

City of Monticello, Iowa

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**Monticello City Council Meeting September 8, 2026 at 6:00 p.m.
Monticello Renaissance Center, 220 E. 1st Street, Monticello, Iowa**

Mayor Pro Tem: Scott Brighton

City Council:

At Large: Candy Langerman

At Large: Mary Phelan

At Large: Josh Brenneman

At Large: Ben Duehr

At Large: Dave Goedken

Staff:

City Administrator:

Russell Farnum

City Clerk/Treas.:

Sally Hinrichsen

Police Chief:

Britt Smith

Library Director:

Faith Brehm

Public Works Dir.:

Nick Kahler

Water/Wastewater Sup.:

Jim Tjaden

Park & Rec Director:

Jacob Oswald

Ambulance Director:

Lori Lynch

City Engineer:

Patrick Schwickerath

- Call to Order – 6:00 P.M.

- Pledge of Allegiance

- Roll Call

- Agenda Addition/Agenda Approval

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

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

Approval of Council Mtg. Minutes

August 17, 2026

Approval of Payroll

August 20 2026

Approval of Payroll

September 3, 2026

Approval of Claims List

Resolutions:

1. Resolution Approving FY 2025-2026 Street Finance Report

2. Resolution Approving contracting with Kluesner Construction Inc., to Complete Asphalt paving at the intersection of 1st Street and Chestnut Street

3. **Resolution** Approving quote for updating the security cameras at Yard Waste Site from Infrastructure Technology Solutions, LLC, Monticello Iowa in the amount of \$6,513.12
4. **Resolution** Approving the purchase of a 2021 Chevy 1500 regular cab truck from Runde Auto
5. **Resolution** Preliminarily approving proposed Development Agreement between the City of Monticello and BMR Investment LLC and scheduling a Public Hearing on the proposed agreement
6. **Resolution** Scheduling Public Hearing on the annexation and proposed Re-Zoning of Lot 1 of Brad Stephen's 3rd Addition to M-1 Industrial, for October 5, 2026 at 6:00 p.m.

Consideration and Possible Motions:

7. **Consideration and Possible Motion** scheduling Trick or Treat Night and hours for Saturday October 31, 2026 from 6:00 to 8:00 PM
8. **Consideration and Possible Motion** waiving the Community Center rental fee for the Family Game Day event on November 14

Ordinances:

9. **Ordinance** #791 Amending the Code of Ordinances of the City of Monticello, Iowa, by amending Provisions Pertaining to Chapter 23 "Parks and Recreation Board"- (2nd reading/3rd reading)
10. **Ordinance** Amending the Code of Ordinances of the City of Monticello, Iowa, by amending Provisions Pertaining to Chapter 99, Section 01, Related to "Sewer Service Charges Required (1st reading)

Reports / Potential Actions:

11. Mayor
12. City Engineer
13. City Administrator
14. Park and Recreation Director
15. Library Director
16. Ambulance Director

17. City Clerk
18. Public Works Director
19. Police Chief
20. Water/Wastewater Superintendent
21. Information sharing by Council Members

Work Sessions:

22. Work Session on S. Sycamore Street parking limits and signage
23. Work Session on Mayor appointment

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

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

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

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

Topic: September 8, 2026 Council Meeting
Time: Sep 8, 2026 06:00 PM Central Time (US and Canada)
Join Zoom Meeting
<https://us02web.zoom.us/j/83138044345>

Meeting ID: 831 3804 4345

One tap mobile
+16469313860,,83138044345# US
+13017158592,,83138044345# US (Washington DC)

Join by SIP
• 83138044345@zoomcrc.com

Join instructions
https://us02web.zoom.us/join/83138044345/invitations?signature=8uCudWDX1aGDJhGHwaCQSSLQqqmvII_Pcs5IxbOMkJU

“This employer is an equal opportunity provider & employer”

Regular Council Meeting
August 17, 2026, 6:00 P.M.
Community Media Center

Mayor Jake Ellwood called the meeting to order. Council present were: Candy Langerman, Mary Phelan, Ben Duehr, Scott Brighton, Dave Goedken and Josh Brenneman. Also present were City Administrator Russell Farnum, City Clerk Sally Hinrichsen, Police Chief Britt Smith, Library Director Faith Brehm, Water/ Wastewater Superintendent Jim Tjaden and Park & Rec Director Jacob Oswald. 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.

Phelan moved to approve the agenda moving the discussion on electric bikes and scooters to a work session. Goedken seconded, roll call was unanimous.

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

Langerman moved to approve Resolution #2026-120 Approving Pay Request #27 to Bill Bruce Builders, Inc., Re: Wastewater Treatment Plant Improvement Project in the amount of \$476,992.44. Phelan seconded. Roll call was unanimous.

Goedken moved to approve Resolution #2026-121 Approving contracting with Kluesner Construction Inc., to Complete Asphalt paving at Water West Well. Brenneman seconded. Roll call was unanimous.

Phelan moved to approve Resolution #2026-122 Acknowledging the purchase of new furniture for the Monticello Library’s teen corner. Brenneman seconded. Roll call was unanimous.

Langerman moved to approve Resolution #2026-123 Authorizing the City of Monticello to Commit up to \$50,000 for the Empower Rural Iowa Housing Grant. Brenneman seconded. Roll call was unanimous. If City is awarded the grant, these funds will need to be budgeted in next year’s budget.

Brenneman introduced and moved Ordinance #791 amending the Code of Ordinances of the City of Monticello, Iowa, by amending Provisions Pertaining to Chapter 23 “Parks and Recreation Board”, first reading in title only. Langerman seconded, roll call unanimous. Phelan moved that the statutory rule requiring said ordinance be considered and voted on for passage at two prior Council meetings prior to the meeting at which it is to be finally passed be suspended with respect to Ordinance amending Provisions Pertaining to Chapter 23 “Parks and Recreation Board”, be regarded as having been considered and voted on at two prior council meetings. Brenneman seconded, roll call unanimous.

City Administrator and Department heads gave updates on projects and activities happening in their departments.

Regular Council Meeting
August 17, 2026

Council held a work session with City Financial Advisor Matt Stoffel with PFM Financial Advisors LLC giving a presentation on the water and sewer funds and possible rate increases. No action was taken.

Council held a work session to discuss possible regulations for electric bikes and scooters. Smith provided definitions from the Iowa Code related to electric or motorized bikes, scooter and other devices. Oswald will place on the Park Board agenda to get their input regarding the use on trails and in parks. No action was taken.

Brighton moved to adjourn at 7:48 P.M.

Jake Ellwood, Mayor

Sally Hinrichsen, City Clerk/Treasurer

PAYROLL - AUGUST 20, 2026

DEPARTMENT	GROSS PAY	OT PAY	COMP HRS. ACCRUED	COMP TOTAL	NET PAY
AMBULANCE	August 1 - 14, 2026				
Devin Arduser	\$ 8.00	\$ -	0.00	0.00	\$ 6.88
Chris Bell	690.81	-	0.00	0.00	533.49
Erlin Bell	560.00	-	0.00	0.00	481.00
Brian Bronemann	282.90	-	0.00	0.00	238.95
Jamie Coleman	2,461.60	-	0.00	0.00	1,926.61
Quinn Hansen	1,662.08	-	0.00	0.00	1,264.81
Mason Hanson	79.78	-	0.00	0.00	32.38
Ronald Herman, Jr.	192.00	-	0.00	0.00	165.24
Sonya Johnson	133.45	-	0.00	0.00	112.72
Jayna Koffron	237.44	-	0.00	0.00	200.56
Lori Lynch	3,581.99	-	0.00	0.00	2,390.41
Coletta Matson	2,930.29	423.09	0.00	0.00	2,048.35
Sky Monty	205.29	-	0.00	0.00	163.39
Mandy Norton	356.66	-	0.00	0.00	297.25
Cory Reyner	270.48	-	0.00	0.00	228.46
Shirlee Scott	2,869.00	453.00	0.00	0.00	2,100.07
Cora Wheeler	2,118.88	19.68	0.00	0.00	1,584.18
TOTAL AMBULANCE	\$ 18,640.65	\$ 895.77	0.00	0.00	\$ 13,774.75
CEMETERY	August 1 - 14, 2026				
Griffin Brokaw	\$ 926.44	\$ -	0.00	0.00	\$ 808.65
Chesney Capron	610.00	-	0.00	0.00	559.15
Dan McDonald	2,291.20	-	0.00	0.00	1,425.86
TOTAL CEMETERY	\$ 3,827.64	\$ -	0.00	0.00	\$ 2,793.66
CITY HALL	August 1 - 14, 2026				
Cheryl Clark	\$ 2,485.61	\$ -	4.88	27.75	\$ 1,759.46
Russ Farnum	4,007.70	-	0.00	0.00	2,701.33
Sally Hinrichsen	3,447.97	-	0.00	0.00	2,310.88
Nanci Tuel	2,421.04	55.44	0.00	0.00	1,535.93
TOTAL CITY HALL	\$ 12,362.32	\$ 55.44	4.88	27.75	\$ 8,307.60
COUNCIL / MAYOR					
Josh Brennehan	\$ 300.00	\$ -	0.00	0.00	\$ 276.78
Scott Brighton	300.00	-	0.00	0.00	276.78
Ben Duehr	300.00	-	0.00	0.00	258.18
Jake Ellwood	500.00	-	0.00	0.00	461.75
Dave Goedken	300.00	-	0.00	0.00	276.78
Candy Langerman	300.00	-	0.00	0.00	277.05
Mary Phelan	300.00	-	0.00	0.00	277.05
TOTAL COUNCIL / MAYOR	\$ 2,300.00	\$ -	0.00	0.00	\$ 2,104.37
LIBRARY	August 1 - 14, 2026				
Faith Brehm	\$ 2,048.41	\$ -	0.00	0.00	\$ 1,562.43
Molli Hunter	1,536.80	-	0.00	0.00	1,236.07
Penny Schmit	1,844.01	-	0.00	0.00	1,292.90
Ben Williams	540.00	-	0.00	0.00	497.17
TOTAL LIBRARY	\$ 5,969.22	\$ -	0.00	0.00	\$ 4,588.57

PAYROLL - AUGUST 20, 2026

DEPARTMENT	GROSS PAY	OT PAY	COMP HRS. ACCRUED	COMP TOTAL	NET PAY
MBC	August 1 - 14, 2026				
Blaine Benter	\$ 75.00	\$ -	0.00	0.00	\$ 69.26
Milo Breitbach	1,836.54	-	0.00	0.00	1,411.44
Kara Burrack	1,468.80	-	0.00	0.00	1,264.04
Mason McAtee	465.00	-	0.00	0.00	429.43
Jacob Oswald	2,760.42	-	0.00	0.00	2,033.64
Conley Schauf	483.75	-	0.00	0.00	446.75
Ben Welter	735.81	-	0.00	0.00	667.86
TOTAL MBC	\$ 7,825.32	\$ -	0.00	0.00	\$ 6,322.42
POLICE	August 1 - 14, 2026				
Erik Honda	\$ 3,380.16	\$ -	0.00	0.00	\$ 2,478.11
Jordan Koos	3,490.82	30.18	3.00	24.00	2,400.73
Cole Millard	3,119.76	-	0.00	0.00	2,023.90
Johnny Norwood	2,987.04	-	0.00	0.00	1,748.39
Keanan Shannon	3,410.76	-	0.00	28.25	2,211.42
Britt Smith	3,871.47	-	0.00	0.00	2,844.71
Madonna Staner	2,020.80	-	0.00	0.00	1,510.08
Brian Tate	3,639.72	-	0.00	0.00	2,391.99
TOTAL POLICE	\$ 25,920.53	\$ 30.18	3.00	52.25	\$ 17,609.33
ROAD USE	August 1 - 14, 2026				
Zeb Bowser	\$ 2,251.20	\$ -	3.75	3.75	\$ 1,630.33
Jacob Gravel	2,251.20	-	0.00	0.00	1,700.23
Nick Kahler	2,784.96	-	0.00	0.00	2,040.99
Jasper Scott	2,251.20	-	0.00	0.00	1,683.35
TOTAL ROAD USE	\$ 9,538.56	\$ -	3.75	3.75	\$ 7,054.90
SEWER	August 1 - 14, 2026				
Jim Tjaden	\$ 3,180.41	\$ -	0.00	0.00	\$ 2,203.36
TOTAL SEWER	\$ 3,180.41	\$ -	0.00	0.00	\$ 2,203.36
SWIMMING POOL	July 31 - August 13, 2026				
Laila Atkinson	\$ 490.00	\$ -	0.00	0.00	\$ 452.51
Bailey Brenneman	385.88	-	0.00	0.00	356.36
Emma Bruggemann	164.00	-	0.00	0.00	151.45
Lauren Brunscheen	230.00	-	0.00	0.00	212.40
Macey Burlage	52.06	-	0.00	0.00	48.08
Marlee Chapman	757.56	-	0.00	0.00	685.78
Paxtyn Chapman	45.00	-	0.00	0.00	41.56
Vannessa Clapp	270.00	-	0.00	0.00	249.34
Harper Donovan	42.50	-	0.00	0.00	39.24
Hayden Donovan	107.50	-	0.00	0.00	99.27
Cooper Ehrisman	324.00	-	0.00	0.00	299.21
Jill Flynn	1,280.61	-	0.00	0.00	1,171.98
Izabella Gaul	62.50	-	0.00	0.00	57.71
Jensen Glawatz	330.75	-	0.00	0.00	305.44
Gemma Haas	40.00	-	0.00	0.00	36.94
Lily Hall	48.69	-	0.00	0.00	44.96
Seth Hubbard	62.50	-	0.00	0.00	57.71

