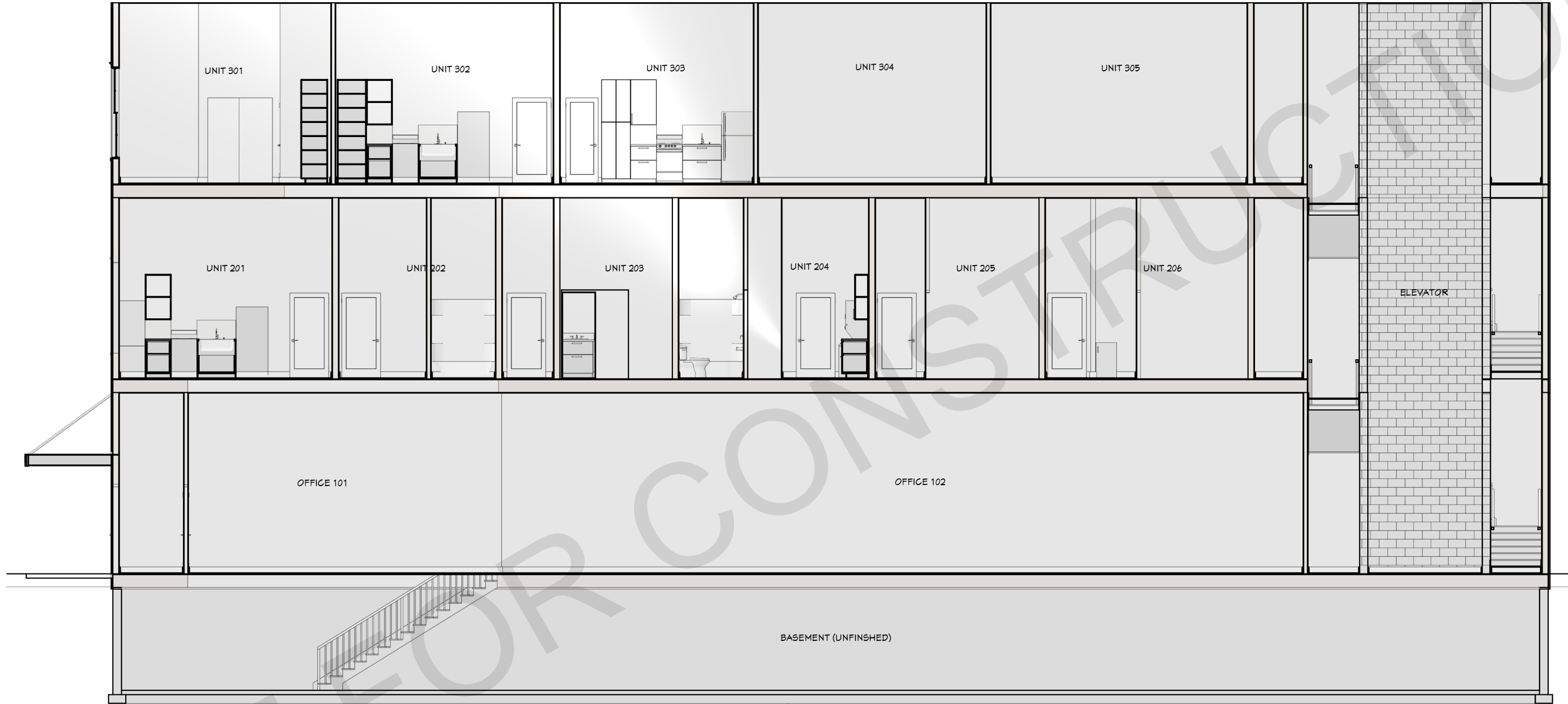
PROPOSED FIRST FLOOR  
SCALE: 1" = 4'-0"