PAYROLL - AUGUST 20, 2026

DEPARTMENT	GROSS PAY	OT PAY	COMP HRS. ACCRUED	COMP TOTAL	NET PAY
Peyton Hynick	40.00	-	0.00	0.00	36.94
Chloe Kienzle	110.00	-	0.00	0.00	101.58
Lacie Koppes	518.75	-	0.00	0.00	479.07
Zoe Lagunes-Reynolds	415.63	-	0.00	0.00	383.83
Kaylee Lawrence	208.25	-	0.00	0.00	192.32
Brynnlee Love	303.00	-	0.00	0.00	279.82
Alexis Lugin	616.01	-	0.00	0.00	568.89
Mary Grace Lyons	204.00	-	0.00	0.00	188.39
Lindsay Ruchti	105.00	-	0.00	0.00	96.97
Samantha Ruchti	724.75	-	0.00	0.00	650.22
Eli Santa	199.88	-	0.00	0.00	184.59
Cole Schmid-McCormick	65.00	-	0.00	0.00	60.03
Emma Schwendinger	441.12	-	0.00	0.00	407.37
Keanan Sherwood	219.00	-	0.00	0.00	202.24
Bodin Smith	325.00	-	0.00	0.00	300.14
Katherine Stadtmueller	691.00	-	0.00	0.00	630.96
Hannah Wink	65.00	-	0.00	0.00	60.03
TOTAL SWIMMING POOL	\$ 9,944.94	\$ -	0.00	0.00	\$ 9,133.33
WATER	August 1 - 14, 2026				
Scott Hagen	\$ 2,472.80	\$ -	3.00	14.25	\$ 1,847.65
Josh Willms	2,312.80	-	7.50	19.50	1,551.01
TOTAL WATER	\$ 4,785.60	\$ -	10.50	33.75	\$ 3,398.66
TOTAL - ALL DEPTS.	\$ 104,295.19	\$ 981.39	22.13	117.50	\$ 77,290.95

PAYROLL - SEPTEMBER 3, 2026

DEPARTMENT	GROSS PAY	OT PAY	COMP HRS. ACCRUED	COMP TOTAL	NET PAY
AMBULANCE	August 15 - 28, 2026				
Devin Arduser	\$ 104.00	\$ -	0.00	0.00	\$ 89.50
Erlin Bell	440.00	-	0.00	0.00	378.66
Brian Bronemann	393.20	-	0.00	0.00	332.12
Jamie Coleman	2,461.60	-	0.00	0.00	1,926.61
Quinn Hansen	1,721.44	-	0.00	0.00	1,306.31
Mason Hanson	319.10	-	0.00	0.00	234.53
Ronald Herman, Jr.	64.00	-	0.00	0.00	55.07
Sonya Johnson	56.00	-	0.00	0.00	47.30
Jayna Koffron	296.80	-	0.00	0.00	250.70
Lori Lynch	3,581.99	-	0.00	0.00	2,390.41
Coletta Matson	2,507.20	-	0.00	0.00	1,753.35
Chloe Mogensen	501.44	-	0.00	0.00	328.31
Sky Monty	410.58	-	0.00	0.00	336.80
Mandy Norton	445.63	-	0.00	0.00	364.20
Cory Reyner	619.60	-	0.00	0.00	523.34
Shirlee Scott	2,416.00	-	0.00	0.00	1,791.90
Cora Wheeler	2,099.20	-	9.75	9.75	1,570.41
TOTAL AMBULANCE	\$ 18,437.78	\$ -	9.75	9.75	\$ 13,679.52
CEMETERY	August 15 - 28, 2026				
Griffin Brokaw	\$ 655.75	\$ -	0.00	0.00	\$ 596.01
Dan McDonald	2,291.20	-	0.00	0.00	1,425.87
TOTAL CEMETERY	\$ 2,946.95	\$ -	0.00	0.00	\$ 2,021.88
CITY HALL	August 15 - 28, 2026				
Cheryl Clark	\$ 2,497.25	\$ 11.65	0.75	28.50	\$ 1,767.74
Russ Farnum	3,757.70	-	0.00	0.00	2,593.32
Sally Hinrichsen	3,447.97	-	0.00	0.00	2,310.88
Nanci Tuel	2,376.70	11.09	0.00	0.00	1,503.51
TOTAL CITY HALL	\$ 12,079.62	\$ 22.74	0.75	28.50	\$ 8,175.45
FIRE					
Drew Haag	\$ 125.00	\$ -	0.00	0.00	\$ 115.44
Nick Kahler	166.67	-	0.00	0.00	140.78
Billy Norton	208.33	-	0.00	0.00	175.96
Tiler Streets	125.00	-	0.00	0.00	115.44
TOTAL FIRE	\$ 625.00	\$ -	0.00	0.00	\$ 547.62
LIBRARY	August 15 - 28, 2026				
Faith Brehm	\$ 2,048.41	\$ -	0.00	0.00	\$ 1,562.43
Molli Hunter	1,536.80	-	0.00	0.00	1,236.07
Penny Schmit	1,844.01	-	0.00	0.00	1,292.91
TOTAL LIBRARY	\$ 5,429.22	\$ -	0.00	0.00	\$ 4,091.41
MBC	August 15 - 28, 2026				
Blaine Benter	\$ 360.00	\$ -	0.00	0.00	\$ 332.46
Milo Breitbach	1,836.54	-	0.00	0.00	1,411.44
Kara Burrack	1,468.80	-	0.00	0.00	1,264.04
Mason McAtee	180.00	-	0.00	0.00	166.23

PAYROLL - SEPTEMBER 3, 2026

DEPARTMENT	GROSS PAY	OT PAY	COMP HRS. ACCRUED	COMP TOTAL	NET PAY
Jacob Oswald	2,760.42	-	0.00	0.00	2,033.64
TOTAL MBC	\$ 6,605.76	\$ -	0.00	0.00	\$ 5,207.81
POLICE	August 15 - 28, 2026				
Erik Honda	\$ 3,286.24	\$ -	0.00	0.00	\$ 2,412.45
Jordan Koos	3,460.64	-	0.00	24.00	2,382.40
Cole Millard	3,194.04	-	0.00	0.00	2,075.85
Johnny Norwood	3,058.16	-	0.00	0.00	1,805.98
Keanan Shannon	3,319.31	-	0.00	10.00	2,147.50
Britt Smith	3,871.46	-	0.00	0.00	2,874.11
Madonna Staner	2,020.80	-	0.00	0.00	1,510.08
Brian Tate	3,639.72	-	0.00	0.00	2,392.01
TOTAL POLICE	\$ 25,850.37	\$ -	0.00	34.00	\$ 17,600.38
ROAD USE	August 15 - 28, 2026				
Zeb Bowser	\$ 2,251.20	\$ -	0.00	3.75	\$ 1,630.33
Jacob Gravel	2,251.20	-	0.75	0.75	1,700.23
Nick Kahler	2,784.96	-	0.00	0.00	2,040.99
Jasper Scott	2,251.21	-	0.00	0.00	1,683.36
TOTAL ROAD USE	\$ 9,538.57	\$ -	0.75	4.50	\$ 7,054.91
SEWER	August 15 - 28, 2026				
Jim Tjaden	\$ 3,330.41	\$ -	0.00	0.00	\$ 2,341.89
TOTAL SEWER	\$ 3,330.41	\$ -	0.00	0.00	\$ 2,341.89
SWIMMING POOL	August 14 - 27, 2026				
Laila Atkinson	\$ 441.00	\$ -	0.00	0.00	\$ 407.27
Bailey Brenneman	353.69	-	0.00	0.00	326.63
Emma Bruggemann	48.69	-	0.00	0.00	44.96
Lauren Brunscheen	137.50	-	0.00	0.00	126.98
Macey Burlage	117.13	-	0.00	0.00	108.17
Vannessa Clapp	39.00	-	0.00	0.00	36.01
Harper Donovan	67.50	-	0.00	0.00	62.33
Hayden Donovan	117.50	-	0.00	0.00	108.51
Cooper Ehrisman	177.00	-	0.00	0.00	163.46
Jill Flynn	1,253.11	-	0.00	0.00	1,147.63
Jensen Glawatz	376.69	-	0.00	0.00	347.88
Gemma Haas	35.00	-	0.00	0.00	32.32
Lily Hall	48.69	-	0.00	0.00	44.96
Seth Hubbard	135.00	-	0.00	0.00	124.67
Peyton Hynick	95.00	-	0.00	0.00	87.73
Chloe Kienzle	175.00	-	0.00	0.00	161.61
Zoe Lagunes-Reynolds	228.13	-	0.00	0.00	210.68
Kaylee Lawrence	192.94	-	0.00	0.00	178.18
Brynnlee Love	156.00	-	0.00	0.00	144.07
Alexis Lugin	350.00	-	0.00	0.00	323.22
Mary Grace Lyons	429.00	-	0.00	0.00	396.18
Mallory McElmeel	40.00	-	0.00	0.00	36.94
Lindsay Ruchti	129.00	-	0.00	0.00	119.13
Samantha Ruchti	95.44	-	0.00	0.00	88.14

PAYROLL - SEPTEMBER 3, 2026

DEPARTMENT	GROSS PAY	OT PAY	COMP HRS. ACCRUED	COMP TOTAL	NET PAY
Eli Santa	23.06	-	0.00	0.00	21.30
Cole Schmid-McCormick	42.50	-	0.00	0.00	39.24
Brayden Schmit	92.50	-	0.00	0.00	85.42
Brynn Schmit	278.75	-	0.00	0.00	257.43
Emma Schwendinger	35.44	-	0.00	0.00	32.73
Keanan Sherwood	321.00	-	0.00	0.00	296.45
Bodin Smith	337.50	-	0.00	0.00	311.68
Katherine Stadtmueller	451.25	-	0.00	0.00	416.73
Hannah Wink	7.50	-	0.00	0.00	6.92
TOTAL SWIMMING POOL	\$ 6,827.51	\$ -	0.00	0.00	\$ 6,295.56
WATER	August 15 - 28, 2026				
Scott Hagen	\$ 2,622.80	\$ -	0.00	14.25	\$ 1,986.17
Josh Willms	2,462.80	-	0.00	19.50	1,689.55
TOTAL WATER	\$ 5,085.60	\$ -	0.00	33.75	\$ 3,675.72
TOTAL - ALL DEPTS.	\$ 96,756.79	\$ 22.74	11.25	110.50	\$ 70,692.15

Report Criteria:

[Report].Due Date = 09/09/2026

Name	Description	Invoice Amount
LASER TECH USA INC.	PD BUILDING SUPPLIES	43.99
MONTICELLO COMM SCHOOL DISTRICT	PD FUEL	2,034.10
DAVID B MCNEILL	PD EQUIP REPAIR/MAINT	10.65
JOHN DEERE FINANCIAL	PD EQUIP REPAIR/MAINT	19.96
JOHN DEERE FINANCIAL	PD EQUIP REPAIR/MAINT	14.75
AT&T MOBILITY	PD TELEPHONE	153.97
LYNCH DALLAS P.C.	PD ATTORNEY FEES	44.50
INFRASTRUCTURE TECHNOLOGY	PD COMPUTER SUPPORT FEES	162.50
AXON ENTERPRISE INC	PD MINOR EQUIPMENT	9,296.03
LASER TECH USA INC.	PD SUPPLIES	16.99
LASER TECH USA INC.	PD SUPPLIES	8.84
MCGRATH AUTOMOTIVE GROUP INC.	K-9 VEHICLE UPFITTING	12,478.01
Total 001-110: Police		24,284.29
THEODORE KRAUS	RU STREETLIGHT REPAIRS	294.76
ALLIANT ENERGY-IES	E 1ST STREETLIGHTS	4,826.08
Total 001-230: Streetlights		5,120.84
FAREWAY STORES #840-1	POOL BUILDING SUPPLIES	9.98
FLAG STORE	POOL GROUNDS SUPPLIES	67.99
JOHN DEERE FINANCIAL	POOL EQUIP REPAIR/MAINT	9.99
CASCADE SWIM TEAM	SWIM TEAM MEDALS	75.25
FAREWAY STORES #840-1	POOL CONCESSIONS	33.36
MYERS-COX CO.	POOL CONCESSIONS	728.50
MYERS-COX CO.	POOL CONCESSIONS	514.59
INFRASTRUCTURE TECHNOLOGY	POOL OFFICE SUPPLIES	65.00
DAVID B MCNEILL	POOL POSTAGE	25.20
Total 001-440: Pool		1,529.86
JOHN DEERE FINANCIAL	CEMETERY GROUNDS SUPPLIES	19.02
JOHN DEERE FINANCIAL	CEMETERY GROUNDS SUPPLIES	141.96
MONTICELLO COMM SCHOOL DISTRICT	CEMETERY FUEL	450.72
JOHN DEERE FINANCIAL	CEMETERY EQUIP REPAIR/MAINT	19.96
JOHN DEERE FINANCIAL	CEMETERY EQUIP REPAIR/MAINT	7.99
MORRIS FUNERAL HOME INC	CREMATION WALL PLAQUE -- TRISH/	650.00
MORRIS FUNERAL HOME INC	CREMATION WALL PLAQUE -- KELLY	650.00
Total 001-450: Cemetery		1,939.65
IOWA FIRE PROTECTION	ANNUAL SPRINKLER INSPECTION	103.75
INFRASTRUCTURE TECHNOLOGY	SLDR MEM CAMERA SYSTEM	575.10
Total 001-498: Soldiers Memorial		678.85
SNYDER & ASSOCIATES INC	ENGINEERING FEES	1,534.00
Total 001-840: Engineer		1,534.00
LYNCH DALLAS P.C.	ADMIN ATTORNEY FEES	100.00
LYNCH DALLAS P.C.	ADMIN ATTORNEY FEES	180.00

Name	Description	Invoice Amount
Total 001-641: Attorney		280.00
NANCITUEL	ADMIN TRAVEL	12.33
IOWA FIRE PROTECTION	ANNUAL SPRINKLER INSPECTION	207.50
JOHN DEERE FINANCIAL	ADMIN BUILDING SUPPLIES	25.98
SYCAMORE MEDIA CORP	ADMIN PUBLICATIONS	661.79
FP MAILING SOLUTIONS	ADMIN POSTAGE MACHINE RENTAL	104.85
INFRASTRUCTURE TECHNOLOGY	ADMN MISC CONTRACT WORK	65.00
INFRASTRUCTURE TECHNOLOGY	ADMIN VERKADA SWITCHES	150.00
INFRASTRUCTURE TECHNOLOGY	ADMIN CAMERA SYSTEM	14,916.28
INFRASTRUCTURE TECHNOLOGY	ADMIN VERKADA CAMERA SYSTEM	2,746.32
Total 001-650: Administration		18,890.05
KELLI CERRUTO	MBC ADULT PROGRAMMING	32.00
NEXT GENERATION PLBG & HTG LLC	MBC BATHROOM REPAIRS	394.10
MONTICELLO COMM SCHOOL DISTRICT	MBC FUEL	350.45
BRIAN CROWLEY	MBC EQUIP REPAIR/MAINT	292.00
INFRASTRUCTURE TECHNOLOGY	MBC EQUIP REPAIR/MAINT	130.00
ACCESS TECHNOLOGIES INC	MBC OFFICE SUPPLIES	127.50
INFRASTRUCTURE TECHNOLOGY	MBC OFFICE SUPPLIES	195.00
Total 005-430: Parks & Rec		1,521.05
JOHN RUSS	K-9 FUNDRAISER CUPS	948.00
JOHN DEERE FINANCIAL	PD CANINE SUPPLIES	52.16
Total 009-110: Canine		1,000.16
JOHN DEERE FINANCIAL	ART IN THE PARK	8.47
JULIN PRINTING COMPANY	ART IN THE PARK	10.00
KARA BURRACK	MBC SPECIAL EVENTS	75.87
KATIE FARROWE	ART IN THE PARK	200.00
MONTICELLO COMM SCHOOL DISTRICT	ART IN THE PARK	100.00
THEODORE KRAUS	RIVERSIDE LIGHTPOLES	204.02
Total 013-430: Special Events		598.36
INSURANCE ASSOCIATES INC.	FIRE LIFE INSURANCE	1,220.00
INSURANCE ASSOCIATES INC.	FIRE WORKMANS COMP INSURANC	2,177.78
JONES COUNTY SOLID WASTE	FIRE BLDG REPAIR/MAINT	201.60
HUGHES GARAGE & AUTO SALES LLC	FIRE VEHICLE REPAIR/MAINT	63.45
HUGHES GARAGE & AUTO SALES LLC	FIRE VEHICLE REPAIR/MAINT	344.00
JOHN DEERE FINANCIAL	FIRE VEHICLE REPAIR/MAINT	20.00
KARDES INC	FIRE FUEL	24.77
MONTICELLO COMM SCHOOL DISTRICT	FIRE FUEL	273.26
MES SERVICE COMPANY LLC	FIRE EQUIP REPAIR/MAINT	120.00
W.W. GRAINGER INC	FIRE EQUIP REPAIR/MAINT	41.40
AT&T MOBILITY	FIRE TABLET	24.77
EXPRESS SIGN & LOGO LLC	FIRE OFFICE SUPPLIES	29.48
FLAG STORE	FIRE SUPPLIES	131.00
FLAG STORE	FIRE SUPPLIES	67.99
MCALEER WATER CONDITIONING INC	FIRE SOFTENER SALT	39.60
DINGES PARTNERS GROUP LLC	FIRE CAPITAL EQUIPMENT	1,511.53
MES SERVICE COMPANY LLC	FIRE HOSE	166.85
MES SERVICE COMPANY LLC	FIRE COATS AND PANTS	30,388.82

Name	Description	Invoice Amount
MES SERVICE COMPANY LLC	FIRE COATS AND PANTS	11,624.87
Total 015-150: <i>Fire</i>		48,471.17
JOSHUA PRUITT	AMB MEDICAL DIRECTOR	500.00
INSURANCE ASSOCIATES INC.	AMB WORKMANS COMP INSURANC	1,379.30
KROMMINGA MOTORS INC	AMB VEHICLE MAIN/REP	224.17
MONTICELLO COMM SCHOOL DISTRICT	AMB FUEL	1,757.16
AT&T MOBILITY	AMB TELEPHONE	81.32
ANAMOSA AREA AMBULANCE SERVICE	AMB MUTUAL AID FEES	200.00
INFRASTRUCTURE TECHNOLOGY	AMB DATA PROCESSING	162.50
LASER TECH USA INC.	AMB BUILDING SUPPLIES	44.00
UNITY POINT HEALTH	AMB PHARMACY SUPPLIES	616.09
AIRGAS USA LLC	AMB MEDICAL SUPPLIES	134.39
LIFE-ASSIST INC	AMB MEDICAL SUPPLIES	461.10
ZOLL MEDICAL CORPORATION	AMB MEDICAL SUPPLIES	133.00
ZOLL MEDICAL CORPORATION	AMB MEDICAL SUPPLIES	166.00
Total 016-160: <i>Ambulance</i>		5,859.03
FAREWAY STORES #840-1	LIB IMP PROGRAMS/PROMOTIONS	6.49
FAREWAY STORES #840-1	LIB IMP PROGRAMS/PROMOTIONS	38.67
FAREWAY STORES #840-1	LIB IMP SUMMER READING PROGRA	5.99
Total 030-410: <i>Library Improvement</i>		51.15
IOWA FIRE PROTECTION	ANNUAL SPRINKLER INSPECTION	103.75
INFRASTRUCTURE TECHNOLOGY	LIB CAMERA SYSTEM	7,646.22
JOHN DEERE FINANCIAL	LIB BUILDING SUPPLIES	33.46
BIBLIONIX	LIB DATA PROCESSING	2,200.00
KANOPY INC	LIB VIDEO/DVD RECORDINGS	17.00
THE LIBRARY STORE	LIB OFFICE SUPPLIES	378.39
MICRO MARKETING LLC	LIB AUDIO RECORDINGS	209.23
Total 041-410: <i>Library</i>		10,588.05
MONTICELLO COMM SCHOOL DISTRICT	AIRPORT FUEL	280.90
MONTICELLO AVIATION INC	AIRPORT MANAGER	2,887.50
Total 046-280: <i>Airport</i>		3,168.40
SPAHN & ROSE LUMBER CO INC	RU BLDG REPAIR/MAINT	97.87
MONTICELLO COMM SCHOOL DISTRICT	RU FUEL	1,356.01
JOHN DEERE FINANCIAL	RU EQUIP REPAIR/MAINT	20.23
JOHN DEERE FINANCIAL	RU EQUIP REPAIR/MAINT	2.69
JOHN DEERE FINANCIAL	RU EQUIP REPAIR/MAINT	111.95
KROMMINGA MOTORS INC	RU EQUIP REPAIR/MAINT	102.58
KROMMINGA MOTORS INC	RU EQUIP REPAIR/MAINT	34.82-
KROMMINGA MOTORS INC	RU EQUIP REPAIR/MAINT	53.28-
LAPORTE MOTOR SUPPLY	RU EQUIP REPAIR/MAINT	10.91
ALLIANT ENERGY-IES	22059 HWY 38	317.02
AT&T MOBILITY	RU TABLET	49.54
AT&T MOBILITY	RU INTERNET FOR TRAFFIC LIGHTS	75.54
CASCADE COMMUNICATIONS CO	RU UTILITY SERVICES	89.00
FLAG STORE	RU SUPPLIES	47.99
JOHN DEERE FINANCIAL	RU SUPPLIES	12.99
BEHREND'S CRUSHED STONE	RU STREET MAINTENANCE SUPPLIE	126.14

Name	Description	Invoice Amount
JOHN DEERE FINANCIAL	RU STREET MAINTENANCE SUPPLIE	89.99
JOHN DEERE FINANCIAL	RU STREET MAINTENANCE SUPPLIE	71.99
JOHN DEERE FINANCIAL	RU STREET MAINTENANCE SUPPLIE	319.99
MATHY CONSTRUCTION	RU STREET MAINTENANCE SUPPLIE	679.00
Total 110-210: Road Use		3,493.33
INSURANCE ASSOCIATES INC.	PD WORKMANS COMP INSURANCE	4,526.88
INSURANCE ASSOCIATES INC.	PD WORKMANS COMP INSURANCE	19.88-
Total 112-110: Police (Employee Benefits)		4,507.00
INSURANCE ASSOCIATES INC.	RU WORKMANS COMP INSURANCE	1,750.58
INSURANCE ASSOCIATES INC.	RU WORKMANS COMP INSURANCE	403.46-
INSURANCE ASSOCIATES INC.	RU WORKMANS COMP INSURANCE	1,390.11
Total 112-210: Road Use (Employee Benefits)		2,737.23
INSURANCE ASSOCIATES INC.	LIB WORKMANS COMP INSURANCE	48.44
Total 112-410: Library (Employee Benefits)		48.44
INSURANCE ASSOCIATES INC.	MBC WORKMANS COMP INSURANC	51.32-
INSURANCE ASSOCIATES INC.	MBC WORKMANS COMP INSURANC	2,358.62
Total 112-430: Parks & Rec (Employee Benefits)		2,307.30
INSURANCE ASSOCIATES INC.	POOL WORKMANS COMP INSURAN	770.61
Total 112-440: Pool (Employee Benefits)		770.61
INSURANCE ASSOCIATES INC.	CEMETERY WORKMANS COMP INS	56.99-
INSURANCE ASSOCIATES INC.	CEMETERY WORKMANS COMP INS	90.26-
Total 112-450: Cemetery (Employee Benefits)		147.25-
INSURANCE ASSOCIATES INC.	SUPER MAC WORKMANS COMP INS	19.88-
Total 112-499: Super Mac (Employee Benefits)		19.88-
INSURANCE ASSOCIATES INC.	MAYOR & COUNCIL WORKMANS CO	21.76-
Total 112-610: Mayor/Council (Employee Benefits)		21.76-
INSURANCE ASSOCIATES INC.	ADMIN WORKMANS COMP INSURAN	142.05-
INSURANCE ASSOCIATES INC.	ADMIN WORKMANS COMP INSURAN	13.11-
Total 112-620: Administration (Employee Benefits)		155.16-
SNYDER & ASSOCIATES INC	STEPHENS SEWER EXTENSION	41.75
Total 332-750: Stephens Sewer Extension		41.75
SNYDER & ASSOCIATES INC	SIXTH STREET DITCH PROJECT	7,798.65
Total 332-865: Sixth Street Ditch		7,798.65