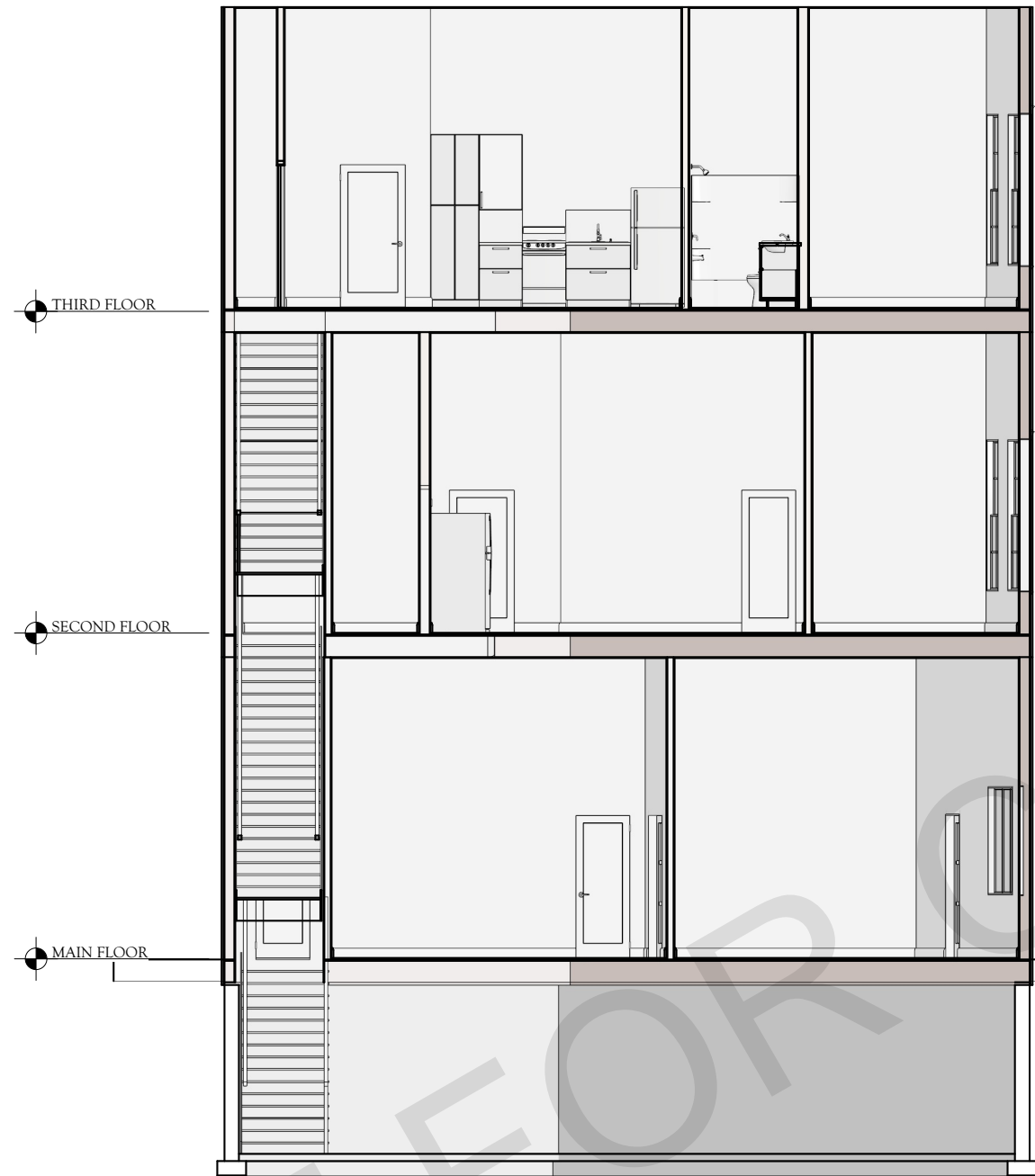
PROPOSED SECOND FLOOR  
SCALE: 1" = 4'-0"