Name	Description	Invoice Amount
MICRO MARKETING LLC	LIB BIDWELL BOOKS	24.00
MICRO MARKETING LLC	LIB BIDWELL BOOKS	28.00
Total 502-410: Library - Bidwell Trust		52.00
CENTER POINT PUBLISHING	LIB BAKER BOOKS	49.14
CENTER POINT PUBLISHING	LIB BAKER BOOKS	34.07
Total 503-410: Library - Ioma mary Baker Trust		83.21
INSURANCE ASSOCIATES INC.	WATER WORKMANS COMP INSURA	714.53
INSURANCE ASSOCIATES INC.	WATER WORKMANS COMP INSURA	8.21-
MONTICELLO COMM SCHOOL DISTRICT	WATER FUEL	323.25
NORTHWAY WELL & PUMP COMPANY	WATER WELL INSPECTION	370.00
ALLIANT ENERGY-IES	16540 190TH ST WATER TOWER	193.69
AT&T MOBILITY	WATER TABLET & HOTSPOT	59.54
SURVEYING AND MAPPING LLC	WATER GIS MAPPING	1,980.00
JOHN DEERE FINANCIAL	WATER SUPPLIES	4.99
HAWKINS WATER TREATMENT	WATER SYSTEM	611.29
IOWA ONE CALL	WATER SYSTEM	37.85
J&R SUPPLY INC	WATER SYSTEM	500.00
THEODORE KRAUS	WATER SYSTEM	194.34
Total 600-810: Water		4,981.27
AARON POWER	WATER DEPOSIT REFUND	51.07
CITY OF MONTICELLO	WATER DEPOSIT REFUND - MILROY	50.00
CITY OF MONTICELLO	WATER DEPOSIT REFUND - VENTEI	50.00
CITY OF MONTICELLO	WATER DEPOSIT REFUND - WILLIAM	50.00
CITY OF MONTICELLO	WATER DEPOSIT REFUND - BLOOM	50.00
CITY OF MONTICELLO	WATER DEPOSIT REFUND - BARTA	74.55
CITY OF MONTICELLO	WATER DEPOSIT REFUND - GEISTK	150.00
CITY OF MONTICELLO	WATER DEPOSIT REFUND - POWER	158.93
CITY OF MONTICELLO	WATER DEPOSIT REFUND - MCCOR	141.03
LISA BARTA	WATER DEPOSIT REFUND	75.45
STEPHANIE & KEVIN MCCORMICK	WATER DEPOSIT REFUND	8.97
Total 602-810: Water Deposits		860.00
INSURANCE ASSOCIATES INC.	SEWER WORKMANS COMP INSURA	8.21-
INSURANCE ASSOCIATES INC.	SEWER WORKMANS COMP INSURA	588.32
INSURANCE ASSOCIATES INC.	SEWER WORKMANS COMP INSURA	4,594.50
INSURANCE ASSOCIATES INC.	SEWER WORKMANS COMP INSURA	3,563.00-
MONTICELLO COMM SCHOOL DISTRICT	SEWER FUEL	323.25
WESTPHAL & COMPANY INC.	SEWER EQUIP REPAIR/MAINT	510.83
SURVEYING AND MAPPING LLC	SEWER GIS MAPPING	1,980.00
JOHN DEERE FINANCIAL	SEWER SUPPLIES	4.49
JOHN DEERE FINANCIAL	SEWER SUPPLIES	27.98
FAREWAY STORES #840-1	SEWER LAB SUPPLIES	21.35
DOOSAN BOBCAT NORTH AMERICA INC	SEWER CAPITAL EQUIPMENT - BOB	73,600.92
IOWA ONE CALL	SEWER SYSTEM	37.85
Total 610-815: Sewer		78,118.28
INSURANCE ASSOCIATES INC.	SANITATION WORKMANS COMP INS	582.71
INSURANCE ASSOCIATES INC.	SANITATION WORKMANS COMP INS	3.25-
REPUBLIC SERVICES #897	RESIDENTIAL GARBAGE	22,690.16

Name	Description	Invoice Amount
REPUBLIC SERVICES #897	RESIDENTIAL RECYCLING	9,603.88
JONES COUNTY SOLID WASTE	SANITATION LOAD TICKETS	56.80
Total 670-840: Sanitation		32,930.30
ALLIANT ENERGY-IES	22411 BUSINESS HWY 151	34.53
Total 675-840: Yard Waste		34.53
JOHN DEERE FINANCIAL	STORMWATER MAINTENANCE	30.96
Total 740-865: Stormwater		30.96
Total :		263,965.72
Grand Totals:		263,965.72

Report Criteria:
[Report].Due Date = 09/09/2026

City Council Meeting
Prep. Date: 8/25/2026
Preparer: Sally Hinrichsen



Agenda Item: # 1
Agenda Date: 09/08/2026

Communication Page

Agenda Items Description: Resolution approving the FY 2025-2026 Street Finance Report

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

Attachments & Enclosures:

Resolution

Street Financial Report

Fiscal Impact:

Budget Line Item:

Budget Summary:

Expenditure:

Revenue:

Synopsis: Annual Street Finance Report is required to be filed to the Iowa Department of Transportation by December 1 of each year, per Iowa Code section 312.14.

Background Information: City Annual Street Finance Report summarizes the revenues, expenses, debt payments, major equipment/ assets owned, rented and/or purchased, major street project, and finally, ending cash balances in applicable funds tied to “streets” in the community. I prepared the report and upon review and approval by the Council will see to its’ submission in accordance with State Law.

Staff Recommendation:

Staff recommends approval of the FY 2025-2026 Street Finance Report

CITY OF MONTICELLO, IOWA

RESOLUTION #

Approving FY 2025-2026 Street Finance Report

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

WHEREAS, The City Clerk has prepared the report for FY 2025-2026 Street Finance Report, as required by Code of Iowa section 312.14. Same having been reviewed by the City Administrator and presented to the City Council for review and approval, and

WHEREAS, The Council finds, based upon the information provided by the City Clerk, that the report should be approved for submission to the Iowa Department of Transportation.

NOW THEREFORE BE IT RESOLVED by the City of Monticello, through its' City Council, in session this 8th day of September 2026, does hereby approve the FY 2025-2026 Street Finance Report and directs the City Clerk to submit same to the Iowa Department of Transportation as required by Iowa Code section 312.14.

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 8th day of September 2026.

Scott Brighton, Mayor Pro Tem

Attest:

Sally Hinrichsen, City Clerk/Treasurer



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2026

Monticello

8/26/2026 8:35:51 AM

Expenses

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Salaries - Roads/Streets		\$218,446					\$218,446
Benefits - Roads/Streets	\$5,205	\$10,840	\$80,102				\$96,147
Building & Grounds Maint. & Repair		\$12,628					\$12,628
Road Beautification	\$1,750	\$27,800					\$29,550
Vehicle & Office Equip Operation and Repair		\$56,500					\$56,500
Other Utilities		\$10,189					\$10,189
Engineering					\$8,367		\$8,367
Insurance		\$14,354					\$14,354
Legal			\$4,000				\$4,000
Payments to othe agencies						\$5,298	\$5,298
Rents & Leases		\$1,905					\$1,905
Street Maintenance Expense	\$17,345					\$8,897	\$26,242
Minor Equipment Purchases		\$6,000					\$6,000
Operating Supplies		\$46,846					\$46,846
Other Capital Equipment		\$13,000					\$13,000
Storm Drainage					\$71,047		\$71,047
Street - New Roadway					\$99,971		\$99,971



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2026

Monticello

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	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Street - Preservation		\$161,493					\$161,493
Principal Payment				\$643,666			\$643,666
Interest Payment				\$121,758			\$121,758
Bond Registration Fees				\$1,214			\$1,214
Transfer Out		\$50,000	\$33,693			\$11,013	\$94,706
Street Lighting	\$81,682	\$1,266					\$82,948
Snow Removal Salaries		\$28,150					\$28,150
Total	\$105,982	\$659,417	\$117,795	\$766,638	\$179,385	\$25,208	\$1,854,425



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2026

Monticello

8/26/2026 8:35:51 AM

Revenue

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Levied on Property	\$79,892		\$80,102	\$718,666			\$878,660
Other Taxes (Hotel, LOST)					\$23,189		\$23,189
Interest	\$4,706		\$381			\$8,492	\$13,579
State Revenues - Road Use Taxes		\$570,718					\$570,718
Other State Grants - IDOT	\$9,769						\$9,769
Charges/fees						\$81,568	\$81,568
Contributions	\$7,797						\$7,797
Sale of Property & Merchandise	\$3,818	\$136					\$3,954
Sale of Assests		\$5,501					\$5,501
Transfer In			\$50,000	\$44,706			\$94,706
Total	\$105,982	\$576,355	\$130,483	\$763,372	\$23,189	\$90,060	\$1,689,441



City Street Finance Report

Fiscal Year 2026

Bureau of Local Systems

Monticello

Ames, IA 50010

8/26/2026 8:35:51 AM

Bonds/Loans

Bond/Loan Description	Principal Balance As of 7/1	Total Principal Paid	Total Interest Paid	Principal Roads	Interest Roads	Principal Balance As of 6/30
2024 GO Note - Highland Corp - Northridge	\$375,000	\$184,000	\$14,587	\$184,000	\$14,587	\$191,000
2025 GO Note - Street Sweeper	\$151,000	\$30,200	\$6,760	\$30,200	\$6,760	\$120,800
2016 GO Bond & Refunding	\$160,000	\$160,000	\$3,200	\$56,364	\$1,127	\$0
2019 GO Bond - North Sycamore Street	\$1,090,000	\$260,000	\$32,700	\$260,000	\$32,700	\$830,000
2023 GO Bond- Chestnut St, wtr tower & 6th St ditch	\$1,950,000	\$155,000	\$91,250	\$113,102	\$66,584	\$1,795,000
Total	\$3,726,000	\$789,200	\$148,497	\$643,666	\$121,758	\$2,936,800



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2026

Monticello

8/26/2026 8:35:51 AM

Equipment

Description	Model Year	Usage Type	Cost	Purchased Status
Tymco 435 Street Sweeper	2025	Purchased	\$281,000	No Change
GEHL 727 Mini Excavator	2013	Purchased	\$18,000	No Change
New Holland L220 Skid Loader	2013	Purchased	\$30,300	No Change
Ford F550 Lift Truck	2002	Purchased	\$40,000	No Change
2011 International Dump Truck	2011	Purchased	\$71,000	No Change
Ford F 350 pickup	2019	Purchased	\$46,992	No Change
F-350 Crew Cab	2021	Purchased	\$46,992	No Change
International 7300 SFA Dump Truck	2003	Purchased	\$62,870	No Change
Gehl ALT950 Loader	2023	Purchased	\$70,055	No Change
Western Star dump truck	2024	Purchased	\$229,879	No Change
International Dump Truck	2013	Purchased	\$122,495	No Change



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2026

Monticello

8/26/2026 8:35:51 AM

Street Projects

Project Description	Contract Price	Final Price	Contractor Name
526 feet of concrete streets and storm sewer	\$309,000	\$309,000	Highland Corporation



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2026

Monticello

8/26/2026 8:35:51 AM

Summary

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Begining Balance	\$0	\$193,840	\$4,498	\$0	\$820,129	\$187,141	\$1,205,608
SubTotal Expenses (-)	\$105,982	\$609,417	\$84,102	\$766,638	\$179,385	\$14,195	\$1,759,719
Transfers Out (-)		\$50,000	\$33,693			\$11,013	\$94,706
Subtotal Revenues (+)	\$105,982	\$576,355	\$80,483	\$718,666	\$23,189	\$90,060	\$1,594,735
Transfers In (+)			\$50,000	\$44,706			\$94,706
Ending Balance	\$0	\$110,778	\$17,186	(\$3,266)	\$663,933	\$251,993	\$1,040,624

Resolution Number: 2026-124

Execution Date: Tuesday, September 8, 2026

Signature: Sally Hinrichsen

City Council Meeting
Prep. Date: September 3, 2026
Preparer: Nick Kahler



Agenda Item: 2
Agenda Date: September 9, 2026

Communication Page

Agenda Items Description: Approval of Kluesner repair patch

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

Attachments & Enclosures:

Fiscal Impact:

Budget Line Item:
Budget Summary:
Expenditure:
Revenue:

St Maint Contracts
\$10,880

Synopsis: Repair of W 1st patch

Background Information: This is to repair W 1st street where the asphalt meets the concrete near the intersection of Chestnut Street. The patch will be curb to curb to fix both sides of the road.

Staff Recommendation: We recommend the approval of the Kluesner repair patch

City of Monticello, Iowa

RESOLUTION

Approving contracting with Kluesner Construction Inc., to Complete Asphalt paving at the intersection of 1st Street and Chestnut Street

WHEREAS, The City of Monticello sought a proposal from Kluesner Construction Inc., to asphalt pave the intersection of 1st Street and Chestnut Street in the community, and

WHEREAS, The Public Works Director requested a quote to asphalt pave the intersection of 1st Street and Chestnut Street, that is need of some maintenance work, and

WHEREAS, The Council finds the hiring of Kluesner to perform the asphalt paving project proposed to be appropriate, with the proposed estimated cost being \$10,880.00 and directs the Public Works Director to accept the proposal of Kluesner Construction Inc and to schedule this project for completion, and,

WHEREAS, The proposal notes that the final cost of all work and materials will be based on actual quantities, and

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby approve contracting with Kluesner to complete asphalt paving of the intersection of 1st Street and Chestnut Street and authorizes the Public Works Director to accept the proposals of Kluesner Construction Inc on behalf of the City.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and caused the Great Seal of the City of Monticello, Iowa to be affixed hereto.
Done this 8th day of September, 2026.

Scott Brighton, Mayor Pro Tem

Attest:

Sally Hinrichsen, City Clerk/Treasurer



1007 1st Ave. NW • PO Box 355
Farley, IA 52046
(563) 744-3422 Fax (563) 744-3146
Fed ID # 42-1463491
office@kluesnerconstruction.com

PROPOSAL

DATE	ESTIMATE #
8/11/2026	27290

NAME / ADDRESS	EMAIL	PHONE NUMBER
CITY OF MONTICELLO 200 E FIRST STREET MONTICELLO, IA 52310-1501	nkahler@ci.monticello.ia.us	319-821-0488 NI...
	LOCATION	

DESCRIPTION	TOTAL
ASPHALT PAVING AT THE INTERSECTION OF 1ST ST AND CHESTNUT ST • APPROXIMATELY 1,553 SQ FT • SAW EDGES • REMOVE OLD MATERIAL AND HAUL AWAY TO AN AREA PROVIDED BY THE CITY • POWER BROOM, CLEAN, AND TAC • FURNISH AND PLACE 3" OF ASPHALT NOTE: THE CITY WILL DETOUR TRAFFIC IN THIS AREA DURING THE DURATION OF THIS PROJECT. THE CITY WILL PROVIDE 31-013 DESIGNATED TAX EXEMPTION CERTIFICATE AND AUTHORIZATION LETTER FOR MATERIALS	10,880.00
WE PROPOSE TO FURNISH MATERIAL AND LABOR - COMPLETE IN ACCORDANCE WITH ABOVE SPECIFICATIONS. SIGN: <i>Brad Brownell</i>	TOTAL \$10,880.00

PAYMENT DUE UPON COMPLETION OF THE WORK.
PROPOSAL MAY BE WITHDRAWN BY US IF NOT
ACCEPTED WITHIN 30 DAYS.

SIGNATURE

Nick Kahler

Nick Kahler 8/18/2026

City Council Meeting
Prep. Date: 9/3/2026
Preparer: Britt Smith



Agenda Item: # 3
Agenda Date: 9/8/2026

Communication Page

Agenda Items Description: Resolution to approve the quote for ITS to purchase and update the security camera system at the Yard Waste Site.

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

Attachments & Enclosures:

Quote

Fiscal Impact:

Budget Line Item:

Budget Summary:

Expenditure:

Revenue:

Synopsis: Approve the purchase and installation of Verkada cameras for the Yard Waste Site

Background Information: As presented at the last regular council meeting, the discussion on updating the security camera system at the Yard Waste Site is a necessary improvement based upon the age and operating system of our current system that has been in place since the start of the site. The updated system will allow it to run on the same web based viewing platform as the majority of the other city owned and monitored cameras making it easier to provide the needed oversight of the yard waste site by the police department. As discussed there was remaining funds available from the Council iPad purchase of nearly \$1,000. The remaining funds will be utilized from the Yard Waste Budget.

Staff Recommendation: I recommend that the Council consider and approve the attached quote from ITS for the purchase and installation of the camera system.

CITY OF MONTICELLO, IOWA

RESOLUTION #

**Approving quote for updating the security cameras at Yard Waste Site
from Infrastructure Technology Solutions, LLC,
Monticello Iowa in the amount of \$6,513.12**

WHEREAS, the City Council request staff look to updating the security cameras at the Yard Waste Site, and

WHEREAS, Staff received a quote from Infrastructure Technology Solutions, LLC in the amount of \$6,513.12 for new Verkada camera systems for Yard Waste Site

WHEREAS, The City Council finds it appropriate and in the best interests of the City to move forward with the quote for the new Verkada security camera systems for a total of \$6,513.12, and

NOW, THEREFORE, be it Resolved by the City Council of the City of Monticello, Iowa, that the quote received associated with the Yard Waste Site security camera systems is hereby acknowledged and is hereby awarded to Infrastructure Technology Solutions, LLC in the amount of \$6,513.12.

IN TESTIMONY WHEREOF, I have hereunto
subscribed my name and caused the Great Seal of the City
of Monticello, Iowa to be affixed hereto this 8th day of
September, 2026.

Scott Brighton, Mayor Pro Tem

Attest:

Sally Hinrichsen, City Clerk/Treasurer



**Infrastructure Technology
Solutions, LLC**

22068 Business Hwy 151
Monticello, IA 52310

Quote

No.: **22885**

Date: 8/11/2026

Prepared for:
Britt Smith 465-3526
City of Monticello
200 East First St
Monticello, IA 52310 USA

Prepared by: Drew Hackney
Account No.: 48
Phone: (319) 465-3577

Quantity	Item ID	Description	UOM	Sell	Total
Camera for Light Pole Near Entrance					
1	CD63-512E-HW	CD63-E Outdoor Dome Camera, 512GB, 30 Days max	EA	\$1,655.28	\$1,655.28
1	ACC-MNT-LBRAC-1	L-Bracket Mount	EA	\$114.48	\$114.48
2	ACC-MNT-POLE-1	Verkada Pole Mount	EA	\$179.28	\$358.56
Dual Sensor Camera for Light Pole Covering Yard					
1	CY63-1TBE-HW	Verkada CY63-E Outdoor Two-Camera Multisensor Camera, 2x4K, Zoom Lens, 1TB of Storage, Maximum 30 Days of Retention	EA	\$2,231.28	\$2,231.28
1	ACC-MNT-ARM-1	Arm Mount	EA	\$92.88	\$92.88
1	ACC-MNT-YPEND-1	Verkada Two-Camera Multisensor Pendant Cap Mount	EA	\$92.88	\$92.88
1	LIC-CAM-3Y-CAP	Verkada Camera License, 3 Year	EA	\$474.48	\$474.48
Assumes ITS can use existing cables. Should new Cables need to be ran ITS will do so at an additional charge.					
1	INSTALLESTIMATE	Installation ESTIMATE	EA	\$520.00	\$520.00
1	LIC-CAM-MLT2-3Y-CA P	Verkada Two-Camera Multisensor License, 3 Year	EA	\$863.28	\$863.28

Your Price: **\$6,403.12**

Freight: \$110.00

SubTotal: **\$6,513.12**

Total: **\$6,513.12**

Prices are firm until 8/25/2026 Terms: Net 15

Prepared by: Drew Hackney, drew.hackney@infrastructuretech.net

Date: 8/11/2026

Unless quoted here, shipping/handling and installation may be an additional charge.

All sales are subject to the terms of the ITS Master Service Agreement. By signing below, you are agreeing to these terms.

The document is located at <https://its.tech/ITSMasterServiceAgreement.pdf>.

Accepted by: _____ **Date:** _____

Disclaimer

Please fax signed quote to 319-465-4659 or email to sales@infrastructuretech.net so that your order can be placed. Thank you for your business.

City Council Meeting
Prep. Date: September 2, 2026
Preparer: Nick Kahler



Agenda Item: 4
Agenda Date: September 8, 2026

Communication Page

Agenda Items Description: Approving the purchase of a 2021 Chevy 1500 regular cab truck from Runde Auto

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

Attachments & Enclosures:

Fiscal Impact:

Budget Line Item:
Budget Summary:
Expenditure:
Revenue:

Cem Imp Equipment
\$20,750

Synopsis: We have budgeted and are in need of a truck for the cemetery

Background Information: The current truck that is used for the cemetery is a 2002 Chevy 1500 regular cab that is really starting to show its age. We budgeted money to find a good used truck to replace this one. We talked to the local dealerships first to try and find us a truck. They found us some crew cab trucks but the problem with those is after we put the fuel tank in the back there would be no room for trimmers and other things that need to be hauled. We found the truck that we are looking to get at Runde Auto in Manchester. It is a 2021 Chevy 1500 regular cab with an 8 ft box. It will be a exact replacement for what he has now. This truck has 86xxx miles, runs great, and is priced at \$20,750. It checks all of the boxes for what we need.

Staff Recommendation: We recommend the approval of purchasing the 2021 Chevy from Runde Auto

City of Monticello, Iowa

RESOLUTION #

Approving the purchase of a 2021 Chevy 1500 regular cab truck from Runde Auto

WHEREAS, the City Council previously approved the budget to purchase of truck for the cemetery, and

WHEREAS, Public Works Director located a 2021 Chevy 1500 regular cab truck with an 8 ft box, at Runde Auto in Manchester in the amount of \$20,750 , and,

WHEREAS, the Public Works Director recommends that City proceed with the purchase of the 2021 Chevy 1500 truck from Runde Auto, and

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

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby approve of the purchase of the 2021 Chevy 1500 truck from Runde Auto.

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 8th day of September, 2026.

Scott Brighton, Mayor Pro Tem

Attest:

Sally Hinrichsen, City Clerk/Treasurer



2021 Chevrolet cbp-K1500 W/T Reg Cab Longbox 4x4 -turbomax,convenience pkg,hitch,20's

Located at:

Runde Ford Chrysler Dodge Jeep Ram

1221 W. Main Street

Manchester, IA 52057

(866) 580-9767

Runde Price

\$21,772



No Doc. or Prep Fees Ever!

VIN #	3GCNYAEK6MG312100
Stock #	MG312100
Vehicle ID	214334
Condition	Used
Year	2021
Make	Chevrolet
Model	Silverado 1500
Trim	Work Truck
Mileage	86142
Exterior Color	Summit White
Transmission	8 Speed automatic
Drivetrain	Four Wheel Drive (4WD)
Engine	4 Cylinder

City Council Meeting Prep. Date: 09/03/2026 Preparer: Russell Farnum		Agenda Item: # 5 & 6 Agenda Date: 09/08/2026
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Communication Page

Agenda Items Description: Freye Veterinarian Clinic – Set Public Hearing on Annexation/Zoning of Property and Draft Development Agreement

Type of Action Requested: Resolutions (2)

Attachments & Enclosures:

Resolutions (2)

Draft Agreement and Exhibits

Fiscal Impact:

Budget Line Item:

Budget Summary:

Expenditure:

Revenue:

Synopsis: After much work on this issue the City is ready to proceed with approval of the annexation and a development for the Vet Clinic constructed in the Stephen subdivision.

This project was not fully completed at the assessment from January 2025, which at the time was \$1.4 million. After completion, the full new assessment has been determined to be \$1.9M, although the owners are asking for that to be reconsidered.

Due to that concern the minimum value is set at \$1.4M for purposes of this agreement, but the tax rebates would be based upon the actual taxes paid on the property. The value in the minimum value is simply used as a baseline, with the owner agreeing that the property will not be assessed at less than that amount.

The proposed agreement calls for a 10-year rebate, 100% for the first five years, and reducing thereafter in 10% increments for the following 5 years. The net rebate over that ten-year period cannot exceed \$450,000. This is similar to other agreements that have been approved for this level of investment in the community. It also reflects the value of the expansion of local businesses to the benefit of Monticello.

The approval process, with annexation, is expected to follow the timeline below:

September 8: Council sets two Public Hearings for October 5; 1) considering the annexation and zoning of the Property to M-1 Light Industrial, and 2) considering approval of the development agreement.

October 5: Council holds public hearing on the annexation and proposed zoning, and takes possible action to approve annexation and zoning of the property.

October 5: Council holds public hearing on the draft development agreement and takes possible action to approve said agreement.

These resolutions simply set the public hearings for October 5 which is the next step forward on this project. Between the Council meeting on September 8 and the public hearings on October 5, further revisions, discussions or considerations can occur if necessary. Within that timeframe there are also public notice requirements and meetings that will be held with the school district and County in relation to the agreements.

Recommendation: Approval is recommended.

City of Monticello, Iowa

RESOLUTION

Preliminarily approving proposed Development Agreement between the City of Monticello and BMR Investment LLC and scheduling a Public Hearing on the proposed agreement

WHEREAS, the City of Monticello, Iowa (the “City”), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Area and Urban Renewal Plan for the Monticello Urban Renewal Area (the “Urban Renewal Area”); and

WHEREAS, this City Council has adopted an ordinance providing for the division of taxes levied on taxable property in various Urban Renewal Areas pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Section 403.19(2) of the Code of Iowa, which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, the City proposes to enter into a Development Agreement, the “Development Agreement”, with BMR Investment LLC (the “Developer”) with regard to the construction of a Veterinary Clinic on lot generally described as Lot 1 of Brad Stephen’s 3rd Addition, to be annexed into the City of Monticello, County of Jones, State of Iowa, and

WHEREAS, the Development Agreement is proposed to include incentives that include incentives and/or tax rebates payable over a period of time in an amount that will not exceed \$450,000 under the authority of Chapter 403 of the Code of Iowa, and

WHEREAS, it is necessary to set a date for a public hearing on the Proposed Development Agreement pursuant to Section 403.9 of the Code of Iowa;

NOW THEREFORE, IT IS RESOLVED by the City Council of the City of Monticello, Iowa, as follows:

Section 1. The City Council, by the approval of this Resolution, shall be deemed to have preliminarily approved the proposed Developer’s Agreement and incentives offered therein, subject to the completion of those tasks and obligations of the Developer set forth therein, and further subject to public comment and input yet to be received by the City Council and to future formal approvals related to the inclusion of the proposed project within the Urban Renewal Plan.

Section 2. This City Council shall meet on the 5th day of October, 2026, at 6:00 o’clock p.m., at the Monticello Renaissance Center, Community Media Room, in the City, at which time and place proceedings will be instituted and action taken to consider the formal and final approve of the proposed Development Agreement.

Section 3. The City Clerk is hereby directed to give notice of the proposed action, the time when and place where said meeting will be held, by publication at least once not less than four days and not more than twenty days before the date of said meeting in a legal newspaper of general circulation in the City, said notice shall be substantially consistent with the proposed Notice attached hereto, and

Section 4. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

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 8th day
of September, 2026.