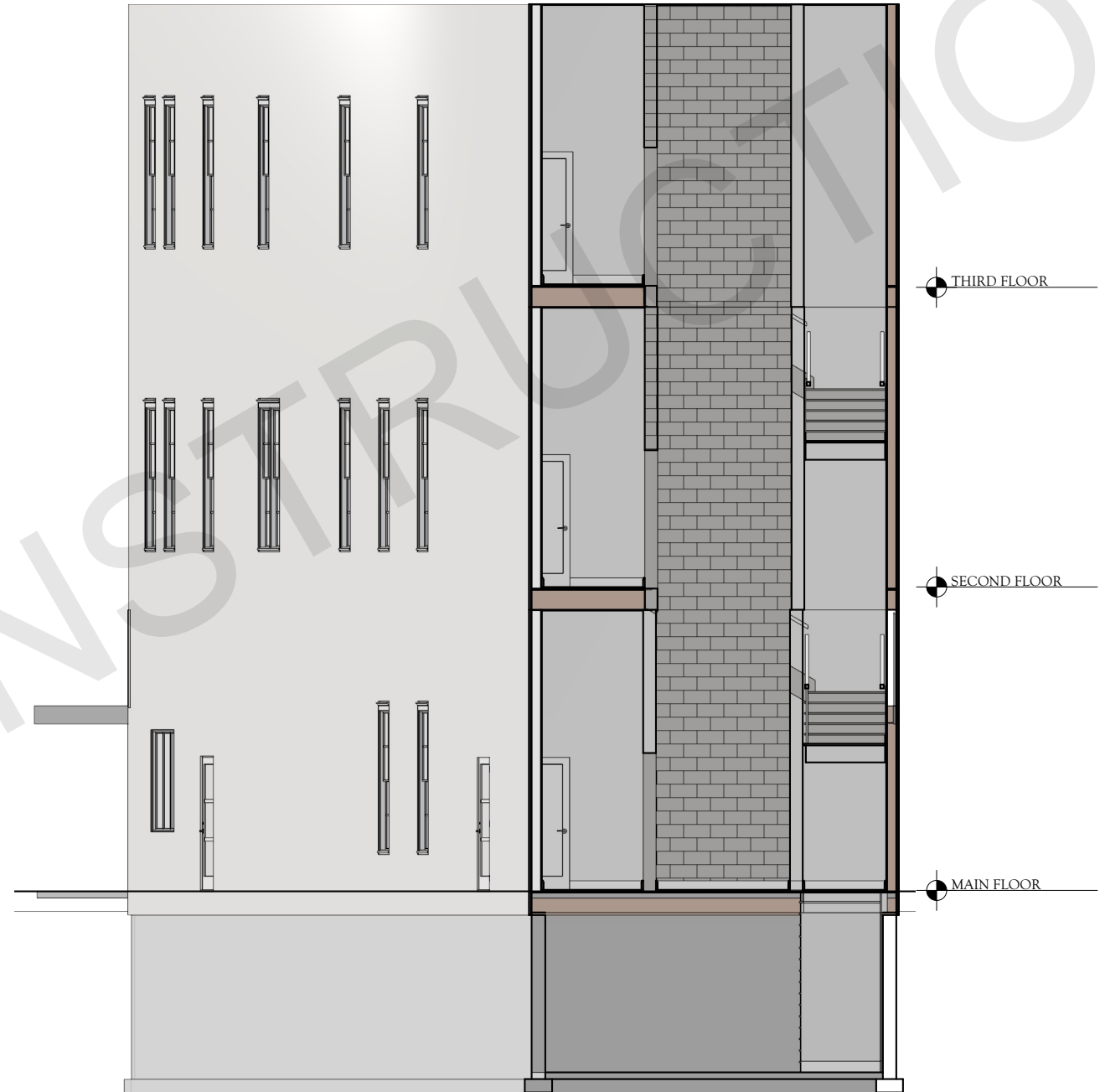
PROPOSED THIRD FLOOR  
SCALE: 1" = 4'-0"



CROSS SECTION S.1  
SCALE: 1/4" = 2'-0"