Scott Brighton, Mayor Pro Tem

Sally Hinrichsen, City Clerk/Treasurer

**NOTICE OF PUBLIC HEARING ON THE APPROVAL OF A DEVELOPMENT
AGREEMENT WITH BMR INVESTMENTS LLC**

The City Council of the City of Monticello, Iowa, will hold a public hearing at the Monticello Renaissance Center, Community Media Room, Monticello, Iowa, on the 5th day of October, 2026, at 6:00 o'clock p.m., at which time and place proceedings will be instituted and action taken to approve a Development Agreement between the City of Monticello and BMR Investments LLC with respect to the construction of a new Veterinary Clinic located on lot generally described as Lot 1 of Brad Stephen's 3rd Addition, to be annexed in the City of Monticello, County of Jones, State of Iowa.

The Agreement provides an annual grant and tax rebate payments for ten years. The rebates will be from incremental property tax payments, will not be a general obligation of the City, but will be payable from incremental property tax revenues generated within the Monticello Urban Renewal Area.

At the meeting, the City Council will receive oral or written objections from any resident or property owner of the City. Thereafter, the Council may, at said meeting or at an adjournment thereof, take additional action to approve the Development Agreement as written, approve the agreement as amended, or may abandon the proposal.

This notice is given by order of the City Council of Monticello, Iowa, in accordance with Section 403.9 of the Code of Iowa.

Sally Hinrichsen
City Clerk

9-02--2026

DEVELOPMENT AGREEMENT

This Agreement is entered into between the City of Monticello, Iowa (the “City”), and BMR Investments LLC (the “Owner”) as of the ____ day of _____, 202__.

WHEREAS, the City has previously established the Monticello Urban Renewal Area (the “Urban Renewal Area”), and has adopted a tax increment ordinance for the Urban Renewal Area; and

WHEREAS, the Owner intends to acquire certain real property which is situated within the Urban Renewal Area and more specifically described on Exhibit A hereto (the “Property”), and the Owner will undertake the construction of a Veterinary Clinic (the “Project”) on the Property; and

WHEREAS, the Owner is responsible for the payment of the property taxes and has requested tax increment financing assistance with respect to the Project for Economic Development in a Commercial or Industrial Area; and

WHEREAS, Chapter 15A of the Code of Iowa authorizes cities to provide grants, loans, guarantees, tax incentives and other financial assistance to or for the benefit of private persons, and the City Council specifically finds as follows:

1. That a public purpose will reasonably be accomplished by the provision of tax incentives, grants, and other financial assistance to the Owner, including the expansion of the tax base of the community.
2. That the construction of the Project will provide new tax base to the community, even if a portion of those taxes are rebated for a period of time.
3. That the proposed use will create jobs, provide local option sales tax proceeds, and provide necessary supplies and services to the community’s agricultural economic base.
4. The City Council has considered the overall impact the Project will have on the community, weighing the overall benefits of the business, and finds that the benefits to the citizens, local businesses, and tax base of the City warrants and justifies the incentives and easily outweighs the amount of funds dispensed by way of and consistent with the terms of this Development Agreement.

NOW THEREFORE, the parties hereto agree as follows:

A. Owner Covenants

1. The Owner agrees to acquire the Property and agrees to construct (or cause to be constructed) the Project on the Property, and to use the completed facilities as part of its business operations throughout the term of this Agreement.

2. The Owner agrees to make timely payment of all property taxes as they come due throughout the term of this Agreement with respect to the Property and to submit a receipt or cancelled check in evidence of each such payment.

3. The Owner agrees to certify to the City by no later than October 15th of each year during the Term, as hereinafter defined, commencing October 15, 2026¹, an amount (The “Owner’s Estimate”) equal to the estimated Incremental Property Tax Revenues anticipated to be paid in the fiscal year immediately following such certification with respect to the taxable valuation of the Property. For purposes of this Agreement, Incremental Property Tax Revenues are calculated by:

- (1) Determining the consolidated property tax levy (City, County, School, Etc.) then in effect with respect to taxation of the Property;
- (2) Reducing the Consolidated Tax Rate by the following to create an “Adjusted Levy Rate”:
 - (a) the debt service levies of all taxing jurisdictions, and
 - (b) the school district instructional support and physical equipment plant levies, and
 - (c) any other levies which may be exempted from such calculation by action of the Iowa General Assembly.
- (3) Multiplying the resulting Adjusted Levy Rate by any incremental growth in the taxable valuation of the Property, as shown on the property tax rolls of Jones County, above and beyond the “Base Valuation” which is agreed to total \$25,000, resulting in the “Estimated Incremental Property Tax Revenues”, and then
- (4) Deducting property tax credits, if any, applicable to the Property from the “Estimated Incremental Property Tax Revenues”, to create the “Actual Incremental Property Tax Revenues”.

The calculations resulting in the Owner’s Estimate will be set forth on the worksheet attached hereto, marked Exhibit B, and submitted to the City for review. The City reserves the right to review and request revisions to the Owner’s Estimate to ensure the accuracy of the figures submitted. Any disagreement with regard to the calculations used to arrive at the Owner’s Estimate, and/or the final estimate itself, that cannot be resolved by the Parties, shall be decided

¹ The Owner’s Certification by October 15, 2026 will allow the City Clerk to include the amount estimated to be due for FY ‘28 in the TIF Certification due by 12/1/2026. The Certification will allow the City to receive necessary increment for payments to the Owner in FY ‘28 (July 1, 2027 to June 30, 2028).

by and in the sole discretion of the City. The City will provide reasonable assistance to the Owner in the completion of this worksheet upon request.

4. Minimum Assessment Agreement. The Owner agrees to enter into an “Assessment Agreement” in substantially the form attached hereto, marked Exhibit C, pursuant to §403.6 of the Iowa Code fixing the minimum assessed valuation of the Property, in contemplation of the value to be added by the proposed project, at not less than One Million Four Hundred Thousand Dollars (\$1,400,000), hereafter referenced as the “Minimum Assessed Valuation” as of January 1, 2026, the first valuation date. It is the stated intention of the Owner that the Minimum Assessed Valuation shall be established on the Jones County property tax rolls as of the First Valuation Date regardless of the then-current degree of completion or incompleteness of the Project. The Assessment Agreement shall remain in effect throughout the Term of this Agreement, as hereinafter defined.

5. Default Provisions. The following shall be “Events of Default” under this Agreement, and the term “Event of Default” shall mean, whenever it is used in this Agreement (unless otherwise provided), any one or more of the following events:

- A. Failure by the Owner to own and maintain the Project pursuant to the terms and conditions of this Agreement.
- B. Failure by the Owner to fully and timely remit payment of property taxes when due and owing.
- C. Failure by the Owner to maintain a use of the property for “veterinary clinic” or similar purpose.
- D. Failure of the Owner to comply with Sections A(1) through A(6) of this Agreement.

In the event of a default the City shall provide written notice to the Owner, describing the default and the steps necessary to remedy or cure the Default. The Owner shall be given thirty (30) days from the date of mailing or personal service, including the date of mailing or personal service as the case may be, to remedy or cure the default or to provide adequate assurances to the City that the Default will be cured on a schedule that is agreeable to the City. If the Owner fails to cure the default or provide assurances, the City shall then be authorized to:

- i. Pursue any action available to it, at law or in equity, in order to enforce the terms of this agreement.
- ii. Withhold the Payments provided for under Section B, below.

B. City’s Covenants

1. **Property Tax Rebate Payments.** In recognition of the obligations set out above, the City agrees to make semi-annual economic development tax increment payments (the “Rebate Payments”) to the Owner, pursuant to Chapters 15A and 403 of the Code of Iowa and as

described below, provided, however, that the aggregate total amount of the Payments shall not exceed \$450,000 (The “Maximum Payment Total”), and all payments under this Agreement shall be subject to annual appropriation by the City Council, as further described herein.

It is estimated the Project, for purposes of this Agreement, was valued on the tax rolls as of January 1, 2026. Based thereon, the first tax payment for the fully-assessed Project would be made in September, 2027. Accordingly, the Rebate Payments will be made on or about the 1st of December and the 1st of June each fiscal year, beginning on December 1, 2027 and continuing thereafter until all semi-annual payments have been made or until such earlier time as the aggregate amount of Total Payments (as hereinafter defined) made under this Agreement equals \$450,000. All payments made under this Agreement shall be subject to annual appropriation by the City Council as provided hereunder.

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

Each Rebate Payment shall be in an amount which represents a percentage (the “Annual Percentage”) of the Incremental Property Tax Revenues available to the City with respect to the Property during the 6 months immediately preceding each Payment date reduced by the Repayment Deduction (as hereinafter set forth). The Annual Percentages shall be as follows:

FY 2027-2028: 100%
FY 2028-2029: 100%
FY 2029-2030: 100%
FY 2030-2031: 100%
FY 2031-2032: 100%
FY 2032-2033: 90%
FY 2033-2034: 80%
FY 2034-2035: 70%
FY 2035-2036: 60%
FY 2036-2037: 50%

2. Security and Debt Certification. The Total Payments shall not constitute general obligations of the City, but shall be made solely and only from incremental property taxes received by the City from the Jones County Treasurer, in the case of the Rebate Payments.

Each Payment shall be subject to annual appropriation by the City Council. Prior to December 1 of each year during the term of this Agreement, the City Council shall consider the question of obligating for appropriation to the funding of the Payments due in the following fiscal year, an amount of tax increment revenues to be collected in the following fiscal year equal to or less than the most recent Owner’s Estimate factored by the Annual Percentage to be in effect in the next succeeding fiscal year (the “Appropriated Amount”).

If, in any given fiscal year, the City Council determines to not obligate the then-considered Appropriated Amount, the City will be under no obligation to fund the Payments scheduled to become due in the following fiscal year, and the Owner will have no rights whatsoever to

compel the City to make such Payments or to seek damages relative thereto. A determination by the City Council to not obligate funds for any particular fiscal year's Payments shall not render this Agreement null and void and the Owner may make future requests for appropriation.

In any given fiscal year, if the City Council determines to obligate the then-considered Appropriated Amount, then the City Clerk will certify by December 1 of each such year to the Jones County Auditor an amount equal to the most recently obligated Appropriated Amount.

It is the intention and desire of the City Council, at the passage of this Development Agreement, that funds will be annually appropriated as contemplated herein absent a finding by the City Council of severe hardship to the City.

C. Administrative Provisions

1. Amendment and Assignment: This Agreement may not be amended, assigned, assumed, sold or otherwise transferred without the prior written consent of the other party. However, the City hereby gives its permission that the Owner's rights to receive the Payments hereunder may be assigned by the Owner to a private lender, as security on a credit facility taken with respect to the Project, without further action on the part of the City.

2. Successors: This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties.

3. Term: The term of this agreement shall commence on the Commencement Date and end after payment of the anticipated 20 semi-annual payments or on such earlier date upon which the aggregate sum of Payments made to the Company equals the Maximum Payment Total.

4. Choice of Law: This Agreement shall be deemed to be a contract made under the laws of the State of Iowa and for all purposes shall be governed by and construed in accordance with laws of the State of Iowa.

5. Force Majeure: Neither Party is responsible for any failure to perform its obligations or satisfy a condition under this agreement upon the occurrence of a Force Majeure Event. When the nonperforming party is able to resume performance or satisfy the conditions, it will promptly give the other party written notice to that effect and shall resume performance under this agreement. For the purposes of this agreement, a "Force Majeure Event" is an act or event that (i) prevents the nonperforming party from performing its obligations under this agreement or satisfying any conditions to the performing party under this agreement; (ii) is beyond the reasonable control of and not the fault of the nonperforming party; and (iii) is beyond the nonperforming party's ability to avoid or overcome by the exercise of commercially reasonable due diligence. A Force Majeure Event includes the following, without limitation: an act of war (whether declared or not), hostilities, invasion, act of foreign enemies, terrorism, or civil disorder; extraordinary shortages in labor or materials; a strike or strikes or other industrial action or blockade or embargo or any other form of civil disturbance (whether lawful or not); exceptional weather conditions; and discontinuation of electricity supply or other necessary utilities to the Property.

The City and the Owner have caused this Agreement to be signed, and the City's seal to be affixed, in their names and on their behalf by their duly authorized officers, all as of the day and date written above.

CITY OF MONTICELLO, IOWA

By _____
_____, Mayor

Attest:

Sally Hinrichsen, City Clerk

By _____
Tyler Freye, Owner of BMR Investments LLC

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Certain real property in the City of Monticello, County of Jones, State of Iowa more particularly described as follows:

BEGINNING at the Northeast Corner of Parcel 2005-173, in accordance with the Plat thereof Recorded in Plat Book Q at Page 121 of the Records of the Jones County Recorder's Office; Thence N89°34'49"W, along the North Line of said Parcel 2005-173, a distance of 435.60 feet, to the Northwest Corner thereof, and a Point on the Easterly Right-of-Way Line of South Main Street (U.S. Business 151); Thence N02°51'45"W, along said Easterly Right-of-Way Line, 200.36 feet; Thence S89°34'49"E, 435.60 feet; Thence S02°51'45"E, 200.36 feet, to the POINT OF BEGINNING. Said Rezoning Parcel #2 contains 2.00 Acres, and is subject to easements and restrictions of record.

EXHIBIT B

OWNER'S ESTIMATE WORKSHEET

- 1) Date of Preparation: _____
- 2) Taxable Valuation of the Property as of _____, 202____;
\$ _____
- 3) Base Taxable Valuation of the Property for purposes of the Agreement (September ____, 2022) \$ 25,000
- 4) Incremental Taxable Valuation of the Property (2 minus 3) \$ _____
- 5) Current City Fiscal Year consolidated property tax levy rate for purposes of calculating Incremental Property Tax Revenues (the Adjusted Levy Rate) \$ _____ per \$1000
- 6) The TIF Value (4) factored by the Adjusted Levy Rate (5);
\$ _____ x \$ _____ / 1000 = \$ _____ (TIF Estimate)
- 7) Property Tax Credits \$ _____
- 8) TIF Estimate (6) less Property Tax Credits (7) \$ _____ (Owner's Estimate)

**Preparer Info: City of Monticello, 200 E. 1st Street, Monticello, IA 52310; Phone:
319.465.3577**

ASSESSMENT AGREEMENT

THIS AGREEMENT, dated as of the ____th day of _____, 2026, by and among the City of Monticello, Iowa (the “City”), BMR Investments LLC (the “Owner”), and the County Assessor of Jones County (the “Assessor”).

WITNESSETH

WHEREAS, the Owner owns the real property, the legal description of which is contained in Exhibit A attached hereto (the “Property”), which is located in the Monticello Urban Renewal Area in the City; and

WHEREAS, a development agreement (the “Development Agreement”), dated ____, has been executed between the City and the Owner with respect to the construction of a veterinary clinic (the “Project”) on the Property; and

WHEREAS, pursuant to Section 403.6(19) of the Code of Iowa, the City, and the Owner desire to establish a minimum taxable value for the Property and the improvements to be constructed thereon, which shall be effective as of January 1, 2026, and from then until this Agreement is terminated pursuant to the terms herein and which is intended to reflect the minimum market value of the land and improvements;

NOW, THEREFORE, the parties to this Agreement, in consideration of the promises, covenants and agreements made by each other, do hereby agree as follows:

1. Effective January 1, 2026 the minimum actual value which shall be assessed for the Property, considering the improvements to be constructed thereon, shall be One Million Four Hundred Thousand and no/100 (\$1,400,000.00) until termination of this Agreement.
2. The Owner hereby agrees that the assessed valuation (hereinafter referred to as the “Minimum Actual Value”) set forth in Section 1 above shall become and remain effective as of January 1, 2026, and throughout the term of this Agreement, regardless of the actual degree of completion or incompleteness of the Project, even if construction of the Project is not commenced by such date. Furthermore, the Owner acknowledges that the City has chosen to enter into a Development Agreement with the Owner at least in part because of Owner’s agreement to the terms set forth herein related to Minimum Valuation and Assessment.
3. The Owner agrees to pay when due, all taxes and assessments, general or special, and all other charges whatsoever levied upon or assessed or placed against the Property, subject to any limitations set forth in the Development Agreement. The Owner further agrees that until this Agreement is terminated it will not seek administrative or judicial review of the applicability, enforceability, or constitutionality of this Agreement or the obligation to be taxed based upon the Minimum Actual Value or to raise any such argument by way of defense in any proceedings, including delinquent tax proceedings.
4. This Agreement, and the minimum assessed valuation established herein, shall be effective until such time as the City’s obligation to make Payments (as defined in the Development Agreement) has been satisfied in full. (The “Term”)
5. Nothing herein shall be deemed to waive the Owner’s rights under Section 403.6(19) Code of Iowa, (2019) or otherwise, to contest that portion of any actual value assignment made by the Assessor in excess of the Minimum Actual Value.
6. This Agreement shall be promptly recorded with the Jones County Recorder, along with a copy of Iowa Code Section 403.6, same being set forth within Exhibit B attached hereto.
7. All lienholders shall have signed consents to this Assessment Agreement, which consents are attached hereto and made a part hereof.
8. Neither the preamble nor provisions of this Agreement are intended to, nor shall they be construed as, modifying the terms of any other contract between the City and the Owner, including the Development Agreement.

The City and the Owner have caused this Agreement to be signed, and the City’s seal to be affixed, in their names and on their behalf by their duly authorized officers, all as of the day and date written above.

Signed and dated this ____ day of _____, 2026.

City of Monticello, Iowa

, Mayor

Attest:

Sally Hinrichsen, City Clerk

Signed and dated this ____ day of _____, 2026.

Tyler Freye, Owner of BMR Investments
LLC

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Certain real property in the City of Monticello, County of Jones, State of Iowa more particularly described as follows:

BEGINNING at the Northeast Corner of Parcel 2005-173, in accordance with the Plat thereof Recorded in Plat Book Q at Page 121 of the Records of the Jones County Recorder's Office; Thence N89°34'49"W, along the North Line of said Parcel 2005-173, a distance of 435.60 feet, to the Northwest Corner thereof, and a Point on the Easterly Right-of-Way Line of South Main Street (U.S. Business 151); Thence N02°51'45"W, along said Easterly Right-of-Way Line, 200.36 feet; Thence S89°34'49"E, 435.60 feet; Thence S02°51'45"E, 200.36 feet, to the POINT OF BEGINNING. Said Rezoning Parcel #2 contains 2.00 Acres, and is subject to easements and restrictions of record.

EXHIBIT B

Iowa Code Section 403.6 Powers of municipality.

The provisions of [this chapter](#) shall be liberally interpreted to achieve the purposes of [this chapter](#). Every municipality shall have all the powers necessary or convenient to carry out and effectuate the purposes and provisions of [this chapter](#), including the following powers in addition to others herein granted:

19.
 - a. A municipality, upon entering into a development or redevelopment agreement pursuant to [section 403.8, subsection 1](#), or as otherwise permitted in [this chapter](#), may enter into a written assessment agreement with the Owner of taxable property in the urban renewal area which establishes a minimum actual value of the land and completed improvements to be made on the land until a specified termination date which shall not be later than the date after which the tax increment will no longer be remitted to the municipality pursuant to [section 403.19, subsection 2](#). The assessment agreement shall be presented to the appropriate assessor. The assessor shall review the plans and specifications for the improvements to be made and if the minimum actual value contained in the assessment agreement appears to be reasonable, the assessor shall execute the following certification upon the agreement:
The undersigned assessor, being legally responsible for the assessment of the above-described property upon completion of the improvements to be made on it, certifies that the actual value assigned to that land and improvements upon completion shall not be less than \$ 1,250,000.00.
 - b. This assessment agreement with the certification of the assessor and a copy of [this subsection](#) shall be filed in the office of the county recorder of the county where the property is located. Upon completion of the improvements, the assessor shall value the property as required by law, except that the actual value shall not be less than the minimum actual value contained in the assessment agreement. [This subsection](#) does not prohibit the assessor from assigning a higher actual value to the property or prohibit the owner from seeking administrative or legal remedies to reduce the actual value assigned except that the actual value shall not be reduced below the minimum actual value contained in the assessment agreement. An assessor, county auditor, board of review, director of revenue, or court of this state shall not reduce or order the reduction of the actual value below the minimum actual value in the agreement during the term of the agreement regardless of the actual value which may result from the incomplete construction of improvements, destruction, or diminution by any cause, insured or uninsured, except in the case of acquisition or reacquisition of the property by a public entity. Recording of an assessment agreement complying with [this subsection](#) constitutes notice of the assessment agreement to a subsequent purchaser or encumbrancer of the land or any part of it, whether voluntary or involuntary, and is binding upon a subsequent purchaser or encumbrancer.

CERTIFICATION OF ASSESSOR

I, Sarah Benter, the undersigned Assessor, being legally responsible for the assessment of the above- described property upon completion of improvements to be made on it, hereby certifies that the actual value assigned to such land and improvements as of January 1, 2023, shall be not less than One Million Two Hundred and Fifty Thousand Dollars (\$1,250,000) until termination of the Agreement.

Sarah Benter
County Assessor for Jones County, State of Iowa

STATE OF IOWA)
)§
COUNTY OF JONES)

Subscribed and sworn to before me by Sarah Benter, Assessor for the County of Jones, Iowa.

Notary Public, State of Iowa

City of Monticello, Iowa

RESOLUTION #2026-

Scheduling Public Hearing on the proposed Re-Zoning of Lot 1 of Brad Stephen's 3rd Addition to M-1 Industrial, for October 5, 2026 at 6:00 p.m.

WHEREAS, The City has accepted a petition to annex Lot 1 of Brad Stephen's 3rd Addition and must apply appropriate zoning thereto, and

WHEREAS, The Planning and Zoning Board will review and make their recommendation to the proposed change prior the proposed public hearing, and

WHEREAS, Before the Council can agree to the proposed change a Public Hearing must be scheduled and held, and

WHEREAS, The Council finds that a public hearing on the requested re-zoning shall be scheduled for the 5th day of October, 2026 at 6:00 p.m. with appropriate publication and mailing of notice.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby schedule a Public Hearing on the proposed Re-Zoning of property described as Lot 1 of Brad Stephen's 3rd Addition for October 5, 2026 at 6:00 p.m., same to be held in the City Council Chambers at the Mary Lovell LeVan Renaissance Center in Monticello, Iowa.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and caused the Great Seal of the City of Monticello, Iowa to be affixed hereto. Done this 8th day of September, 2026.

Scott Brighton, Mayor Pro-Tem

Attest:

Sally Hinrichsen, City Clerk/Treasurer

City Council Meeting
Prep. Date: 9/2/2026
Preparer: Sally Hinrichsen



Agenda Item: 7
Agenda Date: 09/8/2026

Communication Page

Agenda Items Description: To schedule Trick or Treat Night and hours for Saturday October 31, 2026 from 6:00 to 8:00 PM

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

Attachments & Enclosures:

Fiscal Impact:

Budget Line Item:
Budget Summary:
Expenditure:
Revenue:

Synopsis: Council sets the night and hours for Trick or Treating yearly.

Background Information:

Downtown businesses Treats on the Streets will take place on Thursday, October 22nd from 5-7.

Staff Recommendation: Schedule Trick or Treat Night and hours for Saturday October 31, 2026 from 6:00 to 8:00 PM is recommended

City Council Meeting
Prep. Date: 09/02/2026
Preparer: Russell Farnum



Agenda Item: # 8
Agenda Date: 09/08/2026

Communication Page

Agenda Items Description: Waive Fee for Community Center - November 14

Type of Action Requested: Resolution

Attachments & Enclosures:

Resolution

Fiscal Impact:

Budget Line Item:

Budget Summary:

Expenditure:

Revenue:

Synopsis: Hunter family and Outlaw Entertainment would like to hold another free Family Game Day event on November 14. The event is free and open to anyone.

Council approval is necessary to waive the Community Center rental fee for this event. Hunters and Monks take care of all use of the space and cleaning.

This is a great way to provide a family-oriented free activity.

Recommendation: Approval is recommended.

Outlaws Mobile Entertainment Community Building Proposal

August 26th, 2026

Outlaws Mobile Entertainment is asking for the usage of the Monticello Community Building for another Family Friendly Game afternoon that will be open to all of the community for free.

Outlaws has done previous free community events, including a previous family night in the same location during the past holidays. This event will allow anyone who wishes to participate to come in and have some fun while the weather is not so friendly outside. Activities that will be offered for everyone will be usage of two jumbo size screens for team video gaming, as well as other family fun games like cornhole, giant Jenga, and miniature put-put golf.

The preliminary date would be on November 14th with the games starting at approximately 2 PM. Access would need to be for only that date. Time usage in the building would be a two-hour set up time, starting at 12 PM, then a clean up time after the games to 5 PM. Care of the facility will be absolutely maintained as the two parties, John Monk and Molli Hunter, both are familiar with cleaning off the premises. One being a previous contractor for janitorial services, and the other being the current. Also noted that our history of utilizing this facility in the past without having any incidents warranting negative marks.

This singular event is meant to be in all-inclusive activity, allowing access to those no matter their age or their financial limitations. Enjoying a family experience in a warm and clean facility, with all of their friends and neighbors around. We wish to help give back to our community all the love that they continue to show.

Thank you for your time,

Molli Hunter

And John Monk (Outlaws Mobile Entertainment)

ORDINANCE NO. 791

**Amending the Code of Ordinances of the City
of Monticello, Iowa, by amending Provisions Pertaining to
Chapter 23 “Parks and Recreation Board”**

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

SECTION 1. SECTION MODIFIED. Section 23.04 of the Code of Ordinances of the City of Monticello, is repealed and the following adopted in lieu thereof:

23.04 TERM OF OFFICE. The term of office of the members of the Board shall be three years, except for the first appointed Board and the student member. The first Board shall be appointed to staggered terms so that thereafter no more than four terms shall expire in any given year, not including the student member. The student member term of office shall be for one year. Terms commence on January 1 of the year, except the first Board, which shall commence terms upon final adoption of the ordinance codified by this chapter and appointment of members by Council vote.

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

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

1st reading August 17, 2026
2nd reading _____, 2026
3rd reading _____, 2026

Passed and approved by the Council this _____ day of _____ 2026.

Scott Brighton, Mayor Pro Tem

ATTEST:

Sally Hinrichsen, City Clerk

I certify that the foregoing was published as Ordinance No. _____ on the _____ day of _____, 2026.