CROSS SECTION S.2  
SCALE: 1/4" = 2'-0"



CROSS SECTION S.3  
SCALE: 1/4" = 2'-0"

<b>City Council Meeting</b> <b>Prep. Date:</b> 6/25/2025 <b>Preparer:</b> Russell Farnum		<b>Agenda Items:</b> # 8, 9 <b>Agenda Date:</b> 07/07/2025
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### *Communication Page*

**Agenda Items Description:** **Ordinance #780** Amending certain provisions of Chapter 106, “Collection of Solid Waste”, of the City of Monticello, Iowa Code of Ordinances (3<sup>rd</sup> reading & Final) and **Ordinance #781** Amending certain provisions of Chapter 105, “Solid Waste Control”, Section 105.13, Rates for Service, Paragraph 1, of the City of Monticello, Iowa Code of Ordinance (3<sup>rd</sup> reading & Final)

**Type of Action Requested:** Ordinances (2)

**Attachments & Enclosures:**

**Ordinances (2)**

**Fiscal Impact:**

Budget Line Item:

Budget Summary:

Expenditure:

Revenue:


**Summary:** Council adopted a new disposal contract with Republic Services. This Ordinance implements the rate structure necessary to implement and pay for that contract. This ordinance was considered at the April Council meeting and tabled indefinitely for further consideration. It is being brought back with new information outlined below.

**Background:** The attached ordinance adopts the Residential and Commercial garbage disposal rates for the next 5 years, in accordance with the new Republic contract. The rates show a large increase in early 2026, which reflects Republic's requested bump in their disposal fees, in addition the fees have been recalculated to include solid waste fees related to the Jones County transfer station as well as City staff necessary to implement these services through utility billing and other services.

If Council would prefer not to have a large jump in rates in 2026, the rates in the ordinance could be adjusted so that the fee structure spreads that increase out over more than one year. That would require spending down reserves in the sanitation fund to pay for the initial year of increased rates, as the fees would not cover the cost of garbage disposal. Council Direction on this issue is requested, and the ordinance can be amended as Council prefers.

An additional update to the multiple-family recycling was made to correct some billing issues that were caused by the wording in the existing ordinance (i.e. recycling is charged on a per-unit basis, and the increases in fees also apply to the multiple family recycling fees).

Lastly the City's current yard waste disposal program is funded through a \$2 per bill fee monthly that is incorporated into the utility bills. Council has directed Staff NOT to increase that fee at this time, pending inquiry into the cost adjustments for our grinding services. Nick Kahler reached out to our grinding company, and there is no increase in charges planned for the forthcoming contract renewal.

For that reason, the increase in yard waste fees was removed from the draft Ordinance, which will continue operations at a razor margin, but solvent. I am proposing a second Ordinance that would add an annual 3% escalator to the fee, in order to capture additional costs that may occur over time.

Because the landscape waste fees are in a different Chapter, it requires a separate Ordinance.

**Recommendation:** Council input on the rate structure and approval of the ordinance(s) second readings, is recommended.

## ORDINANCE NO. 780

### **An ordinance amending certain provisions of Chapter 106, “Collection of Solid Waste”, of the City of Monticello, Iowa Code of Ordinances**

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

SECTION 1. SECTION MODIFIED. Chapter 106, Section 08, paragraphs 1 thru 2, of the Code of Ordinances of the City of Monticello, is repealed and the following adopted in lieu thereof:

**106.08 COLLECTION FEES.** The collection and disposal of solid waste as provided by this chapter are declared to be beneficial to the property served or eligible to be served and there shall be levied and collected fees at the following monthly rates within the City. Sales tax shall be in addition to the amounts shown, in accordance with State law.

(Code of Iowa, Sec. 384.84)

1. One-family dwellings, two-family dwellings with separate water meters, and apartments with separate meters.
  - A. Rates 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 billing of the following calendar year:
    - (1) Rates in effect from adoption of this Ordinance until the December 1, 2025 billing: \$20.90 per month.
    - (2) Rates in effect from January 1, 2026 until the December 1, 2026 billing: \$26.75 per month.
    - (3) Rates in effect from January 1, 2027 until the December 1, 2027 billing: \$28.09 per month.
    - (4) Rates in effect from January 1, 2028 until the December 1, 2028 billing: \$29.49 per month.
    - (5) Rates in effect from January 1, 2029 until the December 1, 2029 billing: \$30.98 per month.
  - B. Rates will increase by 3% each year thereafter, commencing with the billing related to collections that occur in the month of January of each successive year.
2. Multi-family dwelling and/or apartments, in which water is furnished by owner through a central water meter and charged to the owner of the property. If the complex does not utilize dumpsters for the collection of garbage created at their facility:

- A. Rates 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 billing of the following calendar year:
    - (1) Rates in effect from Adoption of this Ordinance until the December 1, 2025 billing: \$20.90 per month per unit.
    - (2) Rates in effect from January 1, 2026 until the December 1, 2026 billing: \$26.75 per month per unit.
    - (3) Rates in effect from January 1, 2027 until the December 1, 2027 billing: \$28.09 per month per unit.
    - (4) Rates in effect from January 1, 2028 until the December 1, 2028 billing: \$29.49 per month per unit.
    - (5) Rates in effect from January 1, 2029 until the December 1, 2029 billing: \$30.98 per month per unit.
  - B. Rates will increase by 3% each year thereafter, per unit, commencing with the billing related to collections that occur in the month of January of each successive year.
3. Multi-Family Dwelling or Personal Residence with Dumpster. Regardless of the foregoing fees, any multi-family dwelling or apartment or person located within the City limits using large dump container (dumpster) for solid waste collection and disposal shall pay fees calculated in accordance with the following:
- A. Rates 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 billing, shall be as set out below for the years indicated:
    - (1) Adoption through 12/31/2025: \$4.78 per unit, per collection
    - (2) 1/1/2026 through 12/31/2026: \$9.66 per unit, per collection
    - (3) 1/1/2027 through 12/31/2027: \$10.15 per unit, per collection
    - (4) 1/1/2028 through 12/31/2028: \$10.65 per unit, per collection
    - (5) 1/1/2029 through 12/31/2029: \$11.18 per yard, per collection
  - B. 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. From the first of 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 billing, shall be as set out below for the years indicated:

- (1) Adoption through 12/31/2025: \$4.78 per unit, per collection
- (2) 1/1/2026 through 12/31/2026: \$5.98 per unit, per collection
- (3) 1/1/2027 through 12/31/2027: \$6.27 per unit, per collection
- (4) 1/1/2028 through 12/31/2028: \$6.59 per unit, per collection
- (5) 1/1/2029 through 12/31/2029: \$6.92 per unit, per collection

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 commencing with the month following written notification to the City, and verification by the City, that said complex is served by said commercial dumpster recycling collection.

- C. Rates will increase by 3% each year thereafter, per unit, commencing with the billing related to collections that occur in the month of January of each successive year.
4. Commercial and Industrial Zoned Properties. Commercial and industrial enterprises shall pay the following minimum monthly rates.
- A. Rates 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 billing, shall be as set out below for the years indicated:
    - (1) Adoption through 12/31/2025: \$8.73 per yard, per collection
    - (2) 1/1/2026 through 12/31/2026: \$9.66 per yard, per collection
    - (3) 1/1/2027 through 12/31/2027: \$10.15 per yard, per collection
    - (4) 1/1/2028 through 12/31/2028: \$10.65 per yard, per collection
    - (5) 1/1/2029 through 12/31/2029: \$11.18 per yard, per collection
  - B. Rates will increase by 3% each year thereafter, commencing with the billing related to collections that occur in the month of January of each successive year.
5. Properties Located outside the Monticello City Limits. Regardless of the foregoing fees, any commercial, industrial, multi-family dwelling or apartment or person located outside the City limits using a large dump container (dumpster) for solid waste collection and disposal shall pay exactly twice the rate as in town collection.
6. Additional Fees.
- A. Residential Garbage Collection: The City Contractor will be providing every Residential property a 65-gallon cart in which to place their garbage. Any bags placed next to the Cart will require a \$2.00 per bag (plus applicable sales tax) sticker to be purchased at City Hall. Each residential property will be allowed to place one bulky item per month out



next to their container so long as the large item is pre-scheduled for collection with City Hall. Replacement carts, removal or exchange may be subject to a \$20 fee.

- B. Dumpster Collection: 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, or if white goods or electronics are placed in the dumpster. These charges will be 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 the current per yard rate.

7. 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.

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 take effect after its final passage, approval and publication as provided by law. The existing Chapter 106, and the sanitation rates shall remain in effect until such time as this Ordinance is in effect.

1<sup>st</sup> reading passed by the Council on this 2<sup>nd</sup> day of June, 2025  
2<sup>nd</sup> reading passed by the Council on this 16<sup>th</sup> day of June, 2025  
3<sup>rd</sup> reading passed by the Council on this \_\_\_\_<sup>st</sup> day of July, 2025

\_\_\_\_\_  
Wayne Peach, Mayor

Attest:

\_\_\_\_\_  
Sally Hinrichsen, City Clerk/Treasurer

I certify that the foregoing was published as Ordinance No. 780 the \_\_\_\_<sup>th</sup> day of July, 2025.

\_\_\_\_\_  
Sally Hinrichsen, City Clerk

## ORDINANCE NO. 781

### **An ordinance amending certain provisions of Chapter 105, “Solid Waste Control”, Section 105.13, Rates for Service, Paragraph 1, of the City of Monticello, Iowa Code of Ordinances**

WHEREAS, The City currently charges a Landscape Waste Fee of \$2 per property, to cover the cost of landscape waste collection, maintenance of the landscape waste facility, and disposal.

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

SECTION 1. Chapter 105, “Solid Waste Control”, Section 105.13, Rates for Service, Paragraph 1, is hereby amended as follows:

1. Fee for Disposal. The fee for “landscape waste” and/or “yard waste” disposal shall be \$2.00 per month. Beginning on January 1, 2026, for the March 1 billing, said fee shall be increased 3% annually.

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 take effect after its final passage, approval and publication as provided by law. The existing Chapter 105, and the rates shall remain in effect until such time as this Ordinance is in effect.

1<sup>st</sup> reading passed by the Council on this 2<sup>nd</sup> day of June, 2025

2<sup>nd</sup> reading passed by the Council on this 16<sup>th</sup> day of June, 2025

3<sup>rd</sup> reading passed by the Council on this \_\_\_\_<sup>st</sup> day of July, 2025

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Wayne Peach, Mayor

Attest:

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Sally Hinrichsen, City Clerk/Treasurer

I certify that the foregoing was published as Ordinance No. 781 the \_\_\_\_<sup>th</sup> day of July, 2025.

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Sally Hinrichsen, City Clerk

<b>City Council Meeting</b> <b>Prep. Date:</b> 6/18/2025 <b>Preparer:</b>		<b>Agenda Item: #</b> <b>Agenda Date:</b> 7/7/2025
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*Communication Page*

<b><u>Agenda Items Description:</u></b> Reports
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<b><u>Type of Action Requested:</u></b> Motion; Resolution; Ordinance; <b>Reports</b> ; Public Hearing; Closed Session
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<b><u>Attachments &amp; Enclosures:</u></b>

<b><u>Fiscal Impact:</u></b> Budget Line Item: Budget Summary: Expenditure: Revenue:	<table border="1"> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </table>				

**Reports / Potential Actions**

1. Mayor
2. City Engineer
3. City Administrator
4. Public Works Director
5. Police Chief
6. Water/Wastewater Superintendent
7. Park and Recreation Director
8. Library Director
9. Ambulance Director
10. City Clerk