Sally Hinrichsen, City Clerk

City Council Meeting Prep. Date: 09/02/2026 Preparer: Russell Farnum		Agenda Item: # 10 Agenda Date: 09/08/2026
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Communication Page

Agenda Items Description: Ordinance Amending Chapter 99, Sewer Service Charges Required

Type of Action Requested: Ordinance – First Reading

Attachments & Enclosures:

Ordinance

Fiscal Impact:

Budget Line Item:
 Budget Summary:
 Expenditure:
 Revenue:

Synopsis: Sanitary sewer fees were adjusted in 2021 with a relatively large increase in rates due to the mandated expansion of the waste water plant and operational costs that had increased over time. Prior to that adjustment, the sewer rates had not been reviewed or changed for 15 years. In order to better keep up with small adjustments over time, an annual adjustment of 2% was implemented at that time.

Recent review shows that the sewer rates need an adjustment of 6% beginning with the November billing period with a 5% adjustment annually for the 5 years thereafter.

This increase is due to a number of factors:

1. Water use is down, which saves a bit on operational costs but the high overhead costs over fewer gallons, increasing the cost per gallon;
2. The USDA requires a certain amount of funding reserves and cash flow levels upon transfer from the construction loan to the permanent financing;
3. The City had to replace the sewer jet truck three years earlier than anticipated due to the corrosion of the aluminum tank which caused constant failures.

No one wants to increase these fees and staff has worked hard to keep them as low as we can without placing the City in financial jeopardy.

This issue was discussed in depth at the Council work session on August 17.

Recommendation: Approval of First Reading is recommended. There is no need to move forward on additional readings at this time.

ORDINANCE NO.

An Ordinance amending the Code of Ordinances of the City of Monticello,
Iowa, by Amending Provisions Pertaining to Chapter 99, Section 01,
Related to "Sewer Service Charges Required"

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

SECTION 1. SECTION MODIFIED. Chapter 99, Section 01, of the Code of Ordinances of the City of Monticello are repealed and the following adopted in lieu thereof:

99.01 SEWER SERVICE CHARGES REQUIRED. Each customer shall pay sewer service charges for the use of and for the service supplied by the municipal sanitary sewer system based upon the amount of water consumed at the following monthly rates of within the City:

1. Rates in effect from November 1, 2026 billing on:

- A. First 1,000 gallons used per month at \$21.78 (minimum bill).
- B. Second to ninth 1,000 gallons used per month at \$14.12 per 1,000 gallons.
- C. Tenth through infinity 1,000 gallons thereafter will be \$14.58 per 1,000 gallons.

2. Future Rates. The monthly per gallon rate set out in 99.01(1) shall be Adjusted annually as follows: On November 1, 2027 billing, all sewer rates shall be increased by 6.0% over the rates established in subsection 1 of this section. On each November 1 billing thereafter, said sewer rates shall be increased by 5.0% over the rates in effect during the preceding year.

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

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

Passed by the Council the ____ day of _____, 2026.

Scott Brighton, Mayor Pro Tem

ATTEST:

Sally Hinrichsen, City Clerk

I certify that the foregoing was published as Ordinance No. ____ the ____ day of _____, 2026.

Sally Hinrichsen, City Clerk

City Council Meeting
Prep. Date: 9/4/2026
Preparer: Sally Hinrichsen



Agenda Item: # 11-21
Agenda Date: 9/8/2026

Communication Page

Agenda Items Description: Reports

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

Attachments & Enclosures:

Fiscal Impact:

Budget Line Item:
Budget Summary:
Expenditure:
Revenue:

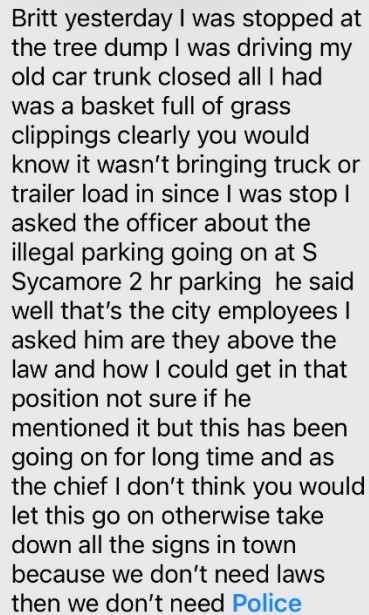
Reports / Potential Actions:

11. Mayor
12. City Engineer
13. City Administrator
14. Park and Recreation Director
15. Library Director
16. Ambulance Director
17. City Clerk
18. Public Works Director
19. Police Chief
20. Water/Wastewater Superintendent
21. Information sharing by Council Members

Agenda item 22

Dear Mayor and Council;

On Tuesday September 1st, at 10:16am, I received a text message from Dave Olkdaker with a complaint regarding the 2-hour parking along South Sycamore Street (Along the East Side of the Street next to City Hall).



Britt yesterday I was stopped at the tree dump I was driving my old car trunk closed all I had was a basket full of grass clippings clearly you would know it wasn't bringing truck or trailer load in since I was stop I asked the officer about the illegal parking going on at S Sycamore 2 hr parking he said well that's the city employees I asked him are they above the law and how I could get in that position not sure if he mentioned it but this has been going on for long time and as the chief I don't think you would let this go on otherwise take down all the signs in town because we don't need laws then we don't need [Police](#)

The tone of his text message suggested he was frustrated, stemming from an interaction from being approached by an officer who was doing enforcement as directed at the yard waste site. It appeared that this frustration then boiled over into his observation of City Administrator Russ Farnum, and presumably all City Staff, being parked in what he believed to be 2-hour parking spaces along South Sycamore Street. Dave attached 3 pictures of Farnum's vehicle, additional city staff, and the street sign:



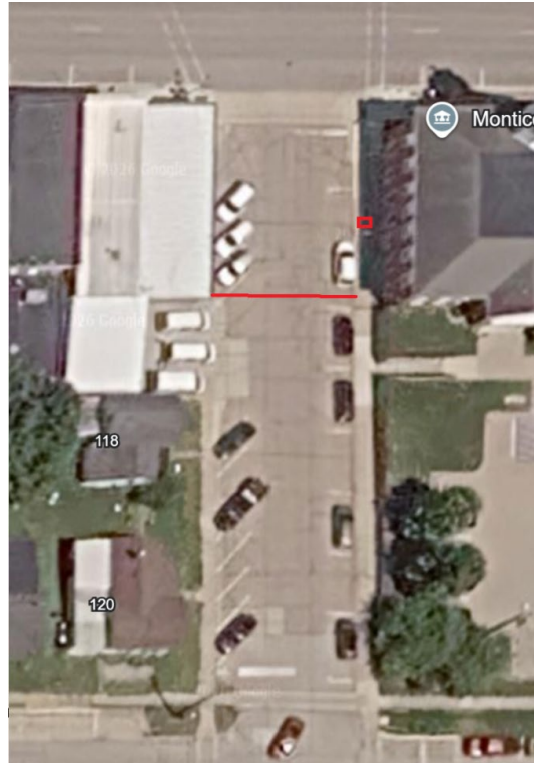
Upon review of the parking area, I found the signage to be confusing and unclear what the expectation is for the eight parking spaces along the East side of the street. Currently, the only signage on this block is a single parking sign that is positioned to the rear of the first parking stall. From a signage standpoint, there is a significant amount of confusion as to what spaces this applies to. From one point of view, it could be interpreted to only apply to the parking space that the sign is adjacent to. But with the signage positioned to the rear of the space, it could be interpreted to only apply to the second parking space. However, with the position of the signage near the head of the 8 available parking spaces it could be interpreted to apply to all spaces. The Code on the other hand, sets the expectation that the 2-hour parking is meant to apply as follows:

69.12 PARKING LIMITED TO TWO HOURS.

It is unlawful to park any vehicle for a continuous period of more than two hours on weekdays and Saturdays, except holidays, upon the following designated streets, and/or parking lots:

The east and west sides of South Sycamore Street from East First Street to the Superior Appliance parking lot corner

While the Code, doesn't specify which "parking lot corner" it is referring to, the interpretation is that it is referencing the North East corner of their parking area and would apply the 2-hour parking restriction to the first two spaces along the East side of the street. It is unrealistic for a motorist to know this level of definition within our code without the appropriate corresponding signage.



Due to the confusion, my response was to temporarily suspend the parking restrictions along the East side of the street by removing the single contradictory sign until such time as the Council can establish the expectation moving forward. As the Chief of Police, it is my duty to ensure that signage is accurate and enforceable as per the Code of Ordinances. This duty was additionally questioned by Oldaker who feels I do not have the authority to modify parking signage:

69.16 PARKING SIGNS REQUIRED.

Whenever by this chapter or any other section of this Code of Ordinances, any parking time limit is imposed or parking is prohibited on designated streets or portions of streets it is the duty of the Police Chief to erect or cause to be erected appropriate signs giving notice thereof and no such regulations shall be effective unless signs are erected and in place at the time of any alleged offense. When the signs are so erected giving notice thereof, no persons shall disobey the restrictions stated on such signs; provided that the requirements of this section shall not apply to snow emergency routes or to the enforcement of parking restrictions during a snow removal emergency.

It is my intention to seek the direction of the City Council to determine if the ordinance should be modified or if the language is sufficient and additional signage needs placed.

There are some options that the Council can choose with some considerations: The Council could consider custom ordering a sign designating the first two of the 8 available spaces as 2-hour parking. Without specially ordering a sign, we don't currently

have any signage on hand that would clearly designate two of the 8 available spaces as 2-hour parking with a single sign, especially in the current location that the available sign base is installed.

The Council could also consider adding a second sign to the first parking space. Currently, the only way to add an additional sign would be to mount a surface mount sign base. The only other sign base on that section of street is badly damaged. This does negatively add another sign and base to shovel around and potentially be damaged.

The Council could also consider removing the 2-hour parking provision for these two parking spaces, and we could erect the standard signage of No Parking 2am-5am which is signage we already have on hand.

The decision on how to move forward rests with the Council. This summary is to dispel misinformation that is being shared. I am happy to speak with any member of the Council regarding this issue.

Britt

6. Any other street posted with signs prohibiting such parking, or on streets in all residential areas, except to load or unload.

69.11 PARKING LIMITED TO 30 MINUTES. It is unlawful to park any vehicle for a continuous period of more than 30 minutes in any parking space or spaces designated as 30-minute parking spaces by appropriate signs erected and in place.

69.12 PARKING LIMITED TO TWO HOURS. It is unlawful to park any vehicle for a continuous period of more than two hours on weekdays and Saturdays, except holidays, upon the following designated streets, and/or parking lots:

(Code of Iowa, Sec. 321.236[1])

1. Between the hours of 8:00 a.m. and 5:00 p.m.
 - A. First Street from 250 feet east of Chestnut Street to Main Street.
 - B. Cedar Street from Second Street to Grand Street.
 - C. The north 140 feet of the west side of South Cedar Street between Grand Street and Washington Street.
 - D. The west side of North Sycamore Street south of the alley between First Street and Second Street, except those areas designated no parking, and the east side of North Sycamore Street from East First Street to the rear entrance of McNeil Hardware, except those areas that are designated no parking; and, on the east and west sides of South Sycamore Street from East First Street to the Superior Appliance parking lot corner, except for those areas designated as no parking.
 - E. North Maple Street from East First Street to the Family Foods parking lot on the west side of the street and from East First Street to the alley that intersects the east side of North Maple Street, except those areas designated no parking.
 - F. South Maple Street from First Street to Grand Street.
2. Between the hours of 7:00 a.m. and 7:00 p.m.
 - A. The Parking Lot known as "The Pocket Park" parking lot, located off of Grand Street, between 111 East Grand Street and 121 East Grand Street.

69.13 PARKING LIMITED TO 24 HOURS. It is unlawful to park any vehicle for a continuous period of more than 24 hours upon the following designated streets:

1. First Street from Main Street to Chestnut Street.
2. North Elm Street from First Street to Second Street.
3. North Maple Street from First Street to Second Street.
4. North Sycamore Street from First Street to Second Street.
5. North Cedar Street from First Street to Second Street.
6. North Farley Street from First Street to Third Street.
7. South Cedar Street from First Street to Grand Street.
8. South Sycamore Street from First Street to Grand Street.
9. Second Street from North Farley Street to Main Street.

City Council Meeting
Prep. Date: 09/02/2026
Preparer: Russell Farnum



Agenda Item: # 23
Agenda Date: 09/08/2026

Communication Page

Agenda Items Description: Work session – Questions for Possible Mayor Appointee

Type of Action Requested: Discussion

Attachments & Enclosures:

Questions

Fiscal Impact:

Budget Line Item:

Budget Summary:

Expenditure:

Revenue:

Synopsis: Mayor Pro-Tem Brighton would like to have a worksession at next week's Council meeting to discuss what questions to ask the candidates interested in serving as Mayor.

He would like each Council member and each Department Head to provide two or three questions that you would like to ask the candidates. I am compiling a list and will provide it prior to the meeting.

The goal of the worksession is to narrow the questions down to two or three that will be given to the candidates.

Then the candidates will present their answers at a future Council meeting (possibly September 21). After which the Council can take their interest statements and questions under advisement for consideration of an appointment in the future.

Recommendation: A spirited discussion is anticipated. No formal action is required